

UAB "ORKELA"

INTERIM FINANCIAL STATEMENTS FOR 6 MONTHS PERIOD ENDED 30 JUNE 2025,
PREPARED IN ACCORDANCE WITH LITHUANIAN FINANCIAL REPORTING STANDARDS

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UAB "ORKELA"

Company code: 304099538, Jogailos st. 4, Vilnius

The Company's Interim Financial Statements 30 June 2025

(all amounts presented in EUR unless otherwise indicated)

Balance sheet

	Notes	30 June 2025	31 December 2024
ASSETS			
A. NON-CURRENT ASSETS		70 168 984	50 695 184
1. INTANGIBLE ASSETS		-	-
1.1. Development work		-	-
1.2. Goodwill		-	-
1.3. Software		-	-
1.4. Concessions, patents, licenses, trademarks and similar rights		-	-
1.5. Other intangible assets		-	-
1.6. Prepayments for intangible assets		-	-
2. TANGIBLE ASSETS	3.1.	70 168 984	50 695 184
2.1. Land		-	-
2.2. Buildings and structures		-	-
2.3. Plant and equipment		-	-
2.4. Vehicles		-	-
2.5. Other equipment, fittings and tools		-	-
2.6. Investment property		4 601 561	4 601 561
2.6.1. Land		4 601 561	4 601 561
2.6.2. Buildings		-	-
2.7. Prepayments for tangible assets and assets under construction		65 567 423	46 093 623
3. FINANCIAL ASSETS		-	-
3.1. Shares in group companies		-	-
3.2. Intercompany loans		-	-
3.3. Intercompany amounts receivable		-	-
3.4. Shares in associates		-	-
3.5. Loans to associates		-	-
3.6. Receivables from associates		-	-
3.7. Long-term investments		-	-
3.8. Amounts receivable after one year		-	-
3.9. Other financial assets		-	-
4. OTHER NON-CURRENT ASSETS		-	-
4.1. Deferred tax asset		-	-
4.2. Biological assets		-	-
4.3. Other assets		-	-
B. CURRENT ASSETS		453 873	1 679 521
1. INVENTORIES		248 426	2 366
1.1. Raw materials, materials and consumables		-	-
1.2. Production and work in progress		-	-
1.3. Finished goods		-	-
1.4. Goods for resale		161 214	-
1.5. Biological assets		-	-
1.6. Non-current tangible assets held for sale		-	-
1.7. Prepayments		87 212	2 366
2. AMOUNTS RECEIVABLE WITHIN ONE YEAR	3.2.	140 154	242 514
2.1. Trade receivables		118 225	-
2.2. Intercompany amounts receivable		-	-
2.3. Amounts receivable from associates		-	-
2.4. Other amounts receivable		21 929	242 514
3. SHORT-TERM INVESTMENTS		-	-
3.1. Shares in group companies		-	-
3.2. Other investments		-	-
4. CASH AND CASH EQUIVALENTS	3.3.	65 293	1 434 641
C. PREPAID EXPENSES AND ACCRUED INCOME	3.4.	40 574	919
TOTAL ASSETS		70 663 431	52 375 624

UAB "ORKELA"

Company code: 304099538, Jogailos st. 4, Vilnius

The Company's Interim Financial Statements 30 June 2025

(all amounts presented in EUR unless otherwise indicated)

Balance Sheet (cont'd)

