

CLOSED-END INVESTMENT UNDERTAKING FOR INFORMED INVESTORS CAPITALICA BALTIC REAL ESTATE FUND I UAB

**FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024,
PREPARED IN ACCORDANCE WITH LITHUANIAN FINANCIAL REPORTING STANDARDS
AND PRESENTED TOGETHER WITH THE MANAGEMENT REPORT AND
INDEPENDENT AUDITOR'S REPORT**

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**Shape the future
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Juridinio asmens kodas 110878442
PVM mokėtojo kodas LT108784411
Juridinių asmenų registras

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Code of legal entity 110878442
VAT payer code LT108784411
Register of Legal Entities

INDEPENDENT AUDITOR'S REPORT

To the Shareholders of UAB “Capitalica Baltic Real Estate Fund I”

Opinion

We have audited the financial statements of UAB “Capitalica Baltic Real Estate Fund I” (the Company), which comprise the balance sheet as at 31 December 2024, the statement of income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at 31 December 2024 and its financial performance and its cash flows for the year then ended in accordance with Lithuanian financial reporting standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the requirements of the Law on Audit of Financial Statements and Other Assurance Services of the Republic of Lithuania that are relevant to the audit in the Republic of Lithuania, and we have fulfilled our other ethical responsibilities in accordance with the Law on Audit of Financial Statements and Other Assurance Services of the Republic of Lithuania and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Other information consists of the information included in the Company's 2024 management report, other than the financial statements and our auditor's report thereon. Management is responsible for the other information.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon, except as indicated below.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

We also have to evaluate, if the financial information included in the Company's management report corresponds to the financial statements for the same financial year and if the Company's management report has been prepared in accordance with the relevant legal requirements. In our opinion, based on the work performed in the course of the audit of financial statements, in all material respects:

- ▶ The financial information included in the Company's management report corresponds to the financial information included in the financial statements for the same year; and
- ▶ The Company's management report has been prepared in accordance with the requirements of the Law on Reporting by Undertakings and Groups of Undertakings of the Republic of Lithuania.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Lithuanian financial reporting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.



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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

UAB ERNST & YOUNG BALTIC
Audit company's licence No. 001335

Darius Vaicekauskas
Auditor's licence
No. 000652

30 April 2025

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(all amounts are in EUR thousand unless otherwise stated)

INCOME STATEMENT
for the year ended 31 December 2024

30 April 2025
(financial statements preparation date)

No	ITEMS	Notes	Financial year	Previous financial year
1.	OPERATING INCOME		5,368	5,365
1.1.	Interest income	14	1,675	1,603
1.2.	Dividends		-	-
1.3.	Lease income		-	-
1.4.	Gain from changes in value and sale of investments	8	3,693	3,762
1.5.	Gain from changes in foreign currency exchange rates		-	-
1.6.	Gain on derivatives		-	-
1.7.	Guarantee contributions		-	-
1.8.	Income related to sale/redemption of the Company's shares		-	-
1.9.	Other operating income		-	-
2.	OPERATING EXPENSES		2,700	1,593
2.1.	Loss from changes in value and sales of investments	8	2,700	1,593
2.2.	Loss from changes in foreign currency exchange rates		-	-
2.3.	Loss from derivatives		-	-
2.4.	Costs of selling the Company's shares		-	-
2.5.	Other operating expenses		-	-
3.	GROSS PROFIT (LOSS)		2,668	3,772
4.	GENERAL AND ADMINISTRATIVE EXPENSES		529	692
4.1.	Remuneration to Management Company	17	337	324
4.2.	Remuneration to depositary		51	59
4.3.	Remuneration to intermediaries		38	160
4.4.	Audit expenses		29	32
4.5.	Other general and administrative expenses		74	117
4.6.	Reimbursement of expenses(-)		-	-
5.	RESULTS OF OTHER ACTIVITIES		-	-
6.	INTEREST AND OTHER SIMILAR EXPENSES	15	1,563	999
7.	PROFIT (LOSS) BEFORE TAX		576	2,081
8.	INCOME TAX	2.12	-	-
9.	NET PROFIT (LOSS)		576	2,081

Director of Management Company CAPITALICA
ASSET MANAGEMENT UAB

(Title of the head of the Management Company)

Head of Accounting of SBA Competence and Service
Center UAB

(Title of a person able to handle accounting)

(Signature)

Mindaugas Liaudanskas
(Full name)

(Signature)

Milda Kiaušinytė
(Full name)

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(all amounts are in EUR thousand unless otherwise stated)

BALANCE SHEET

As at 31 December 2024

30 April 2025

(financial statements preparation date)

No	ITEMS	Notes	Financial year	Previous financial year
	ASSETS			
A.	NON-CURRENT ASSETS		71,243	73,660
1.	INTANGIBLE ASSETS		4	5
2.	PROPERTY, PLANT AND EQUIPMENT		-	-
2.1.	Investment property		-	-
2.1.1	Land		-	-
2.1.2	Buildings		-	-
2.2.	Other property, plant and equipment:		-	-
3.	FINANCIAL ASSETS		71,239	73,655
3.1.	Investments in group companies	8	39,027	38,034
3.2.	Investments in associates		-	-
3.3.	Other equity securities		-	-
3.4.	Non-equity securities		-	-
3.5.	Other investment units, shares, contributions of other collective investment undertakings		-	-
3.6.	Derivatives		-	-
3.7.	Term deposits		-	-
3.8.	Loans and receivables	9	32,212	35,621
3.8.1	Loans to group companies		26,342	31,376
3.8.2	Receivables from group companies		5,870	4,245
3.8.3	Loans to associates		-	-
3.8.4	Receivable from associates		-	-
3.8.5	Other receivables after one year		-	-
3.9.	Other non-current financial assets		-	-
4.	OTHER NON-CURRENT ASSETS		-	-
4.1.	Deferred tax assets		-	-
4.2.	Other assets		-	-
B.	CURRENT ASSETS		2,715	89
1.	INVENTORIES		-	-
1.1.	Prepayments made		-	-
1.2.	Inventory for internal use		-	-
2.	RECEIVABLES WITHIN ONE YEAR		-	-
2.1.	Receivables from sale of investments		-	-
2.2.	Debts owed by group companies		-	-
2.3.	Debts owed by associates		-	-
2.4.	Other receivables within a year		-	-
3.	SHORT-TERM INVESTMENTS		2,008	-
3.1.	Term deposits	4	2,008	-
3.2.	Money-market instruments		-	-
3.3.	Transferable securities		-	-
3.3.1	Non-equity securities		-	-
3.3.2	Equity securities of group companies		-	-
3.3.3	Other equity securities		-	-
3.3.4	Other investment units, shares, contributions of other collective investment undertakings		-	-
3.4.	Derivatives		-	-
4.	CASH	5	707	89
C.	DEFERRED EXPENSES AND ACCRUED INCOME		6	5
	TOTAL ASSETS		73,964	73,754

Closed-end investment undertaking intended for informed investors CAPITALICA BALTIC REAL ESTATE FUND I UAB, 304407861, Upės st. 21-1, Vilnius

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(all amounts are in EUR thousand unless otherwise stated)

No	ITEMS	Notes	Financial year	Previous financial year
D.	EQUITY	6	51,995	51,419
1.	CAPITAL	6, 10	18,362	18,362
1.1.	Subscribed capital		18,362	18,362
1.2.	Subscribed unpaid capital (-)		-	-
2.	SHARE PREMIUM		1,375	1,375
3.	REVALUATION RESERVE (RESULTS)		-	-
4.	RESERVES		1,584	1,480
4.1.	Legal reserve	11	1,584	1,480
4.2.	Other reserves		-	-
5.	RETAINED EARNINGS (LOSS)		30,674	30,202
5.1.	Profit (loss) of the reporting year		576	2,081
5.2.	Profit (loss) of the previous year		30,098	28,121
E.	PROVISIONS		-	-
1.	Provision for pensions and similar liabilities		-	-
2.	Provisions for taxation		-	-
3.	Other provisions		-	-
F.	PAYABLES AND OTHER LIABILITIES		21,944	22,310
1.	PAYABLES AFTER ONE YEAR AND OTHER LIABILITIES		13,667	17,000
1.1.	Debt liabilities	12	13,667	17,000
1.2.	Financial amounts owed to credit institutions		-	-
1.3.	Prepayments received		-	-
1.4.	Payables for financial and investment assets		-	-
1.5.	Payables under the bills of exchange and checks		-	-
1.6.	Payable to group companies		-	-
1.7.	Payables to associates		-	-
1.8.	Liabilities under derivative contracts		-	-
2.	PAYABLES WITHIN ONE YEAR AND OTHER LIABILITIES	13	8,277	5,310
2.1.	Debt liabilities		8,189	5,228
2.2.	Financial amounts owed to credit institutions		-	-
2.3.	Prepayments received		-	-
2.4.	Payables for financial and investment assets		-	-
2.5.	Payables under the bills of exchange and checks		-	-
2.6.	Payable to group companies		-	-
2.7.	Payables to associates		-	-
2.8.	Payables to Management Company and depository		65	65
2.9.	Other payables within one year		23	17
2.10.	Liabilities under derivative contracts		-	-
2.11.	Liabilities of tax on profit		-	-
2.12.	Employment-related liabilities		-	-
2.13.	Other current liabilities		-	-
G.	ACCRUED EXPENSES AND DEFERRED INCOME		25	25
	TOTAL EQUITY AND LIABILITIES		73,964	73,754

