Annual report 01.01.2024 – 31.12.2024

Business name	EfTEN United Property Fund
ISIN code	EE3500001609
Address	A. Lauteri 5, 10114 Tallinn, Estonia
Telephone	+372 655 9515
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Email	info@eften.ee
Main activity	Management of funds
Financial year	1 January – 31 December
Fund manager	EfTEN Capital AS
Management board of	Viljar Arakas
the Fund Manager	Maie Talts
	Kristjan Tamla
Type of Fund	Contractual alternative investment fund
Units	Listed on the Nasdaq Tallinn Stock Exchange
Auditor	AS PricewaterhouseCoopers

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Management report

In Scandinavia and the Baltics, the real estate market bottomed out at the end of 2023 and the first signs of recovery emerged in 2024. The decline in interest rates, which gained momentum in the second half of the year, will improve the dividend-paying capacity of real estate companies and funds and make the outlook for real estate investments significantly more positive compared to the bond market that has enjoyed a high-tide over the past few years. In addition, falling interest rates will have a positive impact on the fair value of real estate investments priced through the discounted cash flow method.

The availability of debt capital in the Baltic real estate market is the best in recent years and bank interest margins have even fallen. At the same time, there is a shortage of equity. Foreign investors are still on the selling side and local institutional investors are reluctant to increase their positions in real estate. As a result, there are very few large-scale real estate transactions, and they are often made at a price level significantly below the book value.

The commercial real estate market, which is showing the first signs of recovery, provided EfTEN United Property Fund with good opportunities to invest its uninvested equity in 2024. In August, the UNA retail park in Vilnius was added to the fund's portfolio. In December, the fund invested in the Kristiine shopping centre in Tallinn through EfTEN Real Estate Fund 5 at a significantly below the seller's book value. This means that the fund's equity was fully invested by the end of 2024, and the coming year will be the first in which the fund's financial results are based on a portfolio fully invested in real estate.

The fund's development investment in Uus-Järveküla showed strong sales results in 2024. Approximately 40 terraced and semi-detached houses were purchased or reserved by clients during the year. In the spring, 86 terraced houses were completed in the first phase of the development, of which 80 have been purchased or reserved to date. In the second phase of construction, 16 semi-detached houses and 14 terraced houses will be completed in the spring of 2025, of which all have been purchased or reserved to date. In the third phase, 17 terraced houses are being completed by the summer of 2025, and 32 terraced houses are planned to be completed by the end of the year or early 2026 as part of the final phase of the development. EfTEN United Property Fund is financing the Uus-Järveküla development through debt capital. When signing the loan agreement in the summer of 2021, it was agreed that the interest rate on the loan granted by the fund would be 8% until mid-December 2024, and 15% thereafter.

The fund's rental investments showed positive cash flow in 2024 and, with interest costs falling, this will continue in the coming year. The fund management company plans to distribute income from EfTEN United Property Fund three times this year: in late spring, when dividends from the underlying funds are received, and twice in the second half of the year, when interest on investments made in the form of debt capital is received.

Financial overview

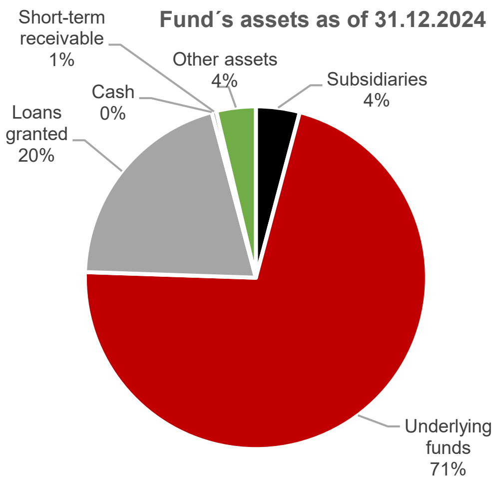
During the 12 months of 2024, the Fund earned a net profit of 1,623 thousand euros (12 months of 2023: net loss of 179 thousand euros). The Fund's expenses during the 12 months of the year totalled 198 thousand euros (2023: 239 thousand euros).

The volume of assets of EfTEN United Property Fund as of 31.12.2024 is 27,890 thousand euros (31.12.2023: 26,259 thousand euros), of which 83.2% as of the end of December are long-term investments (31.12.2023: 68.6%).

Key financial indicators of the Fund	As of 31.12.2024 or 12 months 2024	As of 31.12.2023 or 12 months 2023
€ thousands		
Net asset value of the Fund at the end of the period	27,478	26,256
Fund's asset value per unit, in euros (net asset value at the end of the period : number of units at the end of the period)	11.06	10.57
Increase/decrease in the net value of the Fund`s unit during the reporting period	4.7%	-2.3%
Profit/ Loss per unit (comprehensive income for the reporting period : average number of units in the period)	0.65	-0.07
Result of the Fund	1,623	-179
Investments in subsidiaries	1,154	1,054
Investments in underlying funds	19,909	11,300
Short-term deposits	120	1,795
Loans granted	5,668	5,668

Investments

EfTEN United Property Fund made a total of 505 thousand euros in contributions to the EfTEN Residential Fund in January and May 2024 in connection with a rental apartment development project in Vilnius. The Vilnius rental building was completed in July 2024.



In June and December, the fund made contributions to the new commercial real estate fund EfTEN Special Opportunities Fund managed by EfTEN Capital AS in the total amount of 94 thousand euros. In total, EfTEN United Property Fund will invest 300 thousand euros in the EfTEN Special Opportunities Fund.

In August and December, the fund made contributions to the EfTEN Real Estate Fund 5 in the amount of 7,258 thousand euros. The contribution paid in August in the amount of 4,778 thousand euros was related to the UNA retail park in Vilnius and the contribution paid in December in the amount of 2,480 thousand euros was related to the Kristiine centre in Tallinn. The EfTEN Real Estate Fund 5 holds an 11.236% stake in EfTEN Kristiine OÜ (the owner of the Kristiine centre).

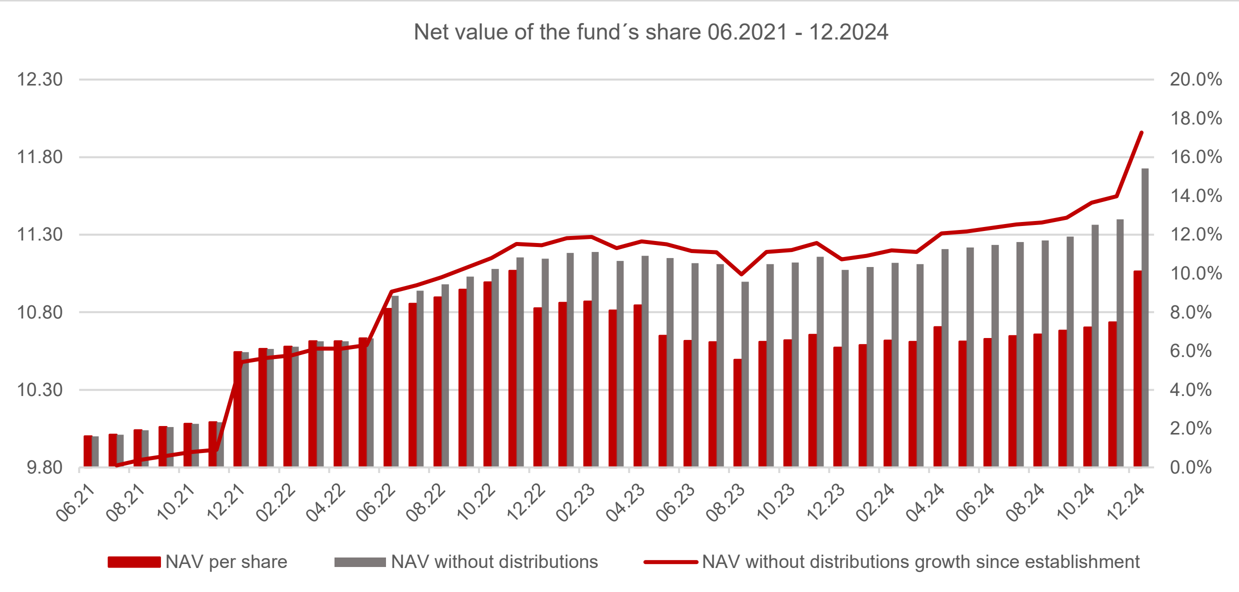
In December 2024, the Fund changed the collateral for the Uus-Järveküla infrastructure works. Previously, the collateral for the infrastructure works was term deposits in Swedbank. In December, the Fund used the expired term deposits to invest in Kristiine centre through the EfTEN Real Estate Fund 5. The collateral for the Uus-Järveküla infrastructure works is 41,040 EfTEN Real Estate Fund AS shares. The infrastructure works are planned to be completed in the summer of 2025, after which the related collateral will also be released.

Net value of the Fund

The net value of the EfTEN United Property Fund unit as of 31.12.2024 was 11.06 euros (31.12.2023: 10.57 euros). During this year, the Fund's net asset value has increased by 4.7%. Excluding the income distribution to investors, the net asset value would have increased by 6.0%. Almost 19.6% of the EfTEN United Property Fund's investment portfolio is made up of a stake in EfTEN Real Estate Fund AS, listed on the Tallinn Stock Exchange. If the fund's asset valuation rules allowed for the value of traded shares to be reflected according to the fund's net asset value, the net asset value of the EfTEN United Property Fund unit as of 31.12.2024 would have been 11.2 euros and it would have increased by 4.8% over the year.

Since the Fund's establishment, the net value of the unit has increased by 10.6% and, together with the distributions made to investors, the Fund's return since its establishment has been 17.3%. The net asset value of the Fund's assets was 27.478 million euros as of 31.12.2024 (31.12.2023: 26.256 million euros).

