

Balance sheet in assets of the investment fund (other customers)  
as of 01.03.2026  
of  
Teniz Capital Investment Banking JSC  
(Organization name)  
EAST INVESTMENT GROUP Joint-Stock Real Estate Investment Fund  
(portfolio manager's customer name)

(in thousand tenge)

Item name	Line code	As of the end of the reporting period	As of the beginning of the reporting period
1	2	3	4
<b>Assets</b>			
Cash and cash equivalents	1	33 992	31 629
Refined precious metals	2	0	0
Deposits in banks	3	0	0
Securities	4	0	0
Including:			
Government securities of the Republic of Kazakhstan	4.1	0	0
Securities of international financial organizations	4.2	0	0
Non-government securities of foreign issuers	4.3	0	0
Securities of foreign states	4.4	0	0
Non-government securities of issuers of the Republic of Kazakhstan	4.5	0	0
Other securities	4.6	0	0
Depository receipts	5	0	0
Shares of Mutual investment funds	6	0	0
Investments in capital of legal entities not being joint-stock companies	7	0	0
Demands to reverse REPO transactions	8	0	0
Accounts receivable	9	7 737	9 758
Derivative financial instruments	10	0	0
Intangible assets	11	0	0
Fixed assets	12	1 828 152	1 828 152
Including			
Lands	12.1	73 672	73 672
Buildings and structures	12.2	1 754 480	1 754 480
Other fixed assets	12.3	0	0
Other assets	13	0	0
<b>Total assets:</b>	<b>14</b>	<b>1 869 881</b>	<b>1 869 539</b>
<b>Liabilities</b>			
Redemption of securities of the investment fund	15	0	0
Dividends payable	16	0	0
Loans raised	17	0	0
Derivative financial instruments	18	0	0
Accounts payable	19	74 975	63 787
Liabilities upon REPO transactions	20	0	0
Other liabilities	21	0	0
<b>Total liabilities</b>	<b>22</b>	<b>74 975</b>	<b>63 787</b>
<b>Total net assets</b>	<b>23</b>	<b>1 794 906</b>	<b>1 805 752</b>

Name: East Investment Group Address: 240g Nazarbayev Ave., 2nd floor, Business Center Teniz Towers, Almaty, Kazakhstan  
Joint-Stock Real Estate Investment Fund

Tel: 87273553722

Email: info@tenizcap.kz

Prepared by Popov D.S.  
(surname, given name, patronymic (if any)) signature

Chief Accountant Kassenova A. O.  
signature  
(surname, given name, patronymic (if any))

Head or Acting Head Botashev A. E.  
signature  
(surname, given name, patronymic (if any))

Date: 06.02.2026

Seal: /Teniz Capital Investment Banking JSC, Almaty city, Republic of Kazakhstan, BIN 041040003559/



**Profit and Loss Report on Investment Fund Assets (Other Clients)**  
as of 01.03.2025  
of  
**Teniz Capital Investment Banking JSC**  
(Organization name)  
**EAST INVESTMENT GROUP Joint-Stock Real Estate Investment Fund**  
(portfolio manager's customer name)

(In thousand tenge)				
Item name	Line code	As of the end of the reporting period	As of the beginning of the reporting period	
1	2	3	4	
Net assets of the investment fund at the beginning of the period	1	1 825 709	1 805 752	
Inflows of client assets	2	0	0	
Proceeds from the placement of investment fund securities (units/shares)	3	0	0	
Income in the form of remuneration on placed deposits	4	0	0	
Income in the form of remuneration (coupon and/or discount) on securities	5	0	0	
including:				
government securities of the Republic of Kazakhstan	5.1	0	0	
securities of international financial organizations	5.2	0	0	
non-government securities of foreign issuers	5.3	0	0	
securities of foreign states	5.4	0	0	
non-government securities of issuers of the Republic of Kazakhstan	5.5	0	0	
other securities	5.6	0	0	
Income from reverse repurchase (REPO) transactions	6	0	0	
Income in the form of dividends on shares	7	0	0	
Income from the purchase and sale of securities	8	0	0	
Income from investments in the capital of legal entities that are not joint-stock companies	9	0	0	
Income from revaluation	10	1 906	1 121	
including:				
from change in fair value of securities	10.1	0	0	
from revaluation of foreign currency	10.2	1 906	1 121	
other income from revaluation	10.3	0	0	
Income from the purchase and sale of foreign currency	11	0	0	
Income from leasing property	12	0	0	
Income in the form of remuneration on other financial assets	13	0	0	
Other income	14	0	0	
<b>Total Income</b>	<b>15</b>	<b>1 906</b>	<b>1 121</b>	
Repurchased investment fund securities (units/shares)	16	0	0	
Expenses for dividends paid on investment fund shares	17	13 680	0	
Withdrawal of client assets	18	0	0	
Expenses from the purchase and sale of securities	19	0	0	
Expenses from investments in the capital of legal entities that are not joint-stock companies	20	0	0	
Expenses from revaluation	21	2 663	1 602	
including:				
from change in fair value of securities	21.1	0	0	
from revaluation of foreign currency	21.2	2 663	1 602	
other expenses from revaluation	21.3	0	0	
Expenses from the purchase and sale of foreign currency	22	0	0	
Commission expenses	23	2 899	1 448	
including:				
to the investment portfolio manager	23.1	2 596	1 298	
to the broker and dealer	23.2	0	0	
to the custodian and central depository	23.3	303	150	
to other parties	23.4	0	0	
Other expenses	24	19 823	9 297	
<b>Total Expenses</b>	<b>25</b>	<b>39 065</b>	<b>12 347</b>	
Unidentified (erroneously credited) amounts	26	6 356	380	
Return of unidentified (erroneously) credited amounts	27	0	0	
<b>Net assets at the end of the period</b>	<b>28</b>	<b>1 794 906</b>	<b>1 794 906</b>	
Change in net assets	29	-30 803	-10 846	

Name: East Investment Group Address: 240g Nazarbayev Ave., 2nd floor, Business Center Teniz Towers, Almaty, Kazakhstan  
Joint-Stock Real Estate Investment Fund

Tel.: 87273553722

Email: info@tenizcap.kz

Prepared by: Popov D.S.  
(surname, given name, patronymic (if any))

Chief Accountant  
Kassenova A O  
surname, given name, patronymic (if any)

Head or Acting Head  
Botashev A. E.  
surname, given name, patronymic (if any)

Date: 06.02.2026

Seal: /Teniz Capital Investment Banking JSC, Almaty city, Republic of Kazakhstan, BIN 041040003559/