Director of Management Company CAPITALICA
ASSET MANAGEMENT UAB
(Title of the head of the Management Company)
Head of Accounting of SBA Competence and Service
Center UAB

(Title of a person able to handle accounting)

(Signature)

(Signature)

Mindaugas Liaudanskas
(Full name)

Milda Kiaušinytė
(Full name)

STATEMENT OF CHANGES IN EQUITY

for the year ended 31 December 2024

30 April 2025
(financial statements preparation date)

Indicators	Issued capital	Share premium	Legal reserve	Revaluation reserve (results)		Other reserves	Retained earnings (loss)	Total
				Property, plant and equipment	Financial assets			
1. Balance at the end of the financial year before previous	18,362	1,375	799	-	-	-	28,802	49,338
2. Results of changes in accounting policies	-	-	-	-	-	-	-	-
3. Results of correcting material errors	-	-	-	-	-	-	-	-
4. Recalculated balance at the end of financial year before last year	18,362	1,375	799	-	-	-	28,802	49,338
5. Increase (decrease) in the value of property, plant and equipment	-	-	-	-	-	-	-	-
6. Profit (loss) not recognized in statement of profit (loss)	-	-	-	-	-	-	-	-
7. Net profit (loss) for the year	-	-	-	-	-	-	2,081	2,081
8. Declared dividends and other payments related to profit distribution	-	-	-	-	-	-	-	-
9. Formed reserves	-	-	681	-	-	-	(681)	-
10. Realised reserves	-	-	-	-	-	-	-	-
11. Capital increase by selling shares, receiving contributions	-	-	-	-	-	-	-	-
12. Capital decrease by redemption of shares, reimbursement of contributions	-	-	-	-	-	-	-	-
13. Contributions to cover losses	-	-	-	-	-	-	-	-
14. Balance at the end of previous financial year	18,362	1,375	1,480	-	-	-	30,202	51,419

**Closed-end investment undertaking intended for informed investors CAPITALICA BALTIC REAL ESTATE
FUND I UAB, 304407861, Upės st. 21-1, Vilnius**
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
(all amounts are in EUR thousand unless otherwise stated)

(continued on the next page)

Indicators	Issued capital	Share premium	Legal reserve	Revaluation reserve (results)		Other reserves	Retained earnings (loss)	Total
				Property, plant and equipment	Financial assets			
15. Increase (decrease) in the value of property, plant and equipment and financial assets	-	-	-	-	-	-	-	-
16. Profit (loss) not recognized in statement of profit (loss)	-	-	-	-	-	-	-	-
17. Net profit (loss) for the year	-	-	-	-	-	-	576	576
18. Dividends and other payments related to profit distribution	-	-	-	-	-	-	-	-
19. Formed reserves	-	-	104	-	-	-	(104)	-
20. Realised reserves	-	-	-	-	-	-	-	-
21. Capital increase by selling shares, receiving contributions	-	-	-	-	-	-	-	-
22. Capital decrease by redemption of shares, reimbursement of contributions	-	-	-	-	-	-	-	-
23. Contributions to cover losses	-	-	-	-	-	-	-	-
24. Balance at the end of the current financial year	18,362	1,375	1,584	-	-	-	30,674	51,995

Director of Management Company CAPITALICA
ASSET MANAGEMENT UAB

(Title of the head of the Management Company)
Head of Accounting of SBA Competence and Service
Center UAB

(title of a person able to handle accounting)

(Signature)

Mindaugas Liaudanskas

(Full name)

Milda Kiaušinytė

(Full name)

STATEMENT OF CASH FLOWS

for the year ended 31 December 2024

30 April 2025

(financial statements preparation date)

No	Items	Notes	Financial year	Previous financial year
1.	Operating activities			
1.1.	Cash inflows of the reporting period		9,625	360
1.1.1	Proceeds from disposal of financial assets and investment property		-	-
1.1.2	Interest received		42	25
1.1.3	Dividends received		-	-
1.1.4	Lease payments received		-	-
1.1.5	Other income	9	9,583	335
1.2.	Cash outflows of the reporting period		(7,521)	(1,500)
1.2.1	Payments for acquisition of financial assets and investment property and liabilities settled	4	(2,000)	-
1.2.2	Payments related to general and administrative needs		(971)	(1,250)
1.2.3	Other payments	9	(4,550)	(250)
	<u>Net cash flows from operating activities</u>		2,104	(1,140)
2.	Financing activities			
2.1.	Sale of company shares, received contributions		-	-
2.2.	Redemption of shares, repayment of contributions		-	-
2.3.	Payments from profit		-	-
2.4.	Loans received		-	350
2.5.	Loans repaid		(95)	(447)
2.6.	Interest paid		(1,391)	(674)
2.7.	Cash flows related to other financing sources		-	-
2.8.	Other increases in cash flows from financing activities	12, 13	5,000	2,000
2.9.	Other decreases in cash flows from financing activities	12	(5,000)	-
	<u>Net cash flow from/used in financing activities</u>		(1,486)	1,229
3.	Effects of changes in foreign exchange rates on net cash balances		-	-
4.	Net increase (decrease) in cash flows		618	89
5.	Cash at the beginning of the period		89	-
6.	Cash at the end of the period		707	89

Director of Management Company CAPITALICA
ASSET MANAGEMENT UAB

(Title of the head of the Management Company)

Head of Accounting of SBA Competence and Service
Center UAB

(Title of a person able to handle accounting)

(Signature)

Mindaugas Liaudanskas

(Full name)

(Signature)

Milda Kiaušinytė

(Full name)

Notes to the financial statements

1 General information

The closed-end investment undertaking for informed investors CAPITALICA BALTIC REAL ESTATE FUND I UAB (hereinafter – the Company, the Investment Company) is a limited liability company registered in the Republic of Lithuania on 5 October 2016. Its registered office address is Upės st. 21-1, Vilnius.

The main activity of the Company – collective investment of informed investor assets in the real estate market in order to spread risks and earn profit for the Company's shareholders. On 22 October 2016, the Bank of Lithuania issued a licence No 03-202 to the Company to operate as an investment company under the Republic of Lithuania Law on Collective Investment Undertakings for Informed Investors. Before the issue of the licence, the Company operated as a private limited liability company and its shareholders had all the rights and obligations determined by the Law on Companies of the Republic of Lithuania.

The goal of the Company is to ensure a long-term growth of return to the shareholders by investing in the real estate market of the Baltic states, focusing on investing in commercial real estate. Investments in residential real estate are also possible. The Company invests in real estate objects which are in their early stages of development i.e. under construction, as well as in already completed real estate objects.

The Company is able to operate not longer than 10 years from the day on which the Bank of Lithuania issued the licence to operate as an investment company. This term can be extended by 2 years.

The Company is managed by CAPITALICA ASSET MANAGEMENT UAB (hereinafter the "Management Company"), registered on 4 May 2016, company code 304234719, registered office address Upės st. 21-1, Vilnius. On 17 August 2016, license No 03-118 was issued to the Management Company by the Bank of Lithuania, enabling it to manage collective investment undertakings intended for informed investors operating under the Republic of Lithuania Law on Collective Investment Undertakings for Informed Investors.

As at 31 December 2024 and 2023, the shareholders of the Company were as follows:

Shareholder	Ownership interest as at 31 December 2024, %	Ownership interest as at 31 December 2023, %
SBA Grupė UAB	14.51	14.51
Minority shareholders	85.49	85.49
Total:	100.00	100.00

As at 31 December 2024 and 2023, the issued capital amounted to EUR 18,362,432, split into 18,362,432 units of ordinary registered shares, the nominal value of each was EUR 1. All the shares were fully paid.

As at 31 December 2024 and 2023, the Company controlled the following subsidiaries:

Company	Country	Ownership interest (%) as at 31 December 2024	Ownership interest (%) as at 31 December 2023	Main activities
PC Luizė UAB	Lithuania	100	100	Lease of real estate
Žaliakalnio Parkas UAB	Lithuania	100	100	Real estate lease and development
Verslo Centras 135 UAB	Lithuania	100	100	Lease of real estate
Hanza 14 SIA	Latvia	100	100	Real estate lease and development
Hanza 14 LT UAB**	Lithuania	100	100	Financial service activities

* Hanza 14 LT UAB is indirectly fully (100%) controlled through the subsidiary Hanza 14 SIA.

1 General information (continued)

The securities accounts of the investment company are managed by AB Swedbank, company code 112029651, registered office address Konstitucijos Ave. 20A, Vilnius, which is a direct participant of the Lithuanian Central Securities Depository, code No. 962, and AB SEB bankas, company code 112021238, registered office address Gedimino Ave. 12, Vilnius. AB Swedbank also provides depository services for the investment company.

These financial statements have been approved by the Company's management on 30 April 2025. The Company's shareholders have a statutory right to approve these financial statements, or refuse to approve them and request the management to prepare a new set of financial statements.