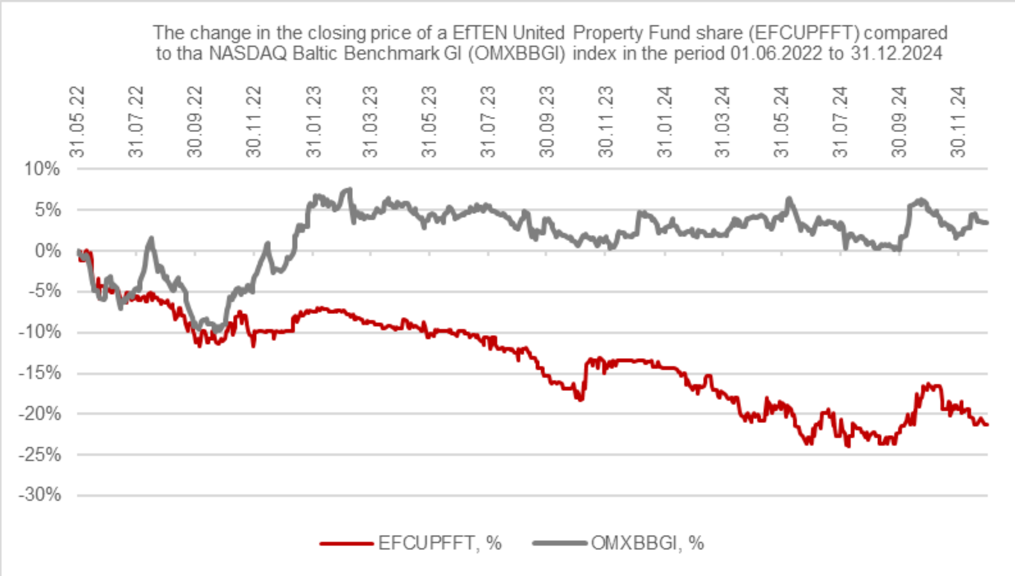
As of 31.12.2024, EfTEN United Property Fund has raised a total of 25.466 million euros in capital, of which all the raised capital has been invested as of end 2024. 2025 is the first year where the fund's financial results are based entirely on a portfolio invested in real estate.



EfTEN United Property Fund unit trading statistics are presented in the table below:

Statistics of EFCUPFFT	12 months 2024	2023
Opening price	8.7	9.5
Closing price	7.7	8.7
Unit price, lowest	7.3	8.1
Unit price, highest	8.7	9.6
Traded units, thousands	290	285
Turnover, million euros	2.289	2.576
Market capitalization as of 31.12, million euros	19.126	21.610
P/B (unit closing price / equity per unit)	0.70	0.82

Since listing on the stock exchange, the trading statistics of EfTEN United Property Fund unit are shown in the table below.



Risk related to military activities

In February 2022, Russia started a war in Ukraine. In this regard, most countries imposed extensive sanctions, which have a significant negative impact on the Russian economy. As far as the Fund Manager is aware, there are no tenants mainly related to business activities in Russia or Ukraine on the rental premises of the investment properties belonging to the Fund. Therefore, the impact of the direct or so-called first round effects of the risk on the Fund's financial results is small. In connection with the imposed sanctions, the effects of the so-called second round of risk realization may gradually appear over time - in particular, they may affect the Fund through a decrease in investors' confidence in the economies of the Baltic countries (thereby increasing the likelihood of the realization of market risk, refinancing and interest rate risk, as well as liquidity risk).

Fund management

EfTEN United Property Fund is a contractual alternative investment fund. EfTEN United Property Fund is not a legal entity, therefore the corporate governance procedure applicable to companies does not apply to the fund. The Fund does not have a general meeting of unitholders, an audit committee or a remuneration committee.

In accordance with the terms of the Fund and the Investment Funds Act, the Fund is managed by the Fund Manager - EfTEN Capital AS. The Fund Manager is responsible for the day-to-day management of the fund, including investment activities and risk management. The Fund Manager's activities are described in more detail in the Fund's prospectus.

EfTEN United Property Fund does not pay any fees or benefits to fund manager's Supervisory Board, members of the Management Board, and employees of the Fund Manager. The Fund pays a management fee to the Fund Manager.

The Fund Manager informs the unitholders of EfTEN United Property Fund about important circumstances in accordance with the principles stipulated in the terms of the fund and the regulations of the stock exchange. In addition to the semi-annual, quarterly and annual reports, the Fund Manager also publishes the net value of the fund's unit to the unit owners on a monthly basis via the stock exchange information system, which is then also available on the Fund Manager's and the fund's websites.

Audit fees

In 2024, the Fund's contractual auditor AS PricewaterhouseCoopers did not provide any other services in addition to auditing the annual report. In 2024, the total amount of fees paid or payable for auditing services provided by the Fund's contractual auditor is 15 thousand euros. In addition, in 2024, the companies of the PwC network have provided financial year auditing services and other services for the implementation of agreed procedures in the total amount of 7 thousand.

Kristjan Tamla

EFTEN Capital AS

CEO

Signatures of the EfTEN United Property Fund’s fund manager’s management to Annual Report 2024

The management board of fund manager EfTEN Capital AS has prepared the Annual Report of EfTEN United Property Fund for the financial year 2024, covering the period from 01.01.2024 to 31.12.2024, consisting of the Management Report, the Financial Statements, the Fund’s Investment Report and the Independent Auditor's Report.

Viljar Arakas	Maie Talts	Kristjan Tamla
Member of the Management Board	Member of the Management Board	Member of the Management Board

Tallinn, 27 February 2025

Financial Statements

Statement of the comprehensive income

	Notes	2024	2023
€ thousands			
Income			
Interest income	7	565	536
Dividend income	7	402	352
Interest expense		-2	0
Other financial income		5	0
Net profit/ -loss from assets recognized at fair value through profit or loss	**4,7**	**851**	**-828**
Investments in subsidiaries		100	-98
Investments in underlying funds		751	-730
Total income		**1,821**	**60**
Expenses			
Operating expenses			
Management fees	8	-112	-115
Costs of administering the Fund		-31	-34
Other operating expenses		-55	-90
Total operating expenses		**-198**	**-239**
Operating profit/ -loss		**1,623**	**-179**
Profit/ Loss before income tax		**1,623**	**-179**
Net profit/ -loss for the reporting period		**1,623**	**-179**
Total comprehensive income/ -loss for the reporting period	**6**	**1,623**	**-179**
Increase/ Decrease in the net asset value of the fund attributable to the unitholders	**6**	**1,623**	**-179**
Ordinary and diluted profit/ loss per unit (in euros)	6	0.65	-0.07

Notes on pages 13-32 are an integral part of these interim financial statements.

Statement of financial position

	Notes	31.12.2024	31.12.2023
€ thousands			
ASSETS			
Current assets			
Cash and cash equivalents	3	0	5,731
Short-term deposits	3,7	120	1,795
Loans granted	3,7	3,519	0
Other receivables and accrued income	3	1,039	711
Total current assets		**4,678**	**8,237**
Non-current assets			
Financial assets at fair value through profit or loss	3,7	21,063	12,354
Investments in subsidiaries		1,154	1,054
Investments in underlying funds		19,909	11,300
Loans granted	3,7	2,149	5,668
Total non-current assets		**23,213**	**18,022**
TOTAL ASSETS		**27,890**	**26,259**
LIABILITIES			
Overdraft	3	400	0
Current liabilities	3	12	3
Total liabilities, excluding net asset value of the Fund attributable to unitholders		**412**	**3**
NET ASSET VALUE OF THE FUND			
Net asset value of the Fund attributable to unitholders	5	**27,478**	**26,256**
Total liabilities and net asset value of the Fund attributable to unitholders		**27,890**	**26,259**

Notes on pages 13-32 are an integral part of these interim financial statements.

Statement of changes in the net asset value of the Fund attributable to unitholder

	Notes	2024	2023
€ thousands			
Net asset value of the Fund as at the beginning of the period		**26,256**	**26,886**
Profit distributions to unitholders		-402	-452
Total transactions with unitholders	**5**	**-402**	**-452**
Increase/ Decrease in net asset value attributable to unitholders		1,623	-179
Total net asset value of the Fund attributable to unitholders as of 31.12	**5**	**27,478**	**26,256**
Number of units outstanding at the end of the reporting period, pcs		2,483,860	2,483,860
Net asset value per unit at the end of the reporting period	**5**	**11.06**	**10.57**

Notes on pages 13-32 are an integral part of these interim financial statements.

Statement of cash flows

(direct method)

	Notes	2024	2023
€ thousands			
Cash flows from operating activities			
Acquisition of units in investment property funds	4	-7,857	-240
Loans granted	8	0	-1,019
Repayments of given loans		0	727
Dividends received		402	352
Interests received		237	202
Operating expenses paid		-184	-230
Total cash flows from operating activities		**-7,402**	**-208**
Cash flows from investing activities			
Change in short-term deposits	3	1,675	-1,795
Total cash flows from investing activities		**1,675**	**-1,795**
Cash flows from financing activities			
Overdraft		400	0
Interest paid		-2	0
Dividends paid		-402	-1,035
Total cash flows from financing activities		**-4**	**-1,035**
Total cash flows		**-5,731**	**-3,038**
Cash and cash equivalents at the beginning of the period	**3**	**5,731**	**8,769**
Change in cash and cash equivalents		-5,731	-3,038
Cash and cash equivalents at the end of the period	**3**	**0**	**5,731**

Notes on pages 13-32 are an integral part of these interim financial statements.

Notes to the financial statements

Note 1 General information

The EfTEN United Property Fund (hereinafter the Fund) was established on 26 April 2021 and commenced operations on 22 June 2021. The Fund is a contractual public closed-end investment fund. The objective of the Fund is to provide the holders of the fund's units with the opportunity to participate in the development of the Baltic real estate market and real estate related infrastructure and technology companies through an actively managed investment portfolio. The Fund intends to have an investment portfolio diversified between real estate, various real estate related sub-sectors (including real estate related infrastructure companies), and real estate related financial instruments in the three Baltic States, considering capital layers with different risk level.

EfTEN United Property Fund is managed by EfTEN Capital AS, A. Lauteri 5, Tallinn.

The financial statements reflect the Fund's business activities from 01.01.2024 to 31.12.2024.

The financial statements are presented in thousands of euros, unless otherwise stated.

These financial statements have been approved by the Management Company on 27.02.2025.

Note 2 Summary of material accounting policies

2.1 Basis for the report

The financial statements of EfTEN United Property Fund have been prepared in accordance with International Financial Reporting Standards and International Financial Reporting Interpretations Committee Interpretations, as adopted by the European Union. The principles of financial reporting of investment funds are set out in the Investment Funds Act, the Accounting Act and Regulation of the Minister of Finance No. 8 "Requirements for Fund Reports Subject to Disclosure" of 18 January 2017. The report has been prepared taking into account the procedure for determining the net asset value of the fund established under § 54(11) of the Investment Funds Act and other specific provisions of the aforementioned Regulation.