	Notes	30 June 2025	31 December 2024
EQUITY AND LIABILITIES			
D. EQUITY		3 024 026	3 926 237
1. CAPITAL		1 050 000	1 050 000
1.1. Share capital	3.5.	1 050 000	1 050 000
1.2. Unpaid share capital (–)		-	-
1.3. Own shares, stock (–)		-	-
2. SHARE PREMIUM	3.5.	12 385 500	12 385 500
3. REVALUATION RESERVE		-	-
4. RESERVES		-	-
4.1. Legal reserve		-	-
4.2. Acquisition of own shares		-	-
4.3. Other reserves		-	-
5. RETAINED EARNINGS (LOSS)	3.6.	(10 411 474)	(9 509 263)
5.1. Profit (loss) of the reporting year		(902 211)	1 412 324
5.2. Profit (loss) of the previous years		(9 509 263)	(10 921 587)
E. GRANTS, SUBSIDIES		-	-
F. PROVISIONS		-	-
1. Pensions and similar provisions		-	-
2. Deferred tax liability		-	-
3. Other provisions		-	-
G. AMOUNTS PAYABLE AND OTHER LIABILITIES		67 611 814	48 355 051
1. NON-CURRENT AMOUNT PAYABLE AND LIABILITIES	3.8.	10 770 824	1 000 000
1.1. Financial debts		-	-
1.2. Amounts owed to credit institutions		-	-
1.3. Advances received		44 531	-
1.4. Trade payables		1 000 000	1 000 000
1.5. Payables under the bills and checks		-	-
1.6. Intercompany amounts payable	3.15.	9 726 293	-
1.7. Amounts payable to associates		-	-
1.8. Other amounts payable and non-current liabilities		-	-
2. CURRENT AMOUNTS PAYABLE AND LIABILITIES	3.8.	56 840 990	47 355 051
2.1. Current portion of financial debts		40 019 615	39 666 684
2.2. Amounts owed to credit institutions		-	-
2.3. Advances received		-	784 485
2.4. Trade Payables		6 624 574	2 429 365
2.5. Payables under the bills and checks		-	-
2.6. Intercompany amounts payable	3.15.	10 171 376	4 461 938
2.7. Amounts payable to associates		-	-
2.8. Corporate income tax liabilities		-	-
2.9. Employment related liabilities		22 887	3 003
2.10. Other amounts payable and current liabilities		2 538	9 576
H. ACCRUED EXPENSES AND DEFERRED INCOME	3.9.	27 591	94 336
TOTAL EQUITY AND LIABILITIES		70 663 431	52 375 624

The accompanying explanatory notes are an integral part of these financial statements.

These financial statements were signed electronically:

Director

Representative of accounting company

Anastasija Pocienė

Gintarė Naglė

Income statement

	Notes	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
1. Sales revenue	3.10.	162 962	-
2. Cost of sales	3.11.	(134 547)	-
3. Fair value adjustments of biological assets		-	-
4. GROSS PROFIT (LOSS)		28 415	-
5. Selling expenses		-	-
6. General and administrative expenses	3.12.	(617 310)	(153 980)
7. Other operating results		-	-
8. Income from investments into shares of parent, subsidiaries and associates		-	-
9. Income from other long-term investments and loans		-	-
10. Other interest and similar income	3.13.	1 626 140	-
11. Impairment of the financial assets and short-term investments		-	-
12. Interest and other similar expenses	3.13.	(1 939 456)	(1 539 095)
13. PROFIT (LOSS) BEFORE TAXATION		(902 211)	(1 693 075)
14. Income tax	3.14.	-	-
15. NET PROFIT (LOSS)		(902 211)	(1 693 075)

The accompanying explanatory notes are an integral part of these financial statements.

These financial statements were signed electronically:

Director

Representative of accounting company

Anastasija Pocienė

Gintarė Naglė

UAB "ORKELA"

Company code: 304099538, Jogailos st. 4, Vilnius

The Company's Interim Financial Statements 30 June 2025

(all amounts presented in EUR unless otherwise indicated)