2 Summary of accounting policies

2.1. Basis for preparing financial statements

These financial statements have been prepared in accordance with the Republic of Lithuania Financial Accounting Law, Republic of Lithuania Law on Collective Investment Undertakings for Informed Investors, Business Accounting Standard 39 of the Republic of Lithuania and other Business Accounting Standards (Lithuanian Financial Reporting Standards), including standards and methodological recommendations prepared and approved by the Authority of Audit, Accounting, Property Valuation and Insolvency Management.

These financial statements have been prepared in accordance with the Lithuanian Financial Reporting Standards (LFRS), effective for annual reporting periods beginning on or after 1 January 2024. The applied accounting principles are described below.

These financial statements have been prepared on the assumption of going concern, that the Company will continue its operations. Additional circumstances and assumptions regarding the continuity of operations are also disclosed in note 2.19.

The Investment Undertaking is principally involved in investing activities, therefore cash flows from investing activities are classified as operating activities in the statement of cash flows.

The Company also prepares consolidated financial statements for the year ended 31 December 2024 in accordance with International Financial Reporting Standards (IFRSs). These financial statements are available at the Company's office, at Upės g. 21, Vilnius.

2.2. Reporting currency

The Company keeps its accounting records and all amounts in these financial statements have been recorded and presented in euros, which is a national currency of the Republic of Lithuania.

2.3. Investment policy

The aim of the investment activities of the Company is to ensure long-term increase in return for its shareholders by investing in the Baltic real estate market (Republic of Lithuania, Republic of Latvia and Republic of Estonia) by paying particular attention to investment in commercial real estate.

The Company's assets can be invested directly into real estate objects (including land plots), by acquiring them by right of ownership and/or indirectly, i.e. when real estate objects are acquired by enterprises controlled by the Company, the purpose of which is to invest in and manage real estate objects whose equity and/or debt securities are held by the Company, or when the Company acquires the securities of enterprises that already have real estate objects, and/or the assets can be invested in other collective investment undertakings if the investment strategy of such collective investment undertakings complies with the investment strategy of the Company.

A more detailed investment strategy of the Company is indicated in the approved Articles of Association of the Company available at the Company's registered office.

2.4. Financial risk management policy

The Company is managed to reduce all financial risks and taking into account the ruling of the Board of the Bank of Lithuania No 03-43 of 14 February 2019 On the approval of a description of the requirements for investment risk management policies for collective investment undertakings operating in accordance with the Law on Collective Investment Undertakings Intended for Informed Investors. On 26 July 2019, the investment risk policy of collective investment undertakings managed by CAPITALICA ASSET MANAGEMENT UAB was approved. The risks set out below can have an influence on investment value and determine the Company's net asset value (hereinafter – the NAV) and, accordingly, decrease the value of Company's shares per unit.

2 Summary of accounting policies (continued)

2.4. Financial risk management policy (continued)

Credit and counterparty risk

This risk includes the possibility of incurring losses due to the inability of a counterparty (including a creditor of a collective investment undertaking) to meet its financial obligations. The credit risk of transactions carried out by the undertakings managed by the Company, as well as counterparty risk is subject to prior assessment through a detailed analysis and assessment of the counterparty. The risk is also reduced by applying delivery versus payment (DVP) principles.

The risk related to the Company's funds in banks is limited by carrying out financial transactions with banks whose settlement risk is assessed as acceptable. Leases also include collateral, such as: a tenancy deposit; a parent's guarantee for lease if a subsidiary is a lessee.

The Company does not engage in borrowing activities and borrows only to special purpose vehicles under its control, therefore borrowing risk is limited.

Market risk

Market risk is the likeliness that upon change in market variables (real estate value, interest rate, exchange rate, equity securities, commodity prices, etc.) the Company will incur losses due to the transaction concluded. Market risk consists of:

- Interest rate risk is the probability of incurring a loss as a result of a change in interest rates due to assets held by the Company which are sensitive to interest rate fluctuations. This risk is assessed by analysing the size of the modified financial term and hedging derivatives may be used. The risk of higher interest rates and costs of servicing borrowings, which would result in losses, is managed in strict compliance with the level of debt that can be assumed, as well as by hedging against interest rate risk in the relevant transactions in financial instruments. All loans and bonds issued by the Company bear fixed interest rates.
- Foreign exchange risk is the decrease in the value of an asset due to exchange rate fluctuations, depending on the currency in which the assets and the liabilities are denominated. Exchange rate risk can be mitigated by focusing on investments in euros or by entering into hedging transactions. Also, if the Company's strategy is to invest in higher-risk financial instruments, an open foreign exchange position may be considered part of the investment strategy and exchange rate risk may be deliberately assumed.
- Equity (financial instruments) price risk is the probability of incurring losses due to volatility in the prices of equity securities and related derivatives. This risk is mitigated by proper assessment and continuous analysis of issuers' risk and diversification of the portfolio by investing in line with the requirements for equity risk set out in the Company's documents.

Real estate value risk

Risk of incurring losses when deterioration of the global, regional or national economy results in a decrease in rental of real estate and other income. The risks associated with real estate are subject to prior assessment by conducting a thorough investment analysis before investing in a specific object.

Operational risk: the main sources of this risk are poor employee performance, undue processes, inadequate IT support and security, external factors such as robbery, counterfeiting, political decisions, etc. To reduce this risk, an organizational structure is established, which clearly defines the functions and competencies, the implementation of accounting procedures through a regular verification, the use of reliable technological systems, the temporary employee replacement, thus ensuring the going concern.

Debt risk

Risk of loss due to failure to meet commitments made in a timely and proper manner. The management of this risk is based on a set maximum level of debt that can be assumed, which does not exceed 85% of total Company's assets. The Company checks compliance with the set indicator before assuming any debt obligations.

2 Summary of accounting policies (continued)

2.4. Financial risk management policy (continued)

Concentration risk

The aim is to avoid additional risk in the investment portfolio arising from concentration to a single counterparty, geographical region or other relevant criterion. The potential magnitude of the change in the value of the portfolio is reduced by maintaining a sufficiently diversified portfolio of investment instruments (Note 2.9).

Liquidity risk

Liquidity risk is the risk that the Company may not be able to settle its current obligations or can settle them on terms that are materially disadvantageous by attracting additional funds or realizing its assets.

Also, it is a risk to suffer losses due to low market liquidity, making it impossible to acquire or sell assets in the investment portfolio at the desired time and desired price. The Company's liquidity risk is managed by continuously assessing, monitoring and comparing future liabilities with expected proceeds. Liquidity risk is assessed through an assessment of liquidity sources and liquidity needs. The risk can also be assessed in the light of the results of the stress tests (for more detailed solution on the matter, see Note 2.19).

2.5. Principles of recognizing the assets value increase and decrease

Monetary measurement principle: all the assets of the Company, their decrease and increase are expressed monetarily in the financial statements.

Accrual basis: the increase and decrease of the Company's assets are recorded in the accounts when they occur and presented in the financial statements of those periods, regardless of whether cash is received or disbursed.

Substance over form principle: by reflecting the increase or decrease in assets, the Company pays attention to their content and substance rather than just to the requirements of formal submission. The Company registers economic operations and events and provides in financial statements in terms of their content and economic substance, even if such presentation differs from the legal form.

Cash increase is recognized by registering the monetary increase in a bank account. A decrease in this account is recognized accordingly. Foreign currency transactions are accounted for at the official exchange rate published by the Bank of Lithuania on the date of the transaction.

An increase in securities is recognised when the securities are acquired or the value of the securities has increased. Accordingly, the decrease in securities is recognised after selling them or when their value has decreased.

The moment of recognition of securities is the day of transaction, when the ownership of the securities is transferred.

2.6. Rules for accounting of deductions to the Management Company and the depository, and other expenses

The increase in the receivables item is recognised by making prepayments and/or recording the receivables. Decrease is recognised after receiving goods, services, money or when accounting for the impairment of the assets.

The Company may incur only such expenses that are related to the Company's activities and which are specified in the Company's Articles of Association. All other expenses not specified in the Articles of Association or exceeding the established amounts shall be borne by the Management Company.

The following expenses are covered using the assets of the Company: asset custody fee; remuneration for auditors and financial intermediaries; costs of establishing the Company and obtaining an activity license; fees for services provided by financial institutions; remuneration for asset and business appraisers, as well as to Committee members; accounting, currency exchange and insurance costs; litigation costs; fees for the management of securities and other accounts; costs of processing, registering and de-registering collateral; forced recovery costs; state and municipal taxes and fees; costs of preparation and presentation of information about the Company; costs of amending the Articles of Association and the Prospectus; costs of consultations; notary costs; costs of registration and legal services; costs of professional liability insurance for persons responsible for the operation of the Company; costs of representation and promotion of the Company related to real estate activities carried out by the Company. Additionally, the costs related to the Company's share offering, including, among other things, travel costs and other justified additional costs, as well as any stamp duties and other taxes related to the transfer of Company shares or assets, or fees related to the issue, sale, distribution and presentation of Company shares, or the acquisition, transfer or development of assets, as well as other costs related to the activities of the Company.