1.2.1 Application of new or revised standards and interpretations

From January 1, 2024, the following new or revised standards and interpretations became mandatory for the Fund:

Amendments to IFRS 16 Leases: Lease Liability in a Sale and Leaseback

The amendments relate to the sale and leaseback transactions that satisfy the requirements in IFRS 15 to be accounted for as a sale. The amendments require the seller-lessee to subsequently measure liabilities arising from the transaction and in a way that it does not recognise any gain or loss related to the right of use that it retained. This means deferral of such a gain even if the obligation is to make variable payments that do not depend on an index or a rate.

The above-mentioned changes had no impact on the Fund's financial statements.

Classification of liabilities as current or non-current, deferral of effective date – Amendments to IAS 1

These amendments clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Liabilities are non-current if the entity has a substantive right, at the end of the reporting period, to defer settlement for at least twelve months. The guidance no longer requires such a right to be unconditional. The October 2022 amendment established that loan covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Management's expectations whether they will subsequently exercise the right to defer settlement do not affect classification of liabilities. A liability is classified as current if a condition is breached at or before the reporting date even if a waiver of that condition is obtained from the lender after the end of the reporting period. Conversely, a loan is classified as non-current if a loan covenant is breached only after the reporting date. In addition, the amendments include clarifying the classification requirements for debt a company might settle by converting it into equity. 'Settlement' is defined as the extinguishment of a liability with cash, other resources embodying economic benefits or an entity's own equity instruments. There is an exception for convertible instruments that might be converted into equity, but only for those instruments where the conversion option is classified as an equity instrument as a separate component of a compound financial instrument.

The above-mentioned changes had no impact on the Fund's financial statements.

Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Financial Arrangements

In response to concerns of the users of financial statements about inadequate or misleading disclosure of financing arrangements, in May 2023, the IASB issued amendments to IAS 7 and IFRS 7 to require disclosure about entity's supplier finance arrangements (SFAs). These amendments require the disclosures of the entity's supplier finance arrangements that would enable the users of financial statements to assess the effects of those arrangements on the entity's liabilities and cash flows and on the entity's exposure to liquidity risk. The purpose of the additional disclosure requirements is to enhance the transparency of the supplier finance arrangements. The amendments do not affect recognition or measurement principles but only disclosure requirements. The new disclosure requirements are effective for annual periods beginning on or after 1 January 2024.

The above-mentioned changes had no impact on the Fund's financial statements.

The standards will come into force in the following reporting periods and standards not yet adopted

(effective for reporting periods beginning on or after 1 January 2025; not yet adopted by the European Union)

Amendments to the Classification and Measurement of Financial Instruments - Amendments to IFRS 9 and IFRS 7

On May 30, 2024, the IASB issued amendments to IFRS 9 and IFRS 7 to:

(a) clarify the date of recognition and derecognition of some financial assets and liabilities, with a new exception for some financial liabilities settled through an electronic cash transfer system;

(b) clarify and add further guidance for assessing whether a financial asset meets the solely payments of principal and interest (SPPI) criterion;

(c) add new disclosures for certain instruments with contractual terms that can change cash flows (such as some instruments with features linked to the achievement of environment, social and governance (ESG) targets); and

(d) update the disclosures for equity instruments designated at fair value through other comprehensive income (FVOCI).

The Fund will analyse and disclose the impact of the said change after its implementation.

IFRS 18 Presentation and Disclosure in Financial Statements

In April 2024, the IASB has issued IFRS 18, the new standard on presentation and disclosure in financial statements, with a focus on updates to the statement of profit or loss. The key new concepts introduced in IFRS 18 relate to:

- the structure of the statement of profit or loss;

- required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements (that is, management-defined performance measures); and

- enhanced principles on aggregation and disaggregation which apply to the primary financial statements and notes in general.

IFRS 18 will replace IAS 1; many of the other existing principles in IAS 1 are retained, with limited changes. IFRS 18 will not impact the recognition or measurement of items in the financial statements, but it might change what an entity reports as its 'operating profit or loss'. IFRS 18 will apply for reporting periods beginning on or after 1 January 2027 and also applies to comparative information.

The Fund will analyse and disclose the impact of the said change after its implementation.

IFRS 19 Subsidiaries without Public Accountability: Disclosures

The International Accounting Standard Board (IASB) has issued a new IFRS Accounting Standard for subsidiaries. IFRS 19 permits eligible subsidiaries to use IFRS Accounting Standards with reduced disclosures. Applying IFRS 19 will reduce the costs of preparing subsidiaries' financial statements while maintaining the usefulness of the information for users of their financial statements. Subsidiaries using IFRS Accounting Standards for their own financial statements provide disclosures that maybe disproportionate to the information needs of their users. IFRS 19 will resolve these challenges by:

- enabling subsidiaries to keep only one set of accounting records – to meet the needs of both their parent company and the users of their financial statements;

- reducing disclosure requirements – IFRS 19 permits reduced disclosure better suited to the needs of the users of their financial statements.

The Fund will analyse and disclose the impact of the said change after its implementation.

Sale or Contribution of Assets between an Investor and its Associate or Joint Venture - Amendments to IFRS 10 and IAS 28

These amendments address an inconsistency between the requirements in IFRS 10 and those in IAS 28 in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are held by a subsidiary. In 2015, the IASB decided to postpone the effective date of these amendments indefinitely.

The Fund will analyse and disclose the impact of the said change after its implementation.

2.2 Management decisions and assessments

The preparation of financial statements in accordance with IFRS requires management to make judgements, assumptions and estimates that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Although these estimates are based on management's best knowledge as facts, actual results may differ from those estimates. Estimates and underlying assumptions are reviewed on a continuous basis, and changes in estimates are recognised in the period in which the change occurs and in each subsequent period affected by the change in estimate.

Areas where there is a higher than normal risk of adjustment due to estimation uncertainty are described below.

a) Investment entity

The terms of the Fund and the agreements with investors require that the Fund primarily provides investors with a yield (i.e. capital growth and dividends) on real estate related investments. In order to provide the clearest understanding of the Fund's yield, the Fund measures the results of the subsidiaries' operations and their equity value at fair value. The Fund is a contractual public closed-end investment fund, the objective of which is to offer unit-holders of the Fund the opportunity to participate in the development of the Baltic real estate market and real estate-related infrastructure and technology companies through an actively managed investment portfolio. The terms and conditions of the fund allow investors to raise capital on a monthly basis and to make distributions with fewer restrictions than other types of companies (e.g. equity funds).

Consequently, the Fund meets the definition of an investment entity (IFRS 10 para 31). In accordance with the requirements of IFRS 10 p. 31, an investment entity does not consolidate the subsidiaries it owns but recognises them at fair value through profit or loss in accordance with IFRS 9.

b) Investments in subsidiaries: fair value measurement

The Fund's investments in subsidiaries are measured at fair value at each balance sheet date. As the Fund's subsidiary is not quoted on a stock exchange, the Fund bases the determination of the fair value of the subsidiary on the assets and liabilities of the subsidiary at the balance sheet date, which are largely measured at fair value. The principal assets of the subsidiary are cash and cash equivalents, trade receivables and property held as inventories. The main liabilities are trade payables, loan payables and other minor liabilities. Real estate owned by the subsidiary is measured at fair value at each balance sheet date.

The properties owned by the Fund's subsidiary are valued by an independent appraiser, Colliers International Advisors OÜ. The properties are valued using the discounted cash flow method, taking into account investments in property development and the expected proceeds from the sale of the properties. The discount rates and exit yields used to determine the fair value are differentiated according to the location and risk level of the properties.

c) Investments in underlying funds: fair value measurement

The Fund's investments in underlying funds are valued at fair value at each balance sheet date. In the case of an unlisted underlying fund, the Fund will base the fair value of the underlying on the assets and liabilities of the underlying at the balance sheet date, which are largely valued at fair value. The underlying real estate properties are valued by an independent appraiser, Colliers International Advisors, within the underlying fund itself and, to the extent that the amortised cost of the other assets and liabilities of the underlying fund does not differ materially from their fair value, the fair value of the underlying fund is based on the net asset value of the underlying fund at the reporting date.

If the underlying fund is listed on a stock exchange, the fair value of the underlying shall be based on the closing price on the last stock exchange trading day of the reporting period.

Further information on the assumptions and sensitivities used in the asset valuations can be found in Note 4.

Segment reporting

The Fund allocates the capital employed and the available funds to investments in accordance with the fund's investment policy, analysing a reasonable risk distribution across the real estate sub-sectors.

Disclosure of segment information shall be based on the grouping principles used in the Fund's internal accounting and reporting. Stand-alone business segments are considered to be real estate sub-sectors that are distinguished from each other in terms of expected yield and risk level. Business segments are expected to have different rates of yield (yield on investment, interest rates) and different business segments are often affected by different risks.

The Fund's business segments are presented in the following table:

Business segment	List of investments
Commercial property	Ownership - EfTEN Real Estate Fund 5 usaldusfond
	EfTEN Real Estate Fund AS shares
	EfTEN Kinnisvarafond II AS shares
	Ownership - EfTEN Special Opportunities Fund usaldusfond
	Ownership - EfTEN M7 UAB
	Loan granted to EfTEN M7 UAB
Residential property	Ownership - EfTEN Residential Fund
Real estate development	Ownership - Uus-Järveküla OÜ
	Loan granted to Uus-Järveküla OÜ

The main indicators used by management in making business decisions are segment revenue and profit. It is also important to monitor the volume of investments by segment. The Fund analyses all indicators monthly.

2.3 Classification of financial assets and liabilities

The Fund classifies financial assets and financial liabilities into the following categories:

• financial assets at fair value through profit or loss – shares in subsidiaries, investment fund shares and units;

• financial assets at amortised cost - cash and cash equivalents, time deposits, interest and dividend receivable, loans receivable;

• financial liabilities at amortised cost - amounts payable on transactions recognised at the trade date, liabilities to the management company and to the custodian bank.

