

EfTEN REAL ESTATE FUND AS NOTICE CALLING THE ANNUAL GENERAL MEETING OF SHAREHOLDERS

The Management Board of **EfTEN Real Estate Fund AS** (registry code 12864036; seat Tallinn, A. Lauteri 5) calls an annual general meeting of shareholders on **07 April 2026 at 10:00 a.m.**

Venue of the general meeting: **Radisson Collection Hotel second floor conference centre hall "Tallinn", address Tallinn, R vala 3.**

The registration of participants of the general meeting starts at 09:00 a.m. on 07 April 2026 at the venue of the meeting. The registration ends at 10:00 a.m. If possible, we request that all shareholders arrive in time considering the time required to register the participants of the meeting.

The list of shareholders who shall be entitled to participate in the annual general meeting shall be fixed seven days prior to the date of the general meeting, i.e., on 31.03.2026 as at the end of the working day of the registrar of the settlement system of the fund's securities.

Pursuant to the resolution of the Supervisory Board of EfTEN Real Estate Fund AS, the annual general meeting will have the following agenda together with proposals of the Supervisory Board to the shareholders:

Item 1: Management Board's overview of the fund's activities

The Management Board shall provide an overview of the activities of EfTEN Real Estate Fund AS. The item is for informational purposes only.

Item 2: Approval of the Fund's annual report for 2025

The consolidated annual report of the Fund for 2025 has been audited by the PricewaterhouseCoopers. In accordance with § 135³ subsection 5 of the Securities Market Act, the remuneration report is also submitted as an appendix to the annual report. The compliance with the requirements established for the remuneration report has been audited by the auditor of the fund. The Supervisory Board has approved the annual report, prepared the Supervisory Board's report, and submitted it together with the profit distribution proposal to the general meeting for the approval.

Proposal of the Supervisory Board: To approve the annual report 2025 of the EfTEN Real Estate Fund AS as submitted to the general meeting.

Item 3: Distribution of profit

Proposal of the Supervisory Board: The consolidated net profit of the 2025 financial year of the fund is 12 235 thousand euros. To distribute the undistributed profit as of 31 December 2025 in the total amount of 23 724 thousand euros as follows:

Transfers to the reserve capital: 1 224 thousand euros.

Profit to be distributed between the shareholders (net dividend): 13 830 thousand euros (1,20 euros per share).

Transfers to other reserves shall not be made and profit shall not be used for any other purposes.

Amount of undistributed profit after transfers is 8 670 thousand euros.

The list of shareholders entitled to dividends shall be fixed on 22.04.2026 (*record date*) as at the end of the working day of the registrar of the settlement system of the fund's securities. Therefore, the date of change in the rights attaching to shares (*ex-date*) is 21.04.2026. As of this date a person who acquired shares is not entitled to dividends for the 2025 financial year. Dividend shall be distributed to the shareholders on 29.04.2026 by way of bank transfer to the shareholder's bank account.

Item 4: Remuneration Principles

Pursuant to § 135² (11) of the Securities Market Act, the general meeting shall vote on the principles of remuneration at least once every four years. The respective decision of the general meeting on the approval of the remuneration principles is advisory for the supervisory board. The remuneration principles are available to shareholders on the fund's website at <https://eref.ee/en/investorile/uldkoosolekud/>

Proposal of the Supervisory Board: To approve the principles of remuneration of the members of the Management Board of the fund as submitted to the general meeting.

Item 5: Purchase of Magistral Kaubanduskeskuse OÜ

In connection with the maturity of EfTEN Kinnisvarafond II AS, the shareholders of EfTEN Kinnisvarafond II AS have authorized the management board and the management company to sell Magistral Kaubanduskeskuse OÜ. Magistral Kaubanduskeskuse OÜ corresponds to the investment profile of the fund and the acquisition of assets from another fund of the same management company is permissible under the conditions of § 101(3) and (4) of the Investment Funds Act.

In accordance with § 298(2) of the Commercial Code, the general meeting may adopt a decision on matters that are not directly within the competence of the general meeting at the request of the management board or the supervisory board. In this case, the management board and the supervisory board consider it necessary to decide on the matter at the general meeting. Magistral Kaubanduskeskuse OÜ owns and manages the Magistral shopping center located in Tallinn. The basis for determining the fair value of the company's share is the value of the shopping center's property belonging to the company of 31,690,000 euros, which has been valued by Colliers International Advisors OÜ. A more detailed memorandum regarding the acquisition is available to shareholders on the fund's website <https://eref.ee/en/investorile/uldkoosolekud/>.

Proposal of the Supervisory Board: To authorize the management board to buy a share of Magistral Kaubanduskeskus OÜ (registration code 11228717) with a nominal value of 1,502,562 euros, which constitutes 100% of the subsidiary's share capital, from EfTEN Kinnisvarafond II AS at a fair price based on the value of the property owned by the subsidiary. The fair price shall be determined by an independent appraiser in accordance with applicable law and approved by the Supervisory Board.

Item 6: Increase of share capital and listing of new shares on the Main List of Nasdaq Tallinn Stock Exchange

The fund manager continues to see attractive investment opportunities in the current environment, and to avoid the related additional administrative load (including convening the general meeting only for the purpose of this decision), the management of the fund proposes to delegate the increase of the share capital to the Supervisory Board in accordance with clause 6.11 of the articles of association. According to the fund's articles of association and the legislation, the right to decide to increase the share capital is allowed to be assigned to the Supervisory Board for a fixed time period.