2 Summary of accounting policies (continued)

2.6. Rules for accounting of deductions to the Management Company and the depository, and other expenses (continued)

The amount covered from the Company's assets must not exceed 15% of annual net assets value (NAV). In order to avoid uncertainty, we emphasize that this 15% limit does not include the remuneration paid to the Management Company from the Company's assets (i.e. management fee and success fee).

Management fee makes up 1.5% of the NAV. The management fee payable to the Management Company is calculated on an accrual basis for each calendar day in proportion to the annual fee and is paid to the Management Company once a month, no later than on the 15th day of the following month.

The success fee is payable to the Management Company only if the annual investment return of the Company exceeds the minimum threshold of the Company's annual return, i.e. 10% after deducting all the expenses indicated in the Company's Articles of Association. In such case, 15% of the amount by which the minimum Company's investment return exceeds minimum threshold is paid to the Management Company. The Company's annual investment return for the period from day of issuance of the licence to conduct activities of an investment fund until the moment of calculation is determined as follows:

- by using Microsoft Excel formula XIRR, which evaluates when negative (shareholder contributions to the Company (which are included in the formula XIRR when changes in the Company's Articles of Association are registered due to the increase of issued capital)) and positive (Company's payouts to the shareholders, the last positive flow is the value of investments at the time of calculation) Company's flows took place, and what was their extent.
- If the calculated Company's annual investment return exceeds minimum threshold of the Company's annual investment return, the last positive flow is lowered by trial until the Company's annual investment return, calculated by Microsoft Excel XIRR formula, reaches 10%.
- The amount by which the last positive flow will be reduced will be the amount, by which the minimum Company's investment return exceeds minimum threshold.

The amount of the success fee due to the Management Company is calculated each time the NAV is calculated. If the success fee due to the Management Company is determined when calculating the NAV, this amount is included in the Company's accounting as the Company's non-current liability to the Management Company. The success fee is paid after the life of the Company comes to the end or 50% of accrued success fee can be paid to the Management Company in advance. If the success fee calculated in the following year is lower than success fee calculated in the previous year or that it should not be paid to the Management Company at all, the Company's commitment to the Management Company is reduced accordingly and the Management Company refunds to the Company the success fee received in advance so that the total amount paid in advance does not exceed 50% of the calculated success fee.

A one-time distribution fee will be paid to the Management Company if it is provided in the Prospectus. Distribution fee is set by the Management Company's decision, however it cannot exceed 1% of the amount invested in the Company by the investors, i.e. the amount paid by the investors at the moment of increase of authorized capital for the signed shares or the value of non-monetary contribution to the Company. If distribution fee is applied, it will be paid by the investors by transferring the set distribution fee amount to the Company together with settlement for the Company's shares, however, shares will not be issued for the amount of distribution fee, and the distribution fee amount will not be included in Company's NAV. The distribution fee will be paid out to the Management Company based on the invoice issued by the Management Company to the Company.

The Company's assets and liabilities are measured in accordance with the laws of the Republic of Lithuania, LFRS and the Methodology of Calculation of the Net Asset Value approved by the Bank of Lithuania, as well as other regulations.

2.7. Frequency and methods of measurement of assets and liabilities

Assets (or part thereof) are written off only when the rights to these assets (or part thereof) are implemented, upon the expiration of rights or when these rights are transferred

Financial assets include cash, cash equivalents and receivables. Receivables are initially recorded at cost.

The impairment of receivables is accounted for when there are indications that the value of receivables could be impaired. In such case the book value of receivables is reduced as to the impairment account. Impaired receivables are written off once they are considered irrecoverable.

2 Summary of accounting policies (continued)

2.7. Frequency and methods of measurement of assets and liabilities (continued)

Liabilities (or part thereof) are written off only when they are extinguished, i.e. when liabilities indicated in the contract are satisfied, annulled or no longer valid.

Financial liabilities include amounts payable for received goods and services, loans and bonds.

The calculation of assets and liabilities is based on their fair value, which has to reflect the NAV, for which these assets are most likely to be sold. Investments in subsidiaries are measured and presented in the financial statements at fair value.

The fair value of financial instruments traded on regulated markets is determined based on the average market prices published on the measurement date, as well as to the prices of similar financial assets or other fair value measurement techniques established in the financial markets.

The Investment Company has a defined period of operation (10 years, with option to extend for further 2 years), during which it sells subsidiaries, which are therefore measured at fair value.

Equity securities that are not traded on the regulated markets are measured as follows:

- Based on the assessment made by the independent business appraiser, who is authorised to carry out assessments and meets the criteria stipulated in the Company's Articles of Association, if no more than six months have passed since the assessment and no events took place after the assessment that led to the current market price being lower or higher than the one determined by the appraiser.
- If for certain reasons it is not possible to employ the previously mentioned method, the measurement is performed on a conservative ownership basis, i. e. on the basis of audited (if audited) financial statements of companies owned by the Company, in which the assets of such companies are reported at fair value. Equity securities (equity capital) are reported in the financial statements divided by the number of all equity securities and multiplied by the number of company's securities owned by the Company. If the equity capital is in the negative, the total amount of equity securities is considered to be equal to one euro. Equity securities are measured at least once every six months.
- If for certain reasons none of the previously mentioned techniques can be applied, measurement is performed based on the likely sale price, determined according to the selected valuation technique, which is generally applied and recognized in the financial market.

Debt securities, monetary market instruments and loans which are not traded in the regulated markets, are measured at amortised cost using the effective interest method.

Real estate (both directly owned by the Company and owned by real estate companies acquired by the Company) is measured at least twice a year: in the middle and at the end of every current year.

Other assets are valued at the most probable selling price determined based on the chosen valuation technique, which is generally applied and recognized in the financial market.

Bank term deposits are measured at amortised cost. Cash and funds in the credit institutions are measured at nominal value.

NAV of the Company is calculated by deducting Company's liabilities (including management and success fees) from the Company's assets. When calculating NAV, the values of the Company's assets and liabilities are calculated separately. The Company's NAV is calculated based on the NAV determination rules set out in the Company's Articles of Association.

Additional liabilities that the Company must meet until the redemption date of the bonds (30 October 2025) are as follows: the total financial debt of the Company's group companies may not exceed 75%. This indicator is calculated once a year based on the data at the end of the previous financial year by aggregating the borrowings of the Company and of all existing legal entities controlled by the Company and dividing it by the value of assets managed by the Company and multiplying the value obtained by 100.

The Company may not grant loans to third parties, except for legal entities controlled by the Company. This restriction does not apply to investments in a variety of investment grade debt securities of a government of any country or a company operating in any country in the world. The Company cannot provide guarantee or warranty for the fulfilment of the obligations of third

2 Summary of accounting policies (continued)

2.7. Frequency and methods of measurement of assets and liabilities (continued)

parties, nor will it provide assurance for the fulfilment of the obligations of third parties by pledging or mortgaging the Company's assets.

2.8. Share valuation rules

The value of the Company's share is determined by dividing NAV by the total number of shares issued by the Company. The value of the Company's share is determined at an accuracy of four decimals and rounded according to mathematical rounding rules. The total value of all shares issued by the Company is always equal to the Company's NAV.

The Company's NAV and the value of the Company's shares is determined each month based on the data of the last day of the previous month. The Company's NAV is also calculated based on the actual data of the day on which a decision was made by the Bank of Lithuania to issue a license to the Company enabling it to operate as an investment undertaking. The Company's NAV shall also be determined when the Company increases or reduces its issued capital (based on data of the date of registration of the amended Articles of Association), receives additional contributions from the Company's shareholders (based on the data of the day the contributions are credited to the Company's account), and pays funds to its shareholders as dividends (based on the data of the day the entire amount of dividends provided is transferred from the Company's account).

The Company's share offers and share subscription agreements are concluded and shares are issued at the issue price per share determined based on the Company's last calculated net asset value per share.

2.9. Structure of investment portfolio

The Company's investments are subject to the following portfolio diversification requirements:

- During the period of the Company's activity up to 10% of the Company's assets can be comprised of idle funds, which can be temporarily invested in deposits for a term no longer than 12 months and which can be retrieved on demand from the credit institution which has a registered office in a country belonging to the European Economic Area or any other country, where the risk limiting supervision is no less strict than in the European Union; also debt securities of investment ranking of companies operating in any country.
- When investing in the previously mentioned measures, investments in debt securities of one country will not exceed 30% of net assets value and if investing in company debt securities, the securities of one issuer will not exceed 10% of net assets value (in order to avoid uncertainty, it is emphasized that this limitation is not applied if the Company is purchasing special real estate securities). When keeping money in a bank, no more than 30% of the net assets value will be held in one bank. There are no limitations for the financial assets of the Company entrusted to a custodian.
- No more than 35% of the Company's assets can be directly or indirectly invested in a single real estate object. More than 35% of the Company's assets can be invested in a special real estate object and/or debt securities only if more than 50% of the total leasable area (of all the objects managed by the Company) would not be leased to one lessee.

The Company's investment period (the period during which the Company searches for objects in line with its investment strategy in which the Company's assets could be invested and invests in selected objects in line with the Company's investment strategy) will run up to 5 years after the end of the first stage of the Company's share offering. During the period of two years after the end of the first stage of the Company's shares offering and during the ninth and tenth (or eleventh and twelfth if the period of the Company's activity is extended by two years) the aforementioned requirements of portfolio diversification may not be observed. However, in any case, the Company will strive for the Company's assets to consist of at least four real properties at the end of the investment period. During the period of investment, the funds received for selling investments/properties, can be used for new investments in real estate.