Equity instruments

The Fund consistently evaluates all equity investments at fair value.

Financial liabilities

All financial liabilities (debts to suppliers, borrowings, accrued charges, bonds issued and other current and non-current liabilities) are initially recognised at cost, which includes all expenses directly linked to the acquisition. Subsequent recognition is by the amortised cost method (except for financial liabilities acquired for resale, which are measured at fair value).

2.4 Fair value assessment

Fair value means the value at which the Fund's assets could be sold to a willing party, independent of the Fund, at the valuation date. In the case of financial assets and liabilities traded on a stock exchange (e.g. equities, funds, bonds, derivatives), the fair value is based on the closing price on the day of trading. The Fund records all investments in securities at fair value through profit or loss, except for those investments for which fair value cannot be determined. In accordance with IFRS 13 'Fair Value Measurement', the fair value of exchange traded financial assets and liabilities is the closing price.

The basis for determining the value of the Fund's assets is the "Rules for Calculation of the Net Asset Value of a Fund's Assets" approved by the Board of Directors of EfTEN Capital AS, which determine the principles for determining the net asset value of the Fund's financial assets and liabilities traded on regulated markets, those not traded on regulated markets and other financial assets and liabilities of the Fund.

The value of a share or unit of a listed investment fund shall be determined in the same way as the value of a listed share. The value of a unit of an unquoted mutual fund shall be determined on the basis of the last known redemption price or, if no price is available, on the basis of the net asset value of the fund. The value of a listed debt security is determined on the basis of the last bid-price available on the regulated market. If the fair value of the instruments cannot be reliably estimated, they may be carried at cost or their fair value may be determined by the Management Company's Board of Directors using valuation techniques. The Management Company uses a variety of valuation techniques to determine its own fair value, including recent arm's length market transactions, references to other instruments that are approximately the same, discounted cash flow analysis and option pricing models and other valuation techniques, relying as much as possible on market information and as little as possible on company-specific inputs.

Asset valuation risk

The Fund invests predominantly in assets that are not traded on a regulated market. As a result, at certain points in time (e.g. rapid changes in the economic environment and a significant reduction in the number of real estate transactions), it may be difficult to determine the fair value of all the Fund's investments. The Fund's direct investments in real estate (including SPVs) are valued by an independent real estate appraiser with a good reputation and long experience, in accordance with the Internal Rules for the Valuation of Real Estate published on the Management Company's website. The properties are valued regularly twice a year: at the end of the financial year and on 30.06. In addition, the Fund may commission ad hoc property valuations as required. The realisation of the risk associated with the valuation of assets may lead to a higher volatility of the Fund's yield than would be expected for this type of fund.

2.5 Dividend income

Dividends will be accounted for on the first day on which the share is traded without dividend (ex-dividends date), taking into account the declared dividend rate, the number of shares held by the Fund on the date of fixing the list of shareholders and the applicable tax rate. The dividend claim will be removed from the assets when the corresponding amount of money is received by the Fund.

In the case of shares and participations not traded on the stock exchange, the dividend claim is recorded at the time of its occurrence.

2.6 Determining the net asset value of the fund

The net asset value of the Fund is determined in accordance with the Investment Funds Act, the Procedure for Determining the Net Asset Value of Investment Funds established by the Minister of Finance, the internal rules of procedure of EfTEN Capital AS (the Management Company) and the Fund's Terms and Conditions. The net asset value (NAV) of the Fund is determined by calculating the market value of the total assets of the Fund and deducting the liabilities of the Fund. The NAV per unit is calculated by dividing the total net asset value by the number of units outstanding.

2.7 Management fees

A management fee of 1.5% per annum is paid to the Fund Manager out of the Fund for the management of the Fund. The management fee is calculated on the net asset value of the Fund, excluding investments in other investment funds managed by EfTEN Capital AS and deposits with credit institutions. The management fee shall be calculated on a monthly basis (on the basis of 1/12 per year). There is no success fee.

2.8 Subscription of units

After listing on the stock market, investors have the opportunity to trade EfTEN United Property Fund units on a daily basis. Until the listing of the Fund's units on the stock exchange in May 2022, EfTEN United Property Fund offered its units monthly from the first calendar day of the month to the last working day of the month. The fund unit price was the net value of the unit in the previous calendar month.

According to the terms of the fund, the fund does not take back units from unitholders at their request or exchange them for units or shares of other funds of the fund management company, i.e., the fund units do not have a debt component.

2.9 Consolidation exemption

As of 31.12.2024, EfTEN United Property Fund owns an 80% shareholding in Uus-Järveküla OÜ and a 100% shareholding in the company EfTEN M7 UAB.

EfTEN United Property Fund is an investment entity under the terms of IFRS 10, therefore the Fund does not consolidate its subsidiaries and does not apply IFRS 3 principles but recognises the investment in the subsidiary at fair value in accordance with IFRS 9.

Investment in subsidiaries

In the Fund's financial statements, investments in subsidiaries are accounted for using the fair value method. The subsidiary is initially recognised at cost and subsequently measured at fair value through profit or loss. Dividends declared by subsidiaries are recognised when the Fund becomes entitled to receive them.

2.10 Income tax

The Fund is a contractual investment fund, therefore the income earned by the Fund is subject to taxation only in limited cases.

Income earned by a fund in Estonia is taxed in the following cases:

• on the disposal of immovable property located in Estonia and on the transfer of rights and claims relating to immovable property;

• on the disposal of an Estonian subsidiary, if the Fund held at least 10% of the shares in the subsidiary;

• in case of disposal of an ownership in a real estate fund (including the payment of capital income from the realization of real estate from a limited partnership type fund/redemption of the ownership), of which real estate directly or indirectly located in Estonia (including real estate owned by subsidiaries and affiliates of the real estate fund) made up more than 50% of the property at the time of transfer or during the two years preceding it, and in which the real estate fund had at least a 10% ownership;

• interest income from a real estate fund, in which, at the time of receiving interest or during the two years preceding it, real estate located directly or indirectly in Estonia (including real estate owned by subsidiaries and affiliates of the real estate fund) accounted for more than 50% and in which the real estate fund had at least a 10% ownership.

The income of the Fund listed above will be taxed at a rate of 22/78 from 01.01.2025.

Income earned by the fund in a foreign country is taxed in accordance with the legislation in force in the respective country. If EfTEN United Property Fund makes a cash payment to unit owners at its own expense, it is an interest payment. Income tax is withheld from payments to natural persons resident in Estonia who did not inform the fund of the existence of an investment account or pension investment account.

Income tax is not withheld upon liquidation of the fund from that part of the liquidation section that does not exceed the contributions made to the fund.

Note 3 Financial risk management

The Fund's investment policy

The Fund invests its assets to investment property and shares, bonds and loan agreements (direct investment) related to real estate and investment funds related to investment property (underlying funds). In addition, the fund's cash may be placed in credit institution's deposits and derivatives.

The Fund invests in the form of equity, equity participations and debt capital (debt securities), as well as through special purpose vehicles (SPVs) created for investment purposes and unquoted instruments.

For investments in underlying funds, the Fund gives preference to investment funds managed by EfTEN Capital. The Fund diversifies its investments across the three Baltic States (Estonia, Latvia and Lithuania) and across different sectors (commercial, residential and mixed-use investment property, infrastructure, etc.) and real estate-related sub-sectors (offices, logistics, retail, etc.

The Fund invests in the form of debt capital (bonds, loans) with the aim of spreading the level of risk of investments between different layers of capital. As a general rule, the Fund holds such investments to maturity, i.e. the Fund does not aim to trade actively on the secondary market in the form of debt. The proportion of investments made in the form of debt capital shall not exceed 30% of the net asset value of the Fund when acquired.

The Fund may use leverage through borrowings or debt securities issued. At the time of leverage, it may amount to a maximum of 65% of the current value of the Direct Investment. Leverage is generally used at the level of SPVs. The Fund may grant loans to SPVs or provide guarantees or other security to ensure the performance of the SPVs' obligations.

The Fund's assets will be invested in derivatives only for the purpose of hedging the leverage and currency exposures associated with investment property.

The proportion of the net asset value of the Fund's assets attributable to a single investment (other than debt securities) may not exceed 20% at the time of acquisition and 30% at any other time.

The proportion of the net asset value of the Fund represented by an investment in the form of debt capital (debt securities issued, loans granted) made by a single person may not exceed 10% of the net asset value of the Fund at the time of acquisition and the proportion of the net asset value of the Fund represented by an investment in the form of debt capital made by a group may not exceed 15% of the net asset value of the Fund.

The Fund shall place funds in deposits with credit institutions in order to secure its day-to-day operations and future investment property. Depending on the nature of the investment property, the proportion of deposits from credit institutions may fluctuate significantly in the short term.

The investment restrictions and risk diversification requirements laid down in the Terms and Conditions shall not apply during the first two years of the Fund's operation.

As of 31.12.2024 and 31.12.2023, the Fund has the following financial assets and liabilities:

	Notes	31.12.2024	31.12.2023
€ thousands			
Financial assets –loans and receivables at amortised cost			
Cash and cash equivalents		0	5,731
Short term deposits [1]	7	120	1,795
Loans granted	7	5,668	5,668
Interest receivables	7	1,039	711
Total financial assets - loans and receivables at amortised cost		**6,827**	**13,905**
Financial assets at fair value through profit or loss			
Investments in subsidiaries	4	1,154	1,054
Investments in underlying funds	4	19,909	11,300
Total financial assets at fair value through profit or loss	**7**	**21,063**	**12,354**
TOTAL FINANCIAL ASSETS		**27,890**	**26,259**
Financial liabilities at amortised cost			
Overdraft[2]		400	0
Other current liabilities		12	3
Total financial liabilities at amortised cost		**412**	**3**
TOTAL FINANCIAL LIABILITIES		**412**	**3**

[1]The Fund has a term deposit agreement with Swedbank AS in the amount of 120 thousand euros, with an interest rate of 4% per annum and a maturity date of 28.02.2025. The Uus-Järveküla infrastructure works are secured by 41,040 EfTEN Real Estate Fund AS shares. The infrastructure works are planned to be completed in the summer of 2025, after which the related guarantees will also be released.