Proposal of the Supervisory Board: To delegate to the competence of the Supervisory Board the decision on the increase of share capital for a one-year period following this general meeting by public and/or private offering, excluding the pre-emptive right of existing shareholders to subscribe and taking into account that

(i) the number of shares to be issued additionally would not exceed 10% of the number of shares at the time of adoption of this resolution;

(ii) the minimum price of the shares to be offered (nominal value €10 and premium) per share shall be the average closing price of the fund's share on the stock exchange for the 60 days preceding the resolution of the Supervisory Board,

and to apply for the listing and admission to trading of all newly issued shares on the Main List of Nasdaq Tallinn Stock Exchange.

To authorise the Supervisory Board and the Management Board of the fund to carry out all activities and conclude all agreements necessary for this purpose.

Additional organisational information:

Documents related to the general meeting, incl. the fund's annual report 2025, remuneration report, report of the sworn auditor, profit distribution proposal, report of the Supervisory Board, draft resolutions and any other information subject to the statutory disclosure requirement are available for examination on the webpage of the fund www.eref.ee and until the date (incl.) of the general meeting, at the premises of the fund (address A. Lauteri 5, 10114 Tallinn, 3rd floor) on working days from 09:00 until 16:00.

There will be no video transmission of the general meeting.

Questions with respect to the matters on the agenda of the general meeting can be submitted via e-mail address: koosolek@efTEN.ee or by mail to the address of the fund (Tallinn 10114, A. Lauteri 5) or via phone by calling + 372 655 9515. Questions, answers, shareholders' proposals with respect to the

matters on the agenda and the minutes of the general meeting shall be published on the webpage of EfTEN Real Estate Fund AS www.eref.ee.

The shareholders also may participate by appointing a representative or vote on the items on the agenda of the general meeting using electronic means prior to the meeting. When appointing a representative, we recommend you appoint Viljar Arakas, a member of the Management Board of the fund, whom you can give precise instructions to vote on your behalf on each agenda item. In case a shareholder wishes to use the template of power of attorney upon appointment of a representative, the respective template is available on the webpage of EfTEN Real Estate Fund AS <https://eref.ee/en/investorile/uldkoosolekud/>.

Shareholders may vote electronically on the agenda items before the general meeting is held in accordance with the following procedure:

- (i) The electronic vote must be sent to the address koosolek@eften.ee not later than on 6 April 2026 at 16:00 (Estonian time). The shareholder has the right to change or cancel the vote given or submit objections not later than indicated in the previous sentence.
- (ii) The shareholder's vote must be given on the respective form available on the fund's website <https://eref.ee/en/investorile/uldkoosolekud/> and must be digitally signed. In case several properly filled and signed voting ballots are submitted on behalf of one shareholder, only the voting ballot received later in time shall be considered valid, and all previous voting ballots of that shareholder shall be considered invalid. In case the shareholder has submitted the voting ballot, but also attends the general meeting in person, all the voting ballots submitted by the shareholder before the general meeting shall be considered invalid.
- (iii) In case the shareholder is represented at the general meeting by a representative, a digitally signed power of attorney certifying the right of representation must be submitted to the e-mail address koosolek@eften.ee together with the electronic vote or before submitting the electronic vote.
- (iv) Shareholders who have voted no later than 6 April 2026 at 16.00 (Estonian time) shall be deemed to have taken part in the general meeting and the votes represented by the shareholders' shares shall be accounted as part of the quorum of the general meeting, unless otherwise provided by law.

We request to submit the following to register the participants of the general meeting:

- in case of a shareholder who is a natural person, an identity document. A representative of a shareholder shall also present a power of attorney in written form.
- in case of a shareholder who is a legal person, an extract from the registry where the legal person is registered, which proves the authorisation of the representative to represent the legal person (right of representation arising from law) and an identity document of the representative. In case the representative is not a legal representative of the legal person, a valid power of attorney shall also be required. Where required by applicable law, documents pertaining to a legal person registered in a foreign country are requested to be legalized or duly apostilled. Documents in foreign language are requested to be accompanied by a translation into Estonian by a sworn translator.

At the general meeting, a shareholder is entitled to receive information from the Management Board on the activities of the fund. The Management Board may decide to withhold information if there is a reason to believe that the disclosure of information may cause significant damage to the interests of the public limited company. If the Management Board refuses to disclose information, the shareholder may demand from the general meeting to adopt a resolution regarding the lawfulness of the information request or to file, within two weeks, a petition to a court by way of proceedings on petition to obligate the Management Board to give information.

The shareholders whose shares represent at least 1/20 of the share capital may request for additional items to be included on the agenda of the general meeting, if the respective request is submitted in writing at least 15 days prior to the general meeting to the address EfTEN Real Estate Fund AS, A. Lauteri 5, 10114 Tallinn.

The shareholders whose shares represent at least 1/20 of the share capital may present a draft resolution in respect of each item on the agenda in writing no later than three days prior to the general meeting to the address EfTEN Real Estate Fund AS, A. Lauteri 5, 10114 Tallinn.

Prior to the general meeting, the shareholder may notify of the appointment of a representative or the revocation of the representative's authority by sending a digitally signed notice to the e-mail address koosolek@eften.ee or by delivering the signed documents in person on working days between 09:00 to 16:00 to EfTEN Real Estate Fund AS at A. Lauteri 5, 10114 Tallinn at the latest by 6 April 2026 (Estonian time).

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