As at 31 December 2024 and 2023, the Company has been in business for 8 and 7 years, respectively, and has to comply with the aforementioned investment portfolio diversification rules.

2.10. Cash and cash equivalents

Cash includes cash in the bank accounts. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash

In the statement of cash flows, cash and cash equivalents are considered to be cash in the current bank accounts.

2 Summary of accounting policies (continued)

2.11. Provisions

Provisions are recognised only when the Company has a legal obligation or irrevocable commitment as a result of past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are reviewed at each reporting date and adjusted to reflect the most accurate recent assessments. When the impact of time value of money is significant, the amount of provision represents the present value of costs expected to be incurred for the settlement of the liability. Where discounting is used, the increase in the provisions due to the passage of time is recognised as interest expenses.

2.12. Income tax

In 2024 and 2023, the standard rate of income tax at a rate of 15% was applicable to companies of the Republic of Lithuania.

Tax losses can be carried forward for indefinite period, except for the losses incurred as a result of disposal of securities and/or derivatives. Such carrying forward is disrupted if the Company changes its activities due to which these losses incurred except when the Company does not continue its activities due to reasons which do not depend on Company itself. The losses from disposal of securities and/or derivative financial instruments can be carried forward for five consecutive years and can only be used to reduce the taxable income earned from the transactions of the same nature.

As from 1 January 2014, tax losses available for carry forward can be used to reduce taxable income of the current tax year by maximum 70%.

Deferred taxes are calculated using the liability method. Deferred tax is recognized, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets and liabilities are measured at a tax rate which will (as expected) be applied for the period during which the assets will be realized and the liability covered, based on the tax rates which were adopted or essentially adopted on the date of the statement of financial position. Deferred tax assets are recognized in the statement of financial position to the extent that the management expects it to be realized in the near future, based on the taxable profit forecasts. If it is likely that part of the deferred tax is not going to be realised, this part of the deferred tax asset is not recognised in the financial statements.

Based on the requirements of Article 12 of the Law on Income Tax of the Republic of Lithuania, the Company is not subject to income tax. Income generated by collective investment undertakings, including dividends and other distributed profits, are treated as non-taxable income.

2.13. Revenue and expense recognition

Revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the Company and the amount of the revenue can be measured reliably.

Expenses are recognised in accordance with the principles of accrual and comparability during the reporting period in which they are incurred, regardless of the moment of cash payments made.

2.14. Foreign currencies

Foreign currency transactions are accounted for at the exchange rates prevailing at the date of the transactions. Gains and losses from these transactions and from the translation of assets and liabilities denominated in foreign currencies at date of the statement of financial position are recognized in the statement of profit (loss). These balances are translated using the closing rate.

2.15. Impairment of assets

Financial assets

Financial assets are reviewed for impairment at each balance sheet date.

For financial assets carried at amortised cost, whenever it is probable that the Company will not collect all amounts due under the contractual terms of loans or receivables, an impairment or bad debt loss is recognised in the statement of profit (loss). The reversal of impairment loss previously recognised is recorded when the decrease in impairment loss can be justified by

2 Summary of accounting policies (continued)

2.15. Impairment of assets (continued)

an event occurring after impairment recognition. Such reversal is accounted in the statement of profit (loss). However, the increased amount is only recognised to the extent it does not exceed the amortised cost that would have been had the impairment not been recognised.

Other assets

Other assets are reviewed for impairment whenever events or changes in circumstances indicate that carrying amount of an asset may not be recoverable. Whenever the carrying amount of an asset exceeds its recoverable amount, an impairment loss is recognised in the statement of profit (loss). Reversal of impairment losses recognised in prior years is recorded when there is an indication that the impairment losses recognised for the asset no longer exist or have decreased significantly. The reversal is accounted for in the same caption of the statement of profit (loss) as the impairment loss.

2.16. Contingencies

Contingent liabilities are not recognised in the financial statements. They are disclosed in the financial statements unless the possibility of an outflow of resources embodying economic benefits is remote.

A contingent asset is not recognised in the financial statements but disclosed when an inflow or economic benefits is probable.

2.17. Events after the reporting period

Events after the end of the reporting period that provide additional information about the Company's position at the balance sheet date (adjusting events) are reflected in the financial statements. Events after the end of the reporting period that are not adjusting events are disclosed in the notes when material.

2.18. Offsetting

When preparing financial statements, the assets and liabilities, revenue and expenses are not set-off, except the cases when certain standard specifically requires such set-off.

2.19. Going concern

As at 31 December 2024, the Company's current liabilities exceeded the current assets by EUR 5.58 million (as at 31 December 2023, the current assets exceeded the current liabilities by EUR 5.24 million). The current liabilities consist predominantly (EUR 8.2 million) of placed bonds and accrued interest maturing on 30 October 2025. The Company has received an irrevocable commitment from SEB Bankas AB (Lithuania) and SEB Banka AS (Latvia) to provide additional funding of EUR 13 million by increasing the long-term loan (with planned payment term of 2027) amounts of Hanza 14 SIA, Žaliakalnio Parkas UAB and Verslo centras 135 UAB, which are managed by the Company, by EUR 6.5 million, EUR 4.5 million and EUR 2 million, respectively, for a partial refinancing of the Company's long-term loans to the aforementioned managed companies. The Company will use the funding for the bond redemption. The Group plans to borrow under the above-mentioned offer in May 2025.

The Company's management has no doubt about the Company's ability to borrow the amount necessary for the bond redemption and the Company's overall financial capacity to maintain sufficient liquidity and continue as a going concern. In this context, these financial statements have been prepared on a going concern basis.

3 Non-current financial assets

	Investments in group companies	Loans granted and receivables from the Group companies	Total
Balance as at 1 January 2024	38,034	35,621	73,655
Additions	-	-	-
Loans granted (Note 9)	-	4,550	4,550
Repayment of loans and interest	-	(9,583)	(9,583)
Accrued interest on loans	-	1,624	1,624
Change in fair value (Note 8)	993	-	993
Balance as at 31 December 2024	39,027	32,212	71,239

4 Term deposits

On 6 November 2024, the Company placed a 3-year term deposit of EUR 2,000,000 with Swedbank AB, subject to a 2.5% interest. As at 31 December 2024, the accrued interest amounted to EUR 7,639 (as at 31 December 2023, the Company did not have term deposits).

5 Cash and cash equivalents

As at 31 December 2024 and 2023, cash and cash equivalents comprised cash at the bank.

As at 31 December 2024 and 2023, the Company did not have any restricted cash.

6 Net assets, number and value of investment units at the beginning and end of the reporting period, at the start of the investment activities

Indicators	As at 31 December 2024	As at 1 January 2024	As at 22 December 2016
Net assets value (NAV), EUR	51,994,780	51,419,325	1,428
Number of investment units (shares) outstanding	18,362,432	18,362,432	2,500
Value of an investment unit (share), EUR	2.8316	2.8002	0.5712

Value of net assets is equal to the equity.

In 2024 and 2023, the Company's issued capital did not change.

In 2024 and 2023, the Company did not hold any of its own shares.

Closed-end investment undertaking intended for informed investors CAPITALICA BALTIC REAL ESTATE FUND I UAB, 304407861, Upės st. 21-1, Vilnius
FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024
(all amounts are in EUR thousand unless otherwise stated)

7 Structure of investment portfolio

Distribution of investments	As at 31 December 2024		As at 31 December 2023	
	Market value (EUR)	Net assets (%)	Market value (EUR)	Net assets (%)
By investment property				
Investments in group companies:	39,027	52.77	38,034	51.58
PC Luizé UAB, 100 units of shares, ISIN number LT0000131930	1,970	2.66	1,697	2.30
Žaliakalnio Parkas UAB, 1,192,000 units of shares ISIN number LT0000132425	14,221	19.21	11,353	15.40
Verslo Centras 135 UAB, 5,896 units of shares, ISIN number LT0000132847	8,257	11.17	7,960	10.79
SIA Hanza 14, 5,102,800 units of shares	14,589	19.73	17,024	23.09
Loans to group companies:	26,342	35.62	31,376	42.54
PC Luizé UAB, 100 units of shares, ISIN number LT0000131930	725	0.98	725	0.98
Žaliakalnio Parkas UAB, 1,192,000 units of shares ISIN number LT0000132425	5,132	6.94	5,485	7.44
Verslo Centras 135 UAB, 5,896 units of shares, ISIN number LT0000132847	3,115	4.21	3,115	4.22
SIA Hanza 14, 5,102,800 units of shares	17,370	23.49	22,051	29.90
Receivables from group companies:	5,870	7.94	4,245	5.76
PC Luizé UAB, 100 units of shares, ISIN number LT0000131930	184	0.25	159	0.22
Žaliakalnio Parkas UAB, 1,192,000 units of shares ISIN number LT0000132425	1,273	1.72	1,089	1.48
Verslo Centras 135 UAB, 5,896 units of shares, ISIN number LT0000132847	644	0.87	535	0.72
SIA Hanza 14, 5,102,800 units of shares	3,769	5.10	2,462	3.34
Term deposits, including interests accrued:	2,008	2.71	-	-
Swedbank AB	2,008	2.71	-	-
Cash:	707	0.96	89	0.12
Swedbank AB	707	0.96	89	0.12
Total:	73,954	100	73,744	100
By currency				
EUR	73,954	100	73,744	100
Total:	73,954	100	73,744	100

(continued on the next page)

7 Structure of investment portfolio (continued)

Distribution of investments	As at 31 December 2024		As at 31 December 2023	
	Market value (EUR)	Net assets (%)	Market value (EUR)	Net assets (%)
By geographical area				
Lithuania	38,227	51.69	32,207	43.67
Latvia	35,727	48.31	41,537	56.33
Total:	73,954	100	73,744	100

Receivables from the Group companies comprise interest on loans granted the payment of which matures at the same time as the loans.