[2]On 13.12.2024, the Fund entered into an overdraft agreement with Swedbank AS with a total limit of 500 thousand euros and a maturity of 13.06.2025. The overdraft interest rate is 2.8% + 6-month EURIBOR (total 5.46% as of 31.12.2024).

The fair value of financial assets and financial liabilities carried at amortised cost in the table above does not differ materially from their fair value.

The Fund's investment policy mainly exposes it to the following risks:

1. Market risk
2. Concentration risk
3. Liquidity risk
4. Credit risk
5. Capital risk

3.1 Market risk

Risk related to fluctuations in real estate prices

The Fund invests in the real estate market of the Baltic States, which is why the Fund Manager estimates the risk related to the fluctuation of property prices in this region to be higher than usual. The real estate sector is cyclical, with changes in the macroeconomic environment of a country generally being the main driver. All the Baltic States (Estonia, Latvia and Lithuania) are small open economies (exports of goods and services represent a very significant part of the economy) whose development is largely dependent on changes in the macroeconomic environment of the same main trading partners. The cyclical fluctuations of small open economies can be much larger in amplitude than the global average. In sum, this means that the Baltic countries may have higher than average house price volatility and that house price movements in the three countries may be highly correlated, i.e. house prices in Estonia, Latvia and Lithuania are more likely than average to move in the same direction. For example, according to Eurostat data, residential property prices in the Baltic countries fell by around 40% in the global economic crisis of 2008-2010, while the average fall in residential property prices in the European Union over the same period was around 5%. The materialisation of market risk (a simultaneous fall in Baltic real estate prices) could have a material adverse impact on the financial performance and return of the Fund.

Currency risk

The Fund does not consider currency risk to be a significant risk as all transactions are carried out in the functional currency, which is the euro, and the presentation currency is also the euro.

Refinancing risk and interest rate risk

In addition to equity, the Fund or the companies belonging to the fund often use debt capital (mainly bank loans) to make investment property. Loan capital agreements are generally for a fixed term, which means that the funds raised in the form of loan capital have to be refinanced at certain intervals (e.g. 5 years). The financial market in the Baltic States is banking centric in nature. This means that banks are the main credit intermediaries, and the raising of debt or other forms of loan capital is limited. Dependence on a single financier may mean that the terms of the contract are less favourable to the Fund when refinancing funds raised in the form of debt, e.g. the cost of debt (interest rate) increases significantly and/or the volume of debt financing decreases.

Interest rate risk is the risk of changes in future cash flows of financial instruments resulting from changes in market interest rates. Changes in market interest rates mainly affect the long-term floating-rate borrowings of the Fund and the companies belonging to the Fund.

In accordance with the Fund's risk management policy, the Fund's manager monitors interest rate risk and sensitivity on a daily basis.

As of 31.12.2024, the 6-month EURIBOR rate is 2.6% (31.12.23: 3.9%) and the 1-month EURIBOR rate is 2.9% (31.12.23: 3.8%). The increase in EURIBOR mainly affects the performance and cash flows of the underlying funds and subsidiaries that have raised loan capital, which will likely result in a slight decrease in periodic profit distributions from the underlying funds and subsidiaries.

The realisation of refinancing and interest rate risk could have a material adverse effect on the Fund's financial performance and yield.

3.2 Concentration risk

During the first years of the Fund's operation, some investments and/or cash flows from, for example, a tenant may constitute a large part of the Fund's portfolio and/or cash flows. As a result, unexpected negative developments with such an investment or tenant may have a material adverse effect on the Fund's financial performance and return in the first years of operation.

3.3 Liquidity risk

Liquidity risk is the risk that a fund may not have sufficient financial resources to meet its obligations in full when due or may only be able to meet its obligations under significantly less favourable conditions.

Investment acquisition and disposal risk

The Fund generally invests in assets that are not traded on a regulated market with low liquidity. In addition, there are relatively few professional and financially capable investors operating in the real estate market of the Baltic States. Therefore, if the Fund wishes to realise investments, the Fund may not find a buyer for its investments at the desired time and price. The realisation of liquidity risk may negatively affect the Fund's financial results and reduce profit or result in losses. In order to mitigate the risk associated with the acquisition of investments, the Fund has the ability to enter into short-term loan agreements to cover liquidity risk during the acquisition and disposal of investments. In December 2024, the Fund entered into an overdraft agreement with a limit of 500 thousand euros.

The table below illustrates the Fund’s expected asset liquidity in the event of a liquidity risk materialisation.

As of 31.12.2024	Less than 7 days	7 days to 1 month	1-12 months	More than 12 months	Total
€ thousands					
Total assets	0	0	24,386	3,504	**27,890**

As of 31.12.2023	Less than 7 days	7 days to 1 month	1-12 months	More than 12 months	Total
€ thousands					
Total assets	231	5,500	13,095	7,433	**26,259**

As of 31.12.2024, the fund's liabilities totalled 412 thousand euros (31.12.2023: 3 thousand euros).

In accordance with the fund's risk management policy, the Fund Manager monitors liquidity risk on a daily basis.

3.4 Credit risk

Credit risk is the potential loss that could result from the inability of a counterparty to a financial instrument to meet its obligations.

Counterparty risk

Resulting from the inability of the counterparty to a transaction involving the Fund's assets to meet its obligations under the transaction. The Fund is exposed to this type of risk in particular through:

1) direct investments in the form of debt (e.g. failure of the counterparty to make interest or principal payments);

2) claims against tenants of investment property owned by the Fund (or the SPV) (e.g. the counterparty's failure to make rental payments);

3) Fund assets held on deposit with credit institutions (e.g. insolvency of a credit institution). Often, these types of risks are linked to changes in the macroeconomic environment in the Baltic States - in the context of a general economic downturn, the counterparty's financial position deteriorates, and they are unable to cover their obligations to the Fund. At the same time, such risks may be 'counterparty specific' - individual companies become insolvent even in favourable macroeconomic conditions. In the early years of a Fund's operation, due to the lower diversification of the Fund's investments, the counterparty risks may be higher than would be expected for this type of fund, and the realisation of the risk may have a material adverse effect on the Fund's financial results and performance. The activity of the Management Company to

prevent the loss of counterparty cash flows and to minimise such risk consists in the consistent monitoring and management of the (payment) behaviour of clients, counterparties, which allows the implementation of the necessary measures in an operational manner.

The maximum credit risk of the Fund is shown in the table below:

	31.12.2024	31.12.2023
€ thousands		
Cash and cash equivalents	0	5,731
Short-term deposits (Note 7)	120	1,795
Loans granted (Note 7)	5,668	5,668
Other receivables	1,039	711
Total maximum credit risk	**6,827**	**13,905**

Moody's ratings information is disclosed in the "Fund's Investment Report“.

As of 31.12.2024, short-term receivables include a guarantee agreement in the amount of 120 thousand euros set as collateral for a bank loan for a subsidiary's development project with a maturity of 28.05.2025, which is secured by a term deposit agreement with an interest rate of 2.5% per annum with a maturity of 28.02.2025. As of 31.12.2023, short-term deposits include two guarantee agreements set as collateral for a bank loan for a subsidiary's development project with a total amount of 1,795 thousand euros with a maturity of 28.05.2025, which is secured by a term deposit agreement with an interest rate of 2.5% per annum with a maturity of 29.02.2024.

Loans granted as of 31.12.2024 include loans granted to subsidiaries in the total amount of 5,668 thousand euros (31.12.2023: same). The maturity of one loan in the amount of 2,149 thousand euros is 28.02.2027 and the loan bears interest at 4% per year. The maturity of the second loan in the amount of 3,519 thousand euros is 18.08.2025, and until 18.12.2024 this loan bears interest at 8% per year. From 19.12.2024, the loan interest rate is 15% per year.

The Fund measures credit risk and expected credit loss using probability of default, exposure to default and loss in default. When determining the expected credit loss, management takes into account both historical information and forward-looking information. Applying the requirements of IFRS 9, the expected credit loss is immaterial for the Fund and therefore no expected credit loss has been recorded in the financial statements.

According to the Fund's risk management policy, the fund manager monitors credit risk on a daily basis.

3.5 Capital risk

The risk of slow and/or low-profit investment of the funds received from the issue

The Fund invests the proceeds of the issue predominantly in instruments that are not traded on a regular market with low liquidity. This means that the Fund may take longer than expected to invest the proceeds of the issue or may not find profitable investment opportunities. In such a case, the proceeds of the issue will be held in deposits with a credit institution, where their long-term return is likely to be lower than if they had been invested in income-producing real estate assets. Therefore, if the Fund is unable to find attractive investment opportunities over a longer period of time after the new units are issued, unitholders may experience a lower return. The likelihood of the risk materialising depends in particular on two factors:

(i) the size of the subscriptions for units of the Fund during the offering period; and

(ii) how active the Baltic property market is during the offering period. The risk of a slow and/or low-profit investment is higher the more units are subscribed to the Fund and the lower the activity in the Baltic property market.

The capital of the Fund consists of the net asset value of its assets, i.e. the money raised from the issue of units and the income of the Fund. The Fund’s capital changes periodically as new units are issued. As at 31.12.2024 operation EfTEN United Property Fund issued 2,483,860 units with a total cost of 25,466 thousand euros.

In accordance with the Fund's risk management policy, the Fund Manager monitors the Fund's capital through the net asset value of the Fund.

EfTEN United Property Fund listed the units to trading on Nasdaq Tallinn on 31.05.2022 and all the units are publicly tradable.

Note 4 Fair value of financial assets

The balance sheet value of the Fund's financial assets and liabilities generally corresponds to their fair value, taking into account differences in the valuation techniques used.

The Fund's investments in subsidiaries and underlying funds are valued at fair value. The Fund calculates the fair value of investments based on the following:

- The value of a security traded on a regulated market is its last published regulated market closing price on the balance sheet date.
- the assets and liabilities of the subsidiary at the balance sheet date, with a significant portion of the assets being properties carried at fair value. If the subsidiary does not value the properties included in its assets at fair value (mainly because the properties are being developed for sale and are therefore included in inventories), the Fund values the subsidiary's properties separately by engaging an independent valuer. Other assets of the subsidiary comprise cash and cash equivalents, trade receivables and other minor assets, and liabilities comprise trade payables, loan payables and other minor liabilities, the carrying amounts of which do not differ materially from their fair values, so that the inputs used to determine the fair value of investment property are the most significant in determining the fair value of the subsidiary as a whole.
- of the consolidated assets and liabilities of the underlying funds at the balance sheet date, where a significant portion of the assets are investment property measured at fair value by an independent valuer. The investment properties of the underlying funds are valued individually by Colliers International Advisors OÜ using the discounted cash flow method. The cash flow projections for all properties are updated in the fair value calculation and the discount rates and exit yields are differentiated according to the location of the properties, their technical condition and the risk level of the tenants. The carrying amounts of the remaining underlying assets and liabilities do not differ materially from their fair values, so the inputs used to determine the fair value of investment property are the most significant in determining the fair value of the underlying fund as a whole.

