

Balance sheet in assets of the investment fund (other customers)
as of 01.04.2026
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
Assets			
Cash and cash equivalents	1	37 176	33 992
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	7 815	7 737
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
Total assets:	14	1 873 143	1 869 881
Liabilities			
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	83 173	74 975
Liabilities upon REPO transactions	20	0	0
Other liabilities	21	0	0
Total liabilities	22	83 173	74 975
Total net assets	23	1 789 970	1 794 906

Name: East Investment Group Address: 240g Nazarbayev Ave., 2nd floor,
Joint-Stock Real Estate Investment Fund Business Center Teniz Towers,
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Date: 08.04.2026

Seal: Teniz Capital Investment Banking JSC, Almaty city, Republic of Kazakhstan, BIN 041040035597



Profit and Loss Report on Investment Fund Assets (Other Clients)
as of 01.04.2025
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	1 794 906
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	2 746	840
including:			
from change in fair value of securities	10.1	0	0
from revaluation of foreign currency	10.2	2 746	840
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
Total Income	15	2 746	840
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	4 651	1 988
including:			
from change in fair value of securities	21.1	0	0
from revaluation of foreign currency	21.2	4 651	1 988
other expenses from revaluation	21.3	0	0
Expenses from the purchase and sale of foreign currency	22	0	0
Commission expenses	23	5 644	2 745
including:			
to the investment portfolio manager	23.1	5 191	2 595
to the broker and dealer	23.2	0	0
to the custodian and central depository	23.3	453	150
to other parties	23.4	0	0
Other expenses	24	24 901	5 078
Total Expenses	25	48 876	9 811
Unidentified (erroneously credited) amounts	26	10 391	4 035
Return of unidentified (erroneously) credited amounts	27	0	0
Net assets at the end of the period	28	1 789 970	1 789 970
Change in net assets	29	-35 739	-4 936

Name:

East Investment Group
Joint-Stock Real Estate Investment Fund

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signature

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