On 28 June 2019, agreement on payment of dividends was signed between PC Luizė UAB and CAPITALICA BALTIC REAL ESTATE FUND I UAB. Under this agreement, it was decided to convert the remaining unpaid dividends declared into a loan of EUR 1,900,000, with fixed annual interest rate of 3.5%. As at 31 December 2024 and 2023, the remaining amount of unpaid loan was EUR 725,000, interest – EUR 184,313 and EUR 158,938, respectively. The loan and interest are due on 30 November 2028.

Under the agreement on payment of dividends between the Company and Žaliakalnio Parkas UAB signed on 28 June 2019, the remaining unpaid dividends declared were converted into additional loan of EUR 4,100,000. The fixed annual interest rate of 3.5% is applied to all loan amount. As at 31 December 2024 and 2023, the remaining amount of unpaid loan was EUR 5,131,904 and EUR 5,484,904, respectively, and interest – EUR 1,273,063 and EUR 1,089,253, respectively. The term of paying back the loan and interest is 24 February 2027.

On 28 June 2019, agreement on payment of dividends was signed between Verslo Centras 135 UAB and CAPITALICA BALTIC REAL ESTATE FUND I UAB. Under this agreement, it was decided to convert the remaining unpaid dividends declared into a loan of EUR 4,000,000, with fixed annual interest rate of 3.5%. As at 31 December 2024 and 2023, the remaining amount of unpaid loan was EUR 3,115,000, interest – EUR 644,191 and EUR 535,166, respectively. The term of paying back the loan and interest is 24 February 2027.

On 26 July 2018, a loan agreement was signed between SIA Hanza 14 and CAPITALICA BALTIC REAL ESTATE FUND I UAB. As at 31 December 2024 and 2023, the remaining amount of unpaid loan was EUR 17,370,530 and EUR 22,050,780, respectively, and interest – EUR 3,768,604 and EUR 2,461,852, respectively. The loan and interest are due on 14 July 2027, interest rate applied is 6 months EURIBOR + 2.6%.

Under the Company's risk policy approved on 26 July 2019, investments in one investment instrument must not exceed 35%. If this requirement is not met, then the goal is to not have more than 50% of the total leasable area leased to one lessee. In this context, the Company adhered to the risk of investment diversification as at 31 December 2024 and 2023.

8 Change in the value of investments during the reporting period due to their acquisition, sale or redemption and change in fair value

Investments	Change (01/01/2024 – 31/12/2024)					
	Balance as at 1 January 2024	Acquired	Sold (redeemed)	Increase in value	Decrease in value	Balance as at 31 December 2024
Investments in group companies:	38,034	-	-	3,693	(2,700)	39,027
PC Luizė UAB, 100 units of shares, ISIN number LT0000131930	1,697	-	-	364	(91)	1,970
Žaliakalnio Parkas UAB, 1,192,000 units of shares ISIN number LT0000132425	11,353	-	-	2,858	-	14,211
Verslo Centras 135 UAB, 5,896 units of shares, ISIN number LT0000132847	7,960	-	-	398	(101)	8,257
SIA Hanza 14, 5,102,800 units of shares	17,024	-	-	73	(2,508)	14,589

As at 30 June 2024 and 31 December 2024, the market value of investments in real estate was estimated, based on valuations of independent real estate appraisers Newsec Valuations UAB and Colliers International Advisors (SIA Hanza 14), having appropriate recognized professional qualifications and necessary experience in valuation of property. The Company calculates the value of net assets not only if events defined in the Articles of Association take place, but also on every last day of a month, therefore, the market value of investments was also estimated under the equity method, i.e. on the basis of the financial statements of the companies owned by the Company prepared in accordance with the procedure established by legal acts. The assets of such companies are reported at fair value in these financial statements. In this case, the value of equity securities is the amount of equity (equity capital) divided by the total number of equity securities and multiplied by the number of securities held by the Company in that company.

The increase in value of investments was determined by professional assets valuations of independent real estate appraisers by taking into account the newly concluded lease agreements and the cash flows generated by them. Assessment showed decrease in Euribor in H2 2024 and resulting decline in WACC, which, in turn, had a positive impact on the increase in investment asset values. The lease indexation, ranging between 2 and 5% in 2024 depending on the object, also contributed to the increasing value. Exit Yield assumptions did not change.

As at 31 December 2024, the increase in investment value of Žaliakalnio Parkas UAB was driven by lease indexation of approx. 5% and an increase in the weighted average lease term due to the signing of new leases.

The increase in investment value of PC Luizė UAB and Verslo Centras 135 UAB was mainly driven by the decrease in external borrowing costs by 0.25% and 0.5%, respectively.

The decrease in the investment value of Hanza 14 SIA was due to the slower leasing process of the vacant premises, the move-in of tenants and the delayed fitting-out of the premises for tenants. At the end of 2024, the overall occupancy of buildings was 98%.

Investments	Change (01/01/2023 – 31/12/2023)					
	Balance as at 1 January 2023	Acquired	Sold (redeemed)	Increase in value	Decrease in value	Balance as at 31 December 2023
Investments in group companies:	35,865	-	-	3,762	(1,593)	38,034
PC Luizė UAB, 100 units of shares, ISIN number LT0000131930	1,432	-	-	346	(81)	1,697
Žaliakalnio Parkas UAB, 1,192,000 units of shares ISIN number LT0000132425	9,098	-	-	2,255	-	11,353
Verslo Centras 135 UAB, 5,896 units of shares, ISIN number LT0000132847	6,874	-	-	1,086	-	7,960
SIA Hanza 14, 5,102,800 units of shares	18,461	-	-	75	(1,512)	17,024

8 Change of investment value during the reported period due to their sale, purchase or redeeming and the change of fair value (continued)

As at 30 June 2023 and 31 December 2023, the market value of investments in real estate was estimated, based on valuations of independent real estate appraisers Newsec Valuations UAB and Colliers International Advisors (SIA Hanza 14), having appropriate recognized professional qualifications and necessary experience in valuation of property. The Company calculates the value of net assets not only if events defined in the Articles of Association take place, but also on every last day of a month, therefore, the market value of investments was also estimated under the equity method, i.e. on the basis of the financial statements of the companies owned by the Company prepared in accordance with the procedure established by legal acts. The assets of such companies are reported at fair value in these financial statements. In this case, the value of equity securities is the amount of equity (equity capital) divided by the total number of equity securities and multiplied by the number of securities held by the Company in that company.

The increase in value of investments was determined by professional assets valuations of independent real estate appraisers by taking into account the newly concluded lease agreements and the cash flows generated by them. The Euribor increase to 4% in 2024 also pushed up the WACC, which should result in lower values, but the rising cost of debt was offset by the indexation of lease payments in 2024 ranging between 5 and 11% depending on the object. Exit Yield assumptions did not change.

The increase in investment value of Žaliakalnio Parkas UAB as at 31 December 2023 was result of the better-than-expected indexation outcome ranging between 4.5 and 5.6 (depending on the type of lessee), and additional income from lease of parking facilities.

The increase in investment value of PC Luizė UAB was largely influenced by the growing weighted average lease term, as, at the end of the year, the agreement was reached with the main lessee to extend the lease for 5 years.

Increase in the value of SIA Hanza 14 investments is recorded due to investments made, rental agreements signed and stage of completion of the project. At the end of 2023, the occupancy rate of both stages is 90%, the overall project completion rate was 92%. As the construction approaches completion, property appraisers reduce the risk of the project, resulting in an increase in the value of the property.

The decrease in investment value of SIA Hanza 14 was due the overall operating result, i.e. EUR 856 thousand of legal costs were incurred in 2023. The increase in the principal amount also led to the growth of interest.

The increase in values of investments owned by the Company is accounted in the income statement under the caption "Gain from changes in value and sale of investments", and decrease – under the caption "Loss from changes in value and sales of investments".