A subsidiary of the Fund owns the Uus-Järveküla development project, the fair value of which has been determined using the discounted cash flow method. The main inputs to the cash flows of the development project are the proceeds from the sale of the properties, the costs associated with the sale and the construction costs. The cash flows of the project have been discounted using a discount rate of 10%.

The subsidiary's assets, liabilities and net assets at fair value are shown in the table below:

Uus-Järveküla OÜ	Balance of subsidiary as of 31.12.2024	Adjustment to fair value	Fair value as of 31.12.2024	Balance of subsidiary as of 31.12.2023	Adjustment to fair value	Fair value as of 31.12.2023
€ thousands						
Cash and cash equivalents	933	0	933	634	0	634
Inventory	11,736	704	12,440	18,101	719	18,820
Other current assets	53	0	53	349	0	349
Total current assets	**12,722**	**704**	**13,426**	**19,084**	**719**	**19,803**
TOTAL ASSETS	**12,722**	**704**	**13,426**	**19,084**	**719**	**19,803**
Short-term borrowings	32	0	32	12	0	12
Other current liabilities	2,757	0	2,757	3,806	0	3,806
Total current liabilities	**2,789**	**0**	**2,789**	**3,818**	**0**	**3,818**
Long-term borrowings	9,252	0	9,252	15,063	0	15,063
Other non-current liabilities	1,010	0	1,010	667	0	667
Total non-current liabilities	**10,262**	**0**	**10,262**	**15,730**	**0**	**15,730**
TOTAL LIABILITIES	**13,051**	**0**	**13,051**	**19,548**	**0**	**19,548**
NET ASSETS	**-329**	**704**	**375**	**-464**	**719**	**255**

	31.12.2024	Adjustment to fair value	Fair value as of 31.12.2024	31.12.2023	Adjustment to fair value	Fair value as of 31.12.2023
Revenue	17,142	0	17,142	1,901	0	1,901
Net Profit/ -loss	**136**	**704**	**840**	**-191**	**719**	**528**

	31.12.2024	31.12.2023
€ thousands		
Fund's share in Uus-Järveküla OÜ	80%	80%
Acquisition cost of the Fund's investment	2	2
Fair value of the Fund's investment	300	204
Profit/ Loss on change in fair value in period	96	-59

The effect of the change in the construction price of the development project, the sale price of the properties and the discount rate on the balance sheet value of the subsidiary as of 31.12.2024:

Value sensitivity analysis	Impact of construction price change		Effect of change in selling price		Effect of change in discount rate	
€ thousands	**+1%**	**-1%**	**+1%**	**-1%**	**0.5pp**	**-0.5pp**
Impact on the fair value of the development project	No impact		160	-160	-70	70
Impact on the fair value of the subsidiary in the Fund's balance sheet	No impact		128	-128	-56	56

The investment property of the underlying funds of EfTEN United Property Fund are valued in all Baltic countries by an independent appraiser, Colliers International Advisors OÜ. The following assumptions have been used in the valuation of the fair value of the investment property held by the underlying funds as of 31.12.2024:

Underlying fund or subsidiary	The Fund's share	Fair value of the underlying fund or subsidiary	Consolidated annual rental income	Discount rate	Exit yield
€ thousands					
EfTEN Real Estate Fund 5 usaldusfond	36.47%	13,167	4,101	9.15%	6.35%-7.1%
EfTEN Real Estate Fund AS	1.91%	4,124	31,259	7.5%-10.55%	6.5%-8.5%
EfTEN Kinnisvarafond II AS	0.71%	1,034	21,327	8.2%-9.95%	7.0%-8.2%
EfTEN Residential Fund usaldusfond	4.19%	1,490	2,712	6.5%-8.4%	5.25%-6.5%
Subsidiary EfTEN M7 UAB	100.00%	854	439	9.55%	8.0%
Total		**20,763**	**59,838**		

Assumptions as of 31.12.2023:

Underlying fund or subsidiary	The Fund's share	Fair value of the underlying fund or subsidiary	Consolidated annual rental income	Discount rate	Exit yield
€ thousands					
EfTEN Real Estate Fund 5 usaldusfond	36.47%	5,125	1,866	9.3%	6.3%
EfTEN Kinnisvarafond AS	2.02%	4,146	30,904	8.1%-10.7%	6.5%-8.8%
EfTEN Kinnisvarafond II AS	0.71%	999	20,187	8.5%-10.1%	7.0%-8.2%
EfTEN Residential Fund usaldusfond	3.58%	1,030	1,719	6.5%-8.9%	5.5%-6.25%
Subsidiary EfTEN M7 UAB	100.00%	850	480	9.7%	8.0%
Total		12,150	55,156		

The table below shows the impact of the discount rate, the exit yield and the change in sales proceeds used in the estimates on the value of the underlying funds in the Fund's balance sheet.

As of 31.12.2024:

Fair value sensitivity analysis of investment properties	Fair values on the Fund's balance sheet	Effect of a change in the discount rate		Effect of change in Exit yield		Effect of change in revenue	
Underlying fund or subsidiary		+0.5 pp	-0.5pp	+0.5 pp	-0.5pp	+10%	-10%
EfTEN Real Estate Fund 5 usaldusfond	13,167	-401	401	-1,094	1,204	2,152	-2,188
EfTEN Real Estate Fund AS	4,124	-139	141	-296	335	767	-769
EfTEN Kinnisvarafond II AS	1,034	-35	37	-79	90	205	-205
EfTEN Residential Fund usaldusfond	1,490	-43	44	-134	157	233	-241
Subsidiary EfTEN M7 UAB	854	-120	110	-240	260	620	-630
Total	**20,763**	**-739**	**732**	**-1,843**	**2,046**	**3,977**	**-4,033**

AS of 31.12.2023:

Fair value sensitivity analysis of investment properties	Fair values on the Fund's balance sheet	Effect of a change in the discount rate		Effect of change in Exit yield		Effect of change in revenue	
Underlying fund or subsidiary		+0.5 pp	-0.5pp	+0.5 pp	-0.5pp	+10%	-10%
EfTEN Real Estate Fund 5 usaldusfond	5,125	-197	201	-540	616	1,014	-1,032
EfTEN Kinnisvarafond AS	4,146	-140	144	-294	354	797	-780
EfTEN Kinnisvarafond II AS	999	-35	36	-80	91	204	-204
EfTEN Residential Fund usaldusfond	1,030	-31	31	93	110	168	-169
Subsidiary EfTEN M7 UAB	850	-110	120	-230	260	640	-630
Total	12,150	-512	532	-1,050	1,431	2,823	-2,815

The Fund received a total profit of 851 thousand euros in 2024 from the change in the fair value of subsidiaries and underlying funds (2023: 828 thousand euros).

Name	Acquisition cost 31.12.2024	Fair value 31.12.2024	Gain/ loss from change in fair value 12 months 2024	Acquisition cost 31.12.2023	Fair value 31.12.2023	Gain/ loss from change in fair value 12 months 2023
€ thousands						
Subsidiaries						
Uus-Järveküla OÜ	2	300	96	2	204	-59
EfTEN M7 UAB	723	854	4	723	850	-39
Total subsidiaries	**725**	**1,154**	**100**	**725**	**1,054**	**-98**
Underlying funds						
EfTEN Real Estate Fund AS	4,497	4,124	-21	4,497	4,146	-620
EfTEN Kinnisvarafond II AS	963	1,034	35	963	999	-36
EfTEN Real Estate Fund 5 usaldusfond	11,416	13,167	782	4,157	5,125	-70
EfTEN Residential Fund usaldusfond	1,472	1,489	-46	967	1,030	-4
EfTEN Special Opportunities Fund usaldusfond	94	95	1	0	0	0
Total underlying funds	**18,442**	**19,909**	**751**	**10,584**	**11,300**	**-730**
Total securities	**19,167**	**21,063**	**851**	**11,309**	**12,354**	**-828**

Additional information on investments is provided in Note 3.

EfTEN United Property Fund made contributions in the amount of 505 thousand euros to the EfTEN Residential Fund in January and May 2024 in connection with rental housing development projects in Vilnius.

In August, the fund made contributions to the trust fund EfTEN Real Estate Fund 5 in connection with the acquisition of the UNA retail park in Vilnius in the amount of 4,778 thousand euros and in December, in connection with the acquisition of the Kristiine Centre in Tallinn in the amount of 2,480 thousand euros.

In June and December, the fund also made contributions to the new commercial real estate fund EfTEN Special Opportunities Fund managed by EfTEN Capital AS in the total amount of 94 thousand euros.

During the reporting period, the Fund has not sold or pledged any securities investments it owns.

Fair value

The following is an analysis of assets at fair value by valuation technique. Valuation techniques are defined as follows:

Level 1 - exchange prices on a traded market;

Level 2 - assets and liabilities directly or indirectly linked to prices set in a traded market;

Level 3 - prices in a non-trading market.

As of 31.12.2024, the Fund owns one asset that belongs to the Level 1 group (participation in the listed company EfTEN Real Estate Fund). All other investments of the Fund in subsidiaries and underlying funds are recorded at fair value and belong to the Level 3 group according to the valuation method.

More detailed information on significant management decisions and assessments is provided in Note 2.2.

	31.12.2024	31.12.2023
€ thousands		
Level 1	4,124	4,146
Level 3	16,939	8,208
Total	**21,063**	**12,354**

Note 5 Net asset value of the Fund

The fund's units will be freely tradable on the Nasdaq Tallinn stock exchange from 31.05.2022. As of 31.12.2024, EfTEN United Property Fund has issued a total of 2,483,860 units with a total value of 25,466 thousand euros (31.12.2023: same).

