

Balance sheet in assets of the investment fund (other customers)
as of 01.12.2025
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
Assets			
Cash and cash equivalents	1	36 464	41 585
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	4 919	5 016
Derivative financial instruments	10	0	0
Intangible assets	11	0	0
Fixed assets	12	1 828 152	1 508 345
Including			
Lands	12.1	73 672	57 124
Buildings and structures	12.2	1 754 480	1 451 221
Other fixed assets	12.3	0	0
Other assets	13	0	0
Total assets:	14	1 869 535	1 554 946
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	39 129	35 649
Liabilities upon REPO transactions	20	0	0
Other liabilities	21		3 542
Total liabilities	22	39 129	39 191
Total net assets	23	1 830 406	1 515 755

Name: East Investment Group Address: 240g Nazarbayev Ave., 2nd floor,
Business Center CDC-1, Almaty,
Kazakhstan
Joint-Stock Real Estate Investment Fund

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Chief Accountant

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Head or Acting Head

Botashev A. E.

signature

(surname, given name, patronymic (if any))

Date: 08.12.2025

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 01.12.2025
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	1 554 864	1 515 755
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 including:	5	0	0
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	12 266	612
including:			
from change in fair value of securities	10.1	0	0
from revaluation of foreign currency	10.2	12 266	612
other income from revaluation	10.3	0	0
Income from the purchase and sale of foreign currency	11	326	0
Income from leasing property	12	251 188	35 401
Income in the form of remuneration on other financial assets	13	0	0
Other income	14	347 659	319 807
Total Income	15	611 439	355 820
Repurchased investment fund securities (units/shares)	16	0	0
Expenses for dividends paid on investment fund shares	17	97 040	
Withdrawal of client assets	18	144 000	23 000
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	14 025	1 709
including:			
from change in fair value of securities	21.1	0	0
from revaluation of foreign currency	21.2	14 025	1 709
other expenses from revaluation	21.3	0	0
Expenses from the purchase and sale of foreign currency	22	0	0
Commission expenses	23	11 701	1 324
including:			
to the investment portfolio manager	23.1	10 620	1 180
to the broker and dealer	23.2	0	
to the custodian and central depository	23.3	1 081	144
to other parties	23.4	0	0
Other expenses	24	71 983	17 540
Total Expenses	25	338 749	43 573
Unidentified (erroneously credited) amounts	26	9 378	2 404
Return of unidentified (erroneously) credited amounts	27	6 526	0
Net assets at the end of the period	28	1 830 406	1 830 406
Change in net assets	29	275 542	314 651

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