NUMAI
2025 Q1 Overview



Aurimas Čiagus
Cofounder & CEO

Dear Investors,

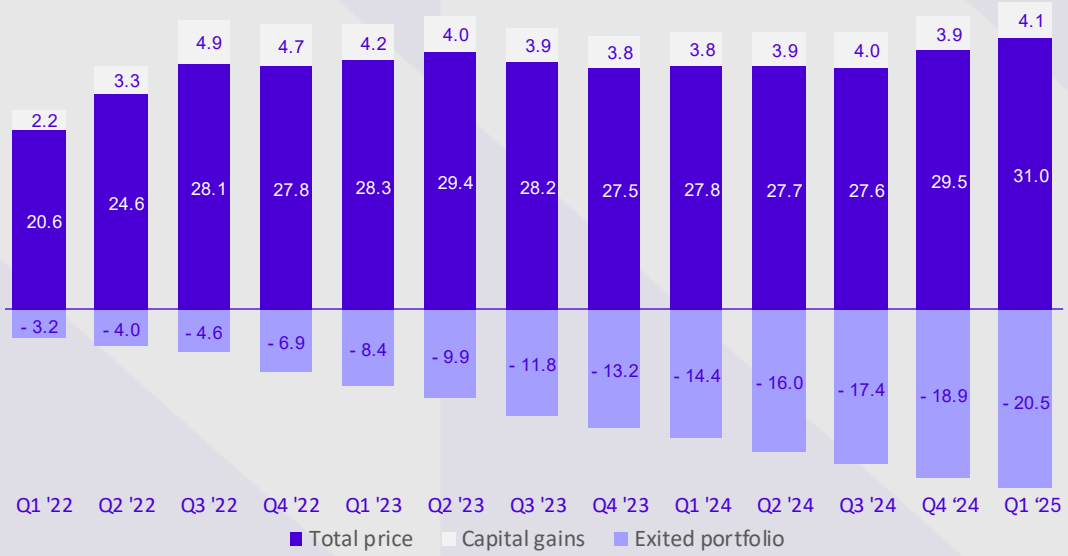
The first quarter of 2025 has shown encouraging signs of recovery, with the property market steadily getting back on track. Increased buyer activity suggests renewed confidence, and we're proactively positioning ourselves to capitalize on this positive momentum.

Simultaneously, banks have adjusted their margins favourably, and EURIBOR has declined more rapidly than anticipated—creating a very promising scenario for us. These favourable financial conditions allow us to adopt a more assertive approach, driving competitive advantage and profitability.

Looking ahead, our primary focus remains on interest rates. Current economic and geopolitical developments point towards continued downward pressure on rates, aligning with our earlier forecasts. This trend represents an advantageous opportunity, providing us with access to cost-effective financing and enhanced market conditions.

Thank you for your continued support and trust. We look forward to leveraging these opportunities together to achieve sustained growth and success.

Portfolio Dynamics, Mln. Eur.



Client Wealth Growth*

13% or €4,1M

*Property value appreciation, based on the House Price Index (HPI), serves as a liquidity buffer, reflecting the increased worth of assets compared to their original purchase price. This off-balance figure is not included in the portfolio size.

Updated Pricing and Client Scoring

We've updated our pricing model to provide more flexibility, allowing us to tailor offers better while maintaining healthy margins. This positions us to attract a broader client base without compromising portfolio performance.

We also improved our client and property scoring tool, enabling more accurate and objective risk assessments. Developed with guidance from a Big Four firm, the tool now directly informs pricing, ensuring offers align with each client's risk profile.

Assets Under Management

206

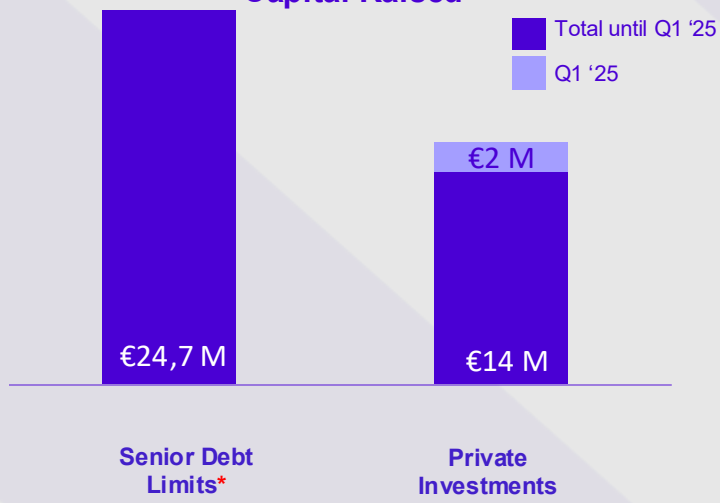
We currently manage 206 assets, including preliminary agreements with sellers.

Rent Revenue Changes Q1 '25 vs Q4 '24*

-2,5%

* Rental income decreased despite portfolio growth, as several preliminary contracts only began generating revenue at the end of Q1 or start of Q2. Additionally, a portion of the income is tied to EURIBOR compensation, which declined in line with falling EURIBOR rates.

Capital Raised



* Stands for the unamortized portion of the senior loans.