During the 12 months of 2024, the Fund received a total of 402 thousand euros in dividend income and a total of 237 thousand euros in interest income. Of the income received, a total of 402 thousand euros was paid out to the Fund's investors: 260 thousand euros in May 2024 and 142 thousand euros in November.

The net asset value of the Fund’s unit as of 31.12.2024 was 11.06 euros (as of 31.12.2023: 10.57 euros). The net asset value of the Fund’s assets as of 31.12.2024 was 27,478 thousand euros (as of 31.12.2023: 26,256 thousand euros).

Note 6 Earnings per unit

	2024	2023
Growth in net asset value attributable to unitholders, € thousand	1,623	-179
Weighted average number of units during the period, pcs	2,483,860	2,483,860
Earnings/loss per unit, in euros	0.65	-0.07

Note 7 Segment reporting

SEGMENT'S RESULTS

12 months 2024	Commercial property	Residential property	Property development	Unallocated	Total
€ thousands					
Net gain/ -loss on assets at fair value through profit or loss	801	-46	96	0	851
Dividend income	383	19	0	0	402
Interest income	88	0	373	104	565
Interest expense	0	0	0	-2	-2
Other financial income	0	0	5	0	5
Total income	**1,272**	**-27**	**474**	**102**	**1,821**
Growth in net asset value attributable to unitholders	**1,272**	**-27**	**474**	**-96**	**1,623**

12 months 2023	Commercial property	Residential property	Property development	Unallocated	Total
€ thousands					
Net gain/ -loss on assets at fair value through profit or loss	-765	-4	-59	0	-828
Dividend income	341	11	0	0	352
Interest income	114	0	305	117	536
Total income	**-310**	**7**	**246**	**117**	**60**
Growth in net asset value attributable to unitholders	**-310**	**7**	**246**	**-122**	**-179**

SEGMENT'S ASSETS

As of 31.12.2024	Commercial property	Residential property	Property development	Unallocated	Total
€ thousands					
Financial assets at fair value (note 3)	19,274	1,489	300	0	21,063
Loans granted (note 3)	2,149	0	3,519	0	5,668
Interest receivables (note 3)	201	0	838	0	1,039
Short-term deposits (note 3)	0	0	120	0	120
Total investments	**21,624**	**1,489**	**4,777**	**0**	**27,890**
Net debt (cash minus total liabilities)					-412
Net asset value					**27,478**

As of 31.12.2023	Commercial property	Residential property	Property development	Unallocated	Total
€ thousands					
Financial assets at fair value (note 3)	11,120	1,030	204	0	12,354
Loans granted (note 3)	2,149	0	3,519	0	5,668
Interest receivables (note 3)	114	0	582	15	711
Short-term deposits (note 3)	0	0	1,795	0	1,795
Total investments	**13,383**	**1,030**	**6,100**	**15**	**20,528**
Net debt (cash minus total liabilities)					5,728
Net asset value					**26,256**

During the reporting periods, the business segments did not enter into transactions with each other. The fund's main income in 12 months of 2024 was obtained from dividends, interest received and from the growth in the economic performance of commercial real estate and real estate development owned by the underlying funds.

Note 8 Related party transactions

EfTEN United Property Fund counts as related parties:

- persons holding more than 10% of the paid-up capital of the Fund;

- a subsidiary of EfTEN United Property Fund;

- EfTEN Capital AS (the Fund Manager).

- the management of EfTEN Capital AS and companies controlled by the management.

During the reporting period, the Fund purchased management services from EfTEN Capital AS in the amount of 112 thousand euros (2023: 115 thousand euros). The Fund did not buy from other related parties or sell other goods or services to related parties during the reporting period.

During the reporting period, the Fund granted loans to subsidiaries totalling 5,668 thousand euros (31.12.2023: same) and received interest income from the loans in the amount of 379 thousand euros in 12 months (2023: 381 thousand euros). The base currency of the loan is the euro.

The fund management and companies controlled by the fund management owned 47,634 EfTEN United Property Fund units as of 31.12.2024 (31.12.2023: 39,796). The fund management includes the members of the management board, the CEO and the investment manager of the fund management company EfTEN Capital AS.

EfTEN United Property Fund does not pay any fees to the management of the Fund. The management receives fees from the fund management company EfTEN Capital AS.

Fund’s investment report

Subsidiaries

As of 31.12.2024

Name	Location	Participation in investment	Acquisition cost	Fair value	Share of the net value of the fund
€ thousands					
Subsidiaries					
Uus-Järveküla OÜ	Tallinn	80.0%	2	300	1.1%
EfTEN M7 UAB	Vilnius	100.0%	723	854	3.1%
Total subsidiaries			**725**	**1,154**	**4.2%**

As of 31.12.2023

Name	Location	Participation in investment	Acquisition cost	Fair value	Share of the net value of the fund
€ thousands					
Subsidiaries					
Uus-Järveküla OÜ	Tallinn	80.0%	2	204	0.8%
EfTEN M7 UAB	Vilnius	100.0%	723	850	3.2%
Total subsidiaries			**725**	**1,054**	**4.0%**

Funds

As of 31.12.2024

Name	Type	Country of origin	Fund Manager	Share in the fund 31.12.2024	Acquisition cost	Average unit acquisition cost	Total fair value	Fair value per unit	Unit in the Fund's net asset value
€ thousands									
Underlying funds									
EfTEN Real Estate Fund 5 usaldusfond	Trust fund	Estonia	EfTEN Capital AS	36.47%	11,416	11,416	13,167	13,167	47.9%
EfTEN Real Estate Fund AS ISIN EE3100127242	Equity fund	Estonia	EfTEN Capital AS	1.91%	4,497	0.0206	4,124	0.0189	15.0%
EfTEN Kinnisvarafond II AS	Equity fund	Estonia	EfTEN Capital AS	0.71%	963	0.0148	1,034	0.0159	3.8%
EfTEN Residential Fund usaldusfond	Trust fund	Estonia	EfTEN Capital AS	4.19%	1,472	1,472	1,489	1490	5.4%
EfTEN Special Opportunities Fund usaldusfond	Trust fund	Estonia	EfTEN Capital AS	0.75%	94	94	95	95	0.3%
Total underlying funds					**18,442**		**19,909**		**72.5%**
Total securities					**19,167**		**21,063**		**76.7%**

As of 31.12.2023

Name	Type	Country of origin	Fund Manager	Unit in the fund 31.12.2023	Acquisition cost	Average unit acquisition cost	Total fair value	Fair value per unit	Unit in net asset value
€ thousands									
Underlying funds									
EfTEN Real Estate Fund 5 usaldusfond	Trust fund	Estonia	EfTEN Capital AS	36.47%	4,157	4,157	5,125	5,125	19.5%
EfTEN Real Estate Fund AS[1] ISIN EE3100127242	Equity fund	Estonia	EfTEN Capital AS	2.02%	4,497	0.0206	4,146	0.0190	15.8%
EfTEN Kinnisvarafond II AS	Equity fund	Estonia	EfTEN Capital AS	0.71%	963	0.0148	999	0.0154	3.8%
EfTEN Residential Fund usaldusfond	Trust fund	Estonia	EfTEN Capital AS	3.58%	967	967	1,030	1,030	3.9%
Total underlying funds					**10,584**		**11,300**		**43.0%**
Total securities					**11,309**		**12,354**		**47.1%**

[1]EfTEN Kinnisvarafond AS merged with EfTEN Real Estate Fund AS. The merger entered into force on 28.02.2023.

All funds whose units and participations EfTEN United Property Fund holds disclose their net asset value monthly.

Loans granted

As of 31.12.2024

Borrower	Borrower's country of origin	Maturity	Interest rate	Contractual loan amount	Loan balance 31.12.2024	Unit in the Fund's Net asset value
€ thousands						
EfTEN M7 UAB	Lithuania	28.02.2027	4%	2,876	2,149	7.8%
Uus-Järveküla OÜ	Estonia	18.08.2025	8% until 18.12.2024 15% from 19.12.2024	3,519	3,519	12.8%
Total loans granted				**6,395**	**5,668**	**20.6%**

As of 31.12.2023

Borrower	Borrower's country of origin	Maturity	Interest rate	Contractual loan amount	Loan balance 31.12.2023	Unit in the Fund's Net asset value
€ thousands						
EfTEN M7 UAB	Lithuania	28.02.2027	4%	2,876	2,149	8.2%
Uus-Järveküla OÜ	Estonia	18.08.2025	8% until 18.12.2024 15% from 19.12.2024	3,519	3,519	13.4%
Total loans granted				**6,395**	**5,668**	**21.6%**

Other assets

As of 31.12.2024

Name	Fair value	Unit in the Fund's net asset value
€ thousands		
Interest receivable	1,039	3.8%
Total other assets	**1,039**	**3.8%**

As of 31.12.2023

Name	Fair value	Unit in the Fund's net asset value
€ thousands		
Interest receivable	711	2.7%
Total other assets	**711**	**2.7%**

Deposits

As of 31.12.2024

Credit institution	Type	Country of origin	Rating of the Credit institution and name of the rating agency [1]	Maturity date	Interest rate	Deposited amount	Unit in the Fund's net asset value
€ thousands							
Swedbank Estonia	Term deposit	Estonia	Moody's Aa3	28.02.2025	2.5%	120	**0.4%**
Total deposits						**120**	**0.4%**
TOTAL ASSETS						**27,890**	**101.50%**

As of 31.12.2023

Credit institution	Type	Country of origin	Rating of the Credit institution and name of the rating agency [1]	Maturity date	Interest rate	Deposited amount	Unit in the Fund's net asset value
€ thousands							
Swedbank Estonia	On demand deposit	Estonia	Moody's Aa3	On demand	-	231	**0.9%**
Swedbank Estonia	Term deposit	Estonia	Moody's Aa3	29.01.2024	3.7%	5,500	**20.9%**
Swedbank Estonia	Term deposit	Estonia	Moody's Aa3	29.02.2024	2.5%	1,795	**6.8%**
Total deposits						**7,526**	**28.7%**
TOTAL ASSETS						**26,259**	**100.01%**

[1] The table shows the rating of the parent bank of Swedbank AS. Swedbank AS itself does not have a rating.