9 Loans granted

Loan recipient	Balance as at 31 December 2023	Loans received during 2024	Loans repaid during 2024	Interest rate	Interest charges 1 January 2024 – 31 December 2024	Repayment date	Balance as at 31 December 2024
PC Luizė UAB	884	-	-	3.5%	25	30/11/2028	909
Žaliakalnio Parkas UAB	6,574	-	(353)	3.5%	184	24/02/2027	6,405
Verslo Centras 135 UAB	3,650	-	-	3.5%	109	24/02/2027	3,759
SIA Hanza 14	24,513	4,550	(9,230)	2.6%	1,306	14/07/2027	21,139
Total:	35,621	4,550	(9,583)	-	1,624	-	32,212

The following maximum borrowing limits were set as at 31 December 2024 between the Company and:

- Žaliakalnio Parkas UAB – EUR 10,100,000;
- Hanza 14 SIA – 30,000,000.

The loans to remaining loan recipients (PC Luizė UAB, Verslo Centras 135 UAB) were provided at the maximum amount.

9 Loans granted (continued)

Loan recipient	Balance as at 31 December 2022	Loans received during 2023	Loans repaid during 2023	Interest rate	Interest charges 1 January 2023 – 31 December 2023	Repayment date	Balance as at 31 December 2023
PC Luizė UAB	948	-	(90)	3.5%	26	30/11/2028	884
Žaliakalnio Parkas UAB	6,649	-	(270)	3.5%	195	24/02/2027	6,574
Verslo Centras 135 UAB	3,541	-	-	3.5%	109	24/02/2027	3,650
SIA Hanza 14	22,990	250	-	2.6%	1,273	14/07/2027	24,513
Total:	34,128	250	(360)	-	1,603	-	35,621

The following maximum borrowing limits were set as at 31 December 2023 between the Company and:

- Žaliakalnio Parkas UAB – EUR 10,100,000;
- Hanza 14 SIA – 30,000,000.

The loans to remaining loan recipients (PC Luizė UAB, Verslo Centras 135 UAB) were provided at the maximum amount.

10 Capital

In accordance with the Companies Law of the Republic of Lithuania, the equity of a company cannot be less than ½ of the company's issued capital, provided in the Articles of Association. As at 31 December 2024 and 2023, the Company complied with this requirement.

11 Reserves

Legal reserve

The legal reserve is mandatory under the legislation of the Republic of Lithuania. Annual transfers of not less than 5% of net profit are required until the reserve reaches 10% of the issued capital.

In 2024, a resolution of the shareholders was passed to make transfers to a legal reserve of EUR 104,084 (5% of net profit) for 2023 (EUR 681,087 for 2022). In 2024, the Company has earned a profit and transfers to the required reserve will be made after the shareholders have made a decision on the distribution of profits.

Distributable reserves

Distributable reserves are formed based on the resolution of the General Meeting of Shareholders regarding the profit distribution and are provided for in the Company's Articles of Association. These reserves can be used only for the purposes approved by the General Meeting of Shareholders.

The Company's equity makes up more than ½ of the issued capital provided for in the Articles of Association and the Company has made profit in 2024, the shareholders will be offered to transfer retained earnings into the next year.

12 Payables after one year and liabilities

Item	As at 31 December 2024	As at 31 December 2023
Success fee calculated for the Management Company	1,356	1,789
Bonds placed	5,000	8,000
Interest bearing loans from related parties	7,311	7,211
TOTAL:	13,667	17,000

As described in the Note 2.6, a success fee is paid to the Management Company by using the Company's assets, if the annual return of the Company's investments exceeds 10%. In such case, 15% of the amount by which the minimum Company's investment return exceeds minimum threshold is paid to the Management Company. The success fee is paid after the life of the Company comes to the end or 50% of accrued success fee can be paid in advance. As at 31 December 2024 and 2023, the success fee paid in advance totalled EUR 597,238. The advance success fee payment was offset against accrued success fee.

12 Payables after one year and other liabilities (continued)

On 24 January 2024, a bond distribution agreement was concluded between the Company and Šiaulių Bankas AB, on the basis of which 5,000 units of bonds with the nominal value of EUR 1,000 each were issued. The bonds' maturity is 7 February 2026, bonds earn 10% annual interest paid quarterly.

On 25 May 2021, the Company signed a loan agreement with Žaliakalnio Parkas UAB, on the basis of which a loan of EUR 5 million was granted by Žaliakalnio Parkas UAB at an annual interest rate of 3.2%. The loan is due on 31 December 2027. As at 31 December 2024, the remaining amount of unpaid loan was EUR 4,970,000, with accrued interest of EUR 551,663. As at 31 December 2023, the remaining amount of unpaid loan was EUR 4,990,000, interest – EUR 392,252.

On 13 September 2021, the Company signed a loan agreement with Verslo Centras 135 UAB, on the basis of which a loan of EUR 2 million was granted by Verslo Centras 135 UAB at an annual interest rate of 2%. The loan is due on 31 December 2026. As at 31 December 2024, the remaining amount of unpaid loan was EUR 1,668,000, accrued interest – EUR 120,887 (31 December 2023: EUR 1,743,000 and EUR 86,294, respectively).

The Company is committed to maintaining the total financial debt of the Company's group of companies at no more than 75% of the total assets of the Company's group companies. As at 31 December 2024 and 2023, the total debt of the Company's group companies was EUR 102,249,188 and EUR 86,021,374, respectively, the total assets of the Company's group companies amounted to EUR 160,453,481 and EUR 146,425,995, respectively.

The calculated indicator as at 31 December 2024 and 2023 was 64.61% and 58.75%, respectively (Note). (Note 2.7). There were no any other liabilities.

The Company confirms that during 2024 and 2023 the Company did not grant loans to third parties, did not provide guarantee or warranty for the fulfilment of the obligations of third parties, nor did it provide assurance for the fulfilment of the obligations of third parties by pledging or mortgaging the Company's assets, except for securing the fulfilment of obligations of legal entities controlled by the Company.

13 Payables within one year and liabilities

Item	As at 31 December 2024	As at 31 December 2023
Current portion of non-current bonds	8,000	3,000
Short-term bonds	-	2,000
Current portion of other non-current borrowings	-	-
Interest payable on bonds	189	228
Amounts payable to the Management Company	65	65
Other payables within one year	23	17
TOTAL:	8,277	5,310

Payables within one year, including payables to related parties, are interest-free and are normally settled on 30 day term, except for interest payable on bonds, which have a maturity of 90 days.

On 10 September 2020, a commitment was signed between the Company, Šiaulių Bankas AB, company code 112025254, registered address Tilžės st. 149, Šiauliai, and Luminor Bank AS, company code 11315936, registered address Liivalaia 45, Tallinn, on the basis of which 30,000 units of bonds were issued, the nominal value of each was EUR 100. These 3-year bonds earn 6.5% annual interest. Additional 50,000 bonds were issued in 2021 under the same bond distribution agreement. On 30 October 2023, 80,000 units of bonds were refinanced by Šiaulių bankas AB through a new issue of bonds with annual interest rate of 5.5% + 6-month EURIBOR and maturing in 2 years. The bonds mature on 30 October 2025.

14 Interest income

Item	2024	2023
Interest on loans granted to related parties	1,625	1,603
Interest on term deposits	50	-
TOTAL:	1,675	1,603

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

(all amounts are in EUR thousand unless otherwise stated)

15 Interest and other similar expenses

Item	2024	2023
Interest on bonds	1,352	799
Interest on loans from related parties	194	200
Other finance costs	17	-
TOTAL:	1,563	999

16 Return on investments

	Reporting period	A year ago	2 years ago	10 years ago
Change in value of an investment unit (share), EUR	2.226	2.229	2.1157	-
Annual gross return on investment	14.50%	16.79%	20.19%	-
Annual net return of investments	14.47%	16.79%	19.39%	-

Change in value of an investment unit (share) is calculated from the date of issuance of the license enabling to operate as an investment undertaking, i.e. as from 22 December 2016, when the nominal value of one share was EUR 0.5712.

The Company's annual gross return on investment is calculated by excluding the success fee. The annual net return on investment is calculated after the success fee. Return on investments is calculated using the Microsoft Excel formula XIRR which determines the time of negative and positive flows of the Company occurred, and the size of these flows (for more details see Note 2.6).

17 Related party transactions

The parties are considered related when one party has the possibility to control the other or have significant influence over the other party in making financial and operating decisions. The Company's related parties are as follows:

- SBA Grupė UAB (ultimate controlling shareholder)
- CAPITALICA ASSET MANAGEMENT UAB (Management Company);
- companies under the Company's control.

Transactions with related parties during 2024 and 2023, and balances as at 31 December 2024 and 2023:

2024

Related party	Purchases	Sales (accrued interest on loans)	Receivables (loans granted with accrued interest)	Purchases (accrued interest on loans)	Payables	Dividends received
SBA Grupė UAB	3	-	-	-	-	-
CAPITALICA ASSET MANAGEMENT UAB	351*	-	-	-	1,571**	-
Companies under the Company's control	-	1,625	32,212	194	7,311***	
TOTAL:	354	1,625	32,212	194	8,882	

* The success fee payable to the Management Company was recorded in the income statement at amount of EUR 769 thousand. The accrued success fee was recorded in the income statement at amount of EUR (432) thousand.

** In 2024, the accrued success fee payable to the Management Company was accounted for as liability at amount of EUR 1,356 thousand.

** As at 31 December 2024, the outstanding amount due on the bonds was EUR 150 thousand.

*** EUR 7,311 represent loans granted with accrued interest.

17 Related party transactions (continued)

2023

Related party	Purchases	Sales (accrued interest on loans)	Receivables (loans granted with accrued interest)	Purchases (accrued interest on loans)	Payables	Dividends received
SBA Grupė UAB	2	-	-	-	-	-
CAPITALICA ASSET MANAGEMENT UAB	341*	-	-	-	1,909**	-
Companies under the Company's control	-	1,602	35,621	200	7,211***	
TOTAL:	343	1,602	35,621	200	9,120	

* The success fee payable to the Management Company was recorded in the income statement at amount of EUR 757 thousand. The accrued success fee was recorded in the income statement at amount of EUR (433) thousand. In 2023, CAPITALICA ASSET MANAGEMENT UAB received an additional EUR 17 thousand from the Company as interest on bonds.

** As at 31 December 2023, the outstanding amount due on the bonds was EUR 55 thousand.

** In 2023, the accrued success fee payable was accounted for as liability at amount of EUR 1,789 thousand.

*** EUR 7,211 represent loans granted with accrued interest.

18 Events after the reporting period

In January 2025, business centre Verde managed by Hanza 14 SIA was fully leased.

On 30 January 2025, the Company prepaid accrued success fee Of EUR 379 thousand to the Management Company.

A profit distribution draft proposal has not yet been prepared by the management of the Company on the day the financial statements.

There were no other significant events after the reporting period in the Company.

MANAGEMENT REPORT FOR 2024 OF CLOSED-END INVESTMENT UNDERTAKING INTENDED FOR INFORMED INVESTORS CAPITALICA BALTIC REAL ESTATE FUND I UAB

GENERAL INFORMATION ABOUT THE COMPANY

Closed-end investment undertaking intended for informed investors CAPITALICA BALTIC REAL ESTATE FUND I UAB (hereinafter – the Company) was incorporated on 5 October 2016. The Company's issued capital as at 31 December 2024 amounted to EUR 18,362,432, split into 18,362,432 units of ordinary registered shares with nominal value of EUR 1 each. 14.51% of the Company was controlled by SBA Grupė UAB. The remaining shares are controlled by minority shareholders, each holding less than 10% of all shares.

The main activity of the Company – collective investment of informed investor assets in the real estate market in order to spread risks and earn profit for the Company's shareholders. On 22 December 2016, the Bank of Lithuania issued a licence to the Company to operate as an investment company. Before the issue of the licence, the Company operated as a private limited liability company.

The Company is managed by CAPITALICA ASSET MANAGEMENT UAB (hereinafter the "Management Company"), which on 17 September 2016 gained a permit to act as a management company of collective investment subjects for informed investors, issued by the Bank of Lithuania.

Analysis of the Company's financial and non-financial performance

In 2024, the Company earned a net profit of EUR 576 thousand (2023: EUR 2,081 thousand).

As at 31 December 2024, the Company's assets amounted to EUR 73,964 thousand (as at 31 December 2023 – EUR 73,754 thousand).

On 22 December 2016, after receiving the licence from the Bank of Lithuania to operate as an investment company, the management of the Company was transferred to the Management Company, for this reason the Company had no employees as at 31 December 2024 and during 2023.

Description of main risks

When performing its activities, the Company is exposed to various risks. The Company's Board is responsible for managing the Company's risks and assessing the adverse effect on its objectives and performance. The identification and management of specific risks is assigned to the relevant functions within the Company. Given the external and internal environment, the risk level is assessed when adopting both strategic and operational decisions. Risk management forms an integral part of the Company's operational processes, therefore potential risks are under permanent monitoring and evaluation.

Environmental risk. The environmental risk is relatively low: office-based operations without using hazardous substances and with minimum waste generation. However, the Fund is committed to reduce environmental impact by saving energy, choosing environmental goods and promoting public transport at work. The data centres managed by the Fund designed to ensure high energy efficiency standards, the Fund continuously invests in technologies for reducing energy consumption and heat release. To reduce pollution, we are constantly renewing our vehicle fleet with greener cars. The Company is nearly paper-free in almost every area, and has switched to digital process and document management. The Fund's declared values highlight the environmental aspect, and its social campaigns are related to environmental issues, e.g. tree planting, dune cleaning.

Corruption risk. The Company complies with international legal norms governing human rights and labour relations, and the highest anti-corruption and environmental standards. SBA Group and its companies are guided by the SBA Group Code of Corporate Culture, which establishes standards and norms for transparent work, business ethics and anti-corruption behaviour for all employees (avoidance of conflict of interests, neutrality in political processes, and prohibition of gifts or services if they are intended to unfairly confer an advantage or a bias on the decisions made). Across all countries where the SBA Group companies operate, we base our business on statutory and regulatory requirements, including but not limited to anti-corruption legislation. Acting in the business interests of the companies part of the SBA Group, we shall not offer bribes or make any other unlawful payments to the representatives of public authorities, including facilitation payments (low value informal payments). Both internal and external reporting channels (pasitikejimo linija@sba.lt) are also in place and available to employees and/or business partners of SBA Group companies to report potentially corrupt practices.

In 2024, the Company neither acquired, nor transferred its own shares.

As at 31 December 2024, the Company had no branches or representative offices.

Significant events that took place after the end of the financial year.

No significant events took place after the end of the financial year, except those, that are described in Note 18 of the explanatory notes.

Business plans and forecasts of the Company.

The Company will continue its activity and pursue increase in long-term return for the investors.

The Company does not conduct any research and development activities.

As at 31 December 2024, the Company had no derivatives.

Information on the other executive positions held by the Management Company's Manager and members of the Board.

Mr. Mindaugas Liaudanskas, a director of Management Company, also serves as a chair of the Board at SIA Verde Development, company code 40203395348, address Rigas iela 25C, Valmiera. He also serves as a member of the Board of TanaHub OU, company code 16402226, address Harju maakond, Tallinn, Põhja-Tallinna linnaosa, Põhja pst 25 and S911 OU, company code 16219640, address Harju maakond, Tallinn, Põhja-Tallinna linnaosa, Põhja pst 25, Marupe Hub SIA, company code 40203396790, address Audeju iela 15-4, Riga and Dreilini HUB SIA, company code 40203461770, address Audeju iela 15-4, Riga.

Mr. Andrius Barštys, a chair of the Board, also serves as a chair of the Board at SIA Hanza 14, company code 40203157541, address Miera iela 93-27, Ryga, and a chair of the Investment Committee at Koinvesticinis Fondas KŪB, company code 304537659, address Konstitucijos ave. 7, Vilnius. He also holds managerial positions in the following companies: Fox Holdings UAB, company code 303016870, address Šiaulių st. 97, Bajorų village. Vilnius city municipality, PC Luizė UAB, company code 302761548, address Šiaurės ave. 15-1, Klaipėda, Žaliaklanio parkas UAB, company code 304287223, address K. Donelaičio st. 62-1, Kaunas, Verslo Centras 135 UAB, company code 301733282, address: Žalgirio st. 135, Vilnius, Hanza 14, company code 305966736, address Jogailos st. 9, Vilnius, and at Savanorių 18 UAB, company code 304118472, address Upės st. 21-1, Vilnius. He also a member of the Board at SIA Verde Development, company code 40203395348, address 25C Rigas iela, Valmiera.

The member of the Board Jolanta Grašienė is also the member of the Boards of SBA Urban UAB, company code 302675889, address Upės g. 21-1, Vilnius, UAB SBA Modular, company code 305283904, address Upės st. 23, Vilnius, SBA Grupė UAB, company code 132206739, address Upės st. 21-1, Vilnius, SBA Home UAB, company code 242131620, address Joniškės st. 21, Klaipėda. The main position of Jolanta Grašienė is the vice president of SBA Grupė UAB, company code 132206739, address Upės st. 21-1, Vilnius.

The member of the Board Adam Saulius Vaina is also the member of the Board of SBA Grupė UAB, company code 132206739, address Upės st. 21-1, Vilnius, GAUMINA UAB, company code 224497630, address Gedimino ave. 27 Vilnius, Mobilios Aplikacijos UAB, company code 303105746, address Gedimino ave. 27, Vilnius, Mediapark Grupė UAB, company code 304050320, address Gedimino ave. 27, Vilnius, ME Investicija UAB, company code 302489393, address Račių st. 1, Vilnius, OU Civitta International, company code 12241708, address Ria tn 24a, Tartu. Adam Saulius Vaina is also a partner of CIVITTA UAB, company code 302477747, address Gedimino ave. 27, Vilnius, he is also the head of VŠĮ Civitta foundation, company code 303363287, address Gedimino ave. 27, Vilnius, Kavija UAB, company code 303091773, address Gedimino ave. 27, Vilnius, Mediapark Grupė UAB, company code 304050320, address Gedimino ave. 27, Vilnius, Entra holdings UAB, company code 302790286, address Gedimino ave. 27, Vilnius.

The member of the Board Nerijus Aukščiūnas is also a director at SBA Properties UAB, company code 306990245, address Upės g. 21-1, Vilnius; as well as the member of the Supervisory Council at Kauno Baldai AB, company code 133513698, address Drobės st. 68, Kaunas.

Director of Management Company CAPITALICA ASSET MANAGEMENT

Mindaugas Liaudanskas

30 April 2025