Net asset value of the fund

	Balance	Unit of the Fund's net asset value

	31.12.2024	31.12.2023	31.12.2024	31.12.2023
Fund assets	**27,890**	26,259	**101.50%**	100.01%
Fund liabilities	**-412**	**-3**	**-1.50%**	**-0.01%**
NET ASSET VALUE OF THE FUND	**27,478**	**26,256**	**100.00%**	**100.00%**

Independent Auditor's Report

To the Unitholder of EfTEN United Property Fund

Report on the audit of the separate financial statements

Our opinion

In our opinion, the separate financial statements present fairly, in all material respects, the financial position of EfTEN United Property Fund (the "Fund") managed by EfTEN Capital AS (the "Fund Manager") as at 31 December 2024, and the Fund´s separate financial performance and separate cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Our opinion is consistent with our additional report to the management board of the Fund Manager dated 27 February 2025.

What we have audited

The Fund's separate financial statements comprise:

- the separate statement of comprehensive income for the year ended as at 31 December 2024;
- the separate statement of financial position as at 31 December 2024;
- the separate statement of changes in the net asset value of the Fund attributable to unitholder for the year then ended;
- the separate statement of cash flows for the year then ended; and
- the notes to the separate financial statements, comprising material accounting policy information and other explanatory information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the separate financial statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Fund in accordance with the International Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code). We have fulfilled our other ethical responsibilities in accordance with the IESBA Code.

To the best of our knowledge and belief, we declare that non-audit services that we have provided to the Fund and its subsidiaries are in accordance with the applicable law and regulations in the Republic of Estonia and that we have not provided non-audit services that are prohibited under § 59^1 of the Auditors Activities Act of the Republic of Estonia.

The non-audit services that we have provided to the Fund and its subsidiaries in the period from 1 January 2024 to 31 December 2024 are disclosed in the management report.

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Translation note:

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Our audit approach

Overview

Materiality	Overall Fund audit materiality is EUR 278 thousand, which represents approximately 1% of net asset value of the Fund attributable to unitholder.
Key audit matters	• Valuation of financial assets at fair value.

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the separate financial statements. In particular, we considered where the management board of the Fund Manager made subjective judgments; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls including, among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the separate financial statements as a whole, taking into account the structure of the Fund, the accounting processes and controls, and the industry in which the Fund operates.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the separate financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the separate financial statements.

Based on our professional judgment, we determined certain quantitative thresholds for materiality, including the overall materiality for the separate financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, if any, both individually and in aggregate on the separate financial statements as a whole.

Overall materiality	EUR 278 thousand
How we determined it	Approximately 1% of net asset value of the Fund attributable to unitholder
Rationale for the materiality benchmark applied	We have applied net asset value of the Fund attributable to unitholder as benchmark, as this is the key indicator on which the Fund's value depends and that is monitored by the management board of the Fund Manager and the Fund unitholder.

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Key audit matter

Key audit matter is a matter that, in our professional judgment, was of most significance in our audit of the separate financial statements of the current period. This matter was addressed in the context of our audit of the separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on this matter.

Key audit matter	How our audit addressed the key audit matter
Valuation of financial assets at fair value *Additional information is disclosed in Fund's separate financial statement's Note 2 "Summary of significant accounting policies" and Note 4 "Fair value of financial assets".* As at 31 December 2024, the Fund had financial assets at fair value through profit or loss in the amount of EUR 21,063 thousand, including: - investments in subsidiaries in the amount of EUR 1,154 thousand; and - investments in underlying funds in the amount of EUR 19,909 thousand; and related net profit / loss from assets recognised in fair value through profit or loss in the statement of comprehensive income in 2024 in the amount of EUR 851 thousand, including: - profit from investments in subsidiaries in the amount of EUR 100 thousand; and - profit from underlying funds in the amount of EUR 751 thousand. *Investments in subsidiaries* The Fund's subsidiaries are not quoted on a stock exchange; thus, the fair value of subsidiaries is determined by reference to their respective assets and liabilities at balance sheet date, valued largely at fair value. The principal asset of the subsidiaries includes property investments as an estimated component which are measured at fair value at each balance sheet date. The management board of the Fund Manager uses independent professional appraisers to evaluate the fair values of properties, ordering an external evaluation for each asset at least twice a year.	Given the inherent subjectivity involved in the valuation of the property investments and the need for market knowledge and valuation expertise, we engaged PwC valuation specialists to assist us in our audit of this area. We reviewed the methods used to estimate the fair value of the properties for compliance with the IFRS fair value principles. We assessed the qualifications, expertise and objectivity of the appraisers to ensure that they had performed their work in accordance with professional valuation standards and had significant experience in the markets in which the Fund operates. We compared the major assumptions used by the valuers, such as the construction and sale price of the property development, rental, discount, capitalization and vacancy rates, with our own ranges of assumptions, which were based on observable market data where possible. Where the assumptions used were outside the expected range or otherwise unusual or the valuation results did not match market trends, we conducted further investigation and requested additional information and explanations from the valuers and the Fund's management regarding the inputs and assumptions used. It was evident from our interaction with the management board of the Fund manager and the appraisers, and from our procedures in respect of the valuation reports that close attention had been paid to each property investment's individual characteristics, such as considering the overall quality, geographic location and cash flow potential of the property as a whole. As a result of inquiries made to management and external valuers and analysis of expert opinions, we verified whether the valuation of each property has considered its specific characteristics, such as its overall quality, geographical location and cash flow potential as a whole. We examined whether the assumptions used in the valuation of the properties appropriately considered the effects

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Investments in underlying funds

The Fund will base the fair value of the underlying funds on the assets and liabilities of the underlying at the balance sheet date, which are largely valued at fair value. The underlying real estate properties are valued by an independent professional appraiser within the underlying fund itself.

If the underlying fund is listed on a stock exchange, the fair value of the underlying shall be based on the closing price on the last stock exchange trading day of the reporting period.

The management board of the Fund Manager uses the discounted cash flow method to find the fair value of the real estate objects belonging to the subsidiaries and the underlying funds, in which:

- the rental price input used is determined in the case of leased objects based on valid lease agreements; or
- the investments made for real estate developments and the income expected from the sale of the real estate are taken into account;
- when determining the yield and the estimated market cash flow, assumptions are used that are based on the market yield and information on comparable transactions.

Valuation of real estate owned by the Fund's subsidiaries and underlying funds is inherently subjective, as the values depend on the nature, location and expected future cash flow of each real estate object, among other factors.

The existence of significant estimation uncertainty, coupled with the fact that only a small percentage difference in individual investment property valuations, when aggregated, could result in a material impact, warranted specific audit focus in this area.

of recent significant market transactions and whether the Management Board of the Management Company and the valuers have taken into account and considered alternative assumptions before reaching the final valuation result.

We also considered whether the disclosures made in note 4 to the financial statements met the requirements set out in IFRS and noted no issues.

Reporting on other information including the Management report

The management board of the Fund Manager is responsible for the other information. The other information comprises the Management report and Fund`s investment report (but does not include the separate financial statements and our auditor’s report thereon).

Our opinion on the separate financial statements does not cover the other information, including the Management report.

In connection with our audit of the separate financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the separate financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Management report, we also performed the procedures required by the Auditors Activities Act of the Republic of Estonia. Those procedures include considering whether the Management report is consistent, in all material respects, with the separate financial statements and is prepared in accordance with the requirements of the Accounting Act of the Republic of Estonia.

Based on the work undertaken in the course of our audit, in our opinion:
- the information given in the Management report for the financial year for which the separate financial statements are prepared is consistent, in all material respects, with the separate financial statements; and
- the Management report has been prepared in accordance with the requirements of the Accounting Act of the Republic of Estonia.

If, based on the work we have performed on the Management report and other information that we obtained prior to the date of this auditor’s report, we conclude that there is a material misstatement in the Management report or in this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the management board of the Fund Manager and those charged with governance for the separate financial statements

The management board of the Fund Manager is responsible for the preparation and fair presentation of the separate financial statements in accordance with International Financial Reporting Standards as adopted by the European Union, and for such internal control as the management board of the Fund Manager determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate financial statements, the management board of the Fund Manager is responsible for assessing the Fund’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management board of the Fund Manager either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund’s financial reporting process.

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Auditor’s responsibilities for the audit of the separate financial statements

Our objectives are to obtain reasonable assurance about whether the separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund’s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management board of the Fund Manager.
- Conclude on the appropriateness of the management board of the Fund Manager’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the separate financial statements, including the disclosures, and whether the separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

Report on the compliance of the presentation of the separate financial statements with the requirements of the European Single Electronic Format ("ESEF")

The European single electronic reporting format has been applied by the management board of the Fund Manager to the Fund's separate financial statements to comply with the requirements of Article 3 of Commission Delegated Regulation (EU) 2019/815 of 17 December 2018 supplementing Directive 2004/109/EC of the European Parliament and of the Council with regard to regulatory technical standards on the specification of a single electronic reporting format (the "ESEF Regulation"). These requirements specify the Fund's obligation to prepare its separate financial statements in a XHTML format. We confirm that the European single electronic reporting format of the separate financial statements for the year ended 31 December 2024 complies with the ESEF Regulation in this respect.

Appointment and period of our audit engagement

In connection to listing the shares of EfTEN United Property Fund in Tallinn Nasdaq stock exchange on 31 May 2022, it is our third year as an auditor of EfTEN United Property Fund, as a public interest entity. Our uninterrupted engagement appointment period for EfTEN United Property Fund as a public interest entity can be up to 20 years. In accordance with the Auditors Activities Act of the Republic of Estonia and the Regulation (EU) No 537/2014, our appointment as the auditor of EfTEN United Property Fund can be extended for up to the financial year ending 31 December 2041.

AS PricewaterhouseCoopers

Original report is signed in Estonian language

Jüri Koltsov
Certified auditor in charge, auditor's certificate no. 623

27 February 2025
Tallinn, Estonia

Translation note:

This version of the report is a translation from the original, which was prepared in Estonian. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version of our report takes precedence over this translation.

This independent auditor's report (translation of the Estonian original) should only be used with the original document submitted in machine-readable .xhtml format that is submitted to the Tallinn Stock Exchange (Link: https://nasdaqbaltic.com/statistics/en/instrument/EE3500001609/reports).