Statement of Changes in Equity

	Share capital	Share premium	Own shares (-)	Revaluation reserve Non-current tangible assets	Financial assets	Legal reserve Compulsory reserve or emergency (reserve) capital	Reserve for acquiring own shares	Other reserves	Retained earnings (losses)	Total
1. Balance at the end of the reporting (yearly) period before previous	1 050 000	12 385 500	-	-	-	-	-	-	(10 921 587)	2 513 913
2. Result of changes in accounting policies	-	-	-	-	-	-	-	-	-	-
3. Result of correcting material errors	-	-	-	-	-	-	-	-	-	-
4. Recalculated balance at the end of the reporting (yearly) period before previous	1 050 000	12 385 500	-	-	-	-	-	-	(10 921 587)	2 513 913
5. Increase (decrease) in the value of non-current tangible assets	-	-	-	-	-	-	-	-	-	-
6. Increase (decrease) in the value of effective hedging instruments	-	-	-	-	-	-	-	-	-	-
7. Acquisition (sale) of own shares	-	-	-	-	-	-	-	-	-	-
8. Profit (loss) not recognised in the profit (loss) statement	-	-	-	-	-	-	-	-	-	-
9. Net profit (loss) of the reporting period	-	-	-	-	-	-	-	-	1 412 324	1 412 324
10. Dividends	-	-	-	-	-	-	-	-	-	-
11. Other payments	-	-	-	-	-	-	-	-	-	-
12. Formed reserves	-	-	-	-	-	-	-	-	-	-
13. Used reserves	-	-	-	-	-	-	-	-	-	-
14. Increase (decrease) of share capital or shareholders' contributions (shares' repayment)	-	-	-	-	-	-	-	-	-	-
15. Other Increase (decrease) of share capital	-	-	-	-	-	-	-	-	-	-
16. Contributions to cover losses	-	-	-	-	-	-	-	-	-	-
17. Balance at the end of the previous reporting (yearly) period	1 050 000	12 385 500	-	-	-	-	-	-	(9 509 263)	3 926 237

UAB "ORKELA"

Company code: 304099538, Jogailos st. 4, Vilnius

The Company's Interim Financial Statements 30 June 2025

(all amounts presented in EUR unless otherwise indicated)

Statement of Changes in Equity (cont'd)

	Share capital	Share premium	Own shares (-)	Revaluation reserve Non-current tangible assets	Financial assets	Legal reserve Compulsory reserve or emergency (reserve) capital	Reserve for acquiring own shares	Other reserves	Retained earnings (losses)	Total
18. Increase (decrease) in the value of non-current tangible assets	-	-	-	-	-	-	-	-	-	-
19. Increase (decrease) in the value of effective hedging instruments	-	-	-	-	-	-	-	-	-	-
20. Acquisition (sale) of own shares	-	-	-	-	-	-	-	-	-	-
21. Profit (loss) not recognised in the profit (loss) statement	-	-	-	-	-	-	-	-	-	-
22. Net profit (loss) of the reporting period	-	-	-	-	-	-	-	-	(902 211)	(902 211)
23. Dividends	-	-	-	-	-	-	-	-	-	-
24. Other payments	-	-	-	-	-	-	-	-	-	-
25. Formed reserves	-	-	-	-	-	-	-	-	-	-
26. Used reserves	-	-	-	-	-	-	-	-	-	-
27. Increase (decrease) of authorised capital or shareholders' contributions (shares' repayment)	-	-	-	-	-	-	-	-	-	-
28. Other Increase (decrease) of share capital	-	-	-	-	-	-	-	-	-	-
29. Contributions to cover losses	-	-	-	-	-	-	-	-	-	-
30. Balance at the end of the reporting period	1 050 000	12 385 500	-	-	-	-	-	-	(10 411 474)	3 024 026

The accompanying explanatory notes are an integral part of these financial statements.

These financial statements are electronically signed:

Director

Representative of accounting company

Anastasija Pocienė

Gintarė Naglė

Cash Flow Statement

	Notes	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
1. Cash flows from operating activities			
1.1. Net profit (loss)		(902 211)	(1 693 075)
1.2. Depreciation and amortization expenses		-	-
1.3. Elimination of results of disposals of fixed tangible and intangible assets		-	-
1.4. Elimination of results of financing and investing activities	3.13.	313 316	1 539 095
1.5. Elimination of results of other non-cash transactions		-	-
1.6. Decrease (increase) in intercompany amounts receivable and receivables from associates		-	-
1.7. Decrease (increase) in other amounts receivable after one year		-	-
1.8. Decrease (increase) in deferred tax asset		-	-
1.9. Decrease (increase) in inventories, except prepayments		-	-
1.10. Decrease (increase) in prepayments		1 496	(274)
1.11. Decrease (increase) in trade receivables		(118 225)	-
1.12. Decrease (increase) in intercompany amounts owed and amounts owed by associates		-	-
1.13. Decrease (increase) in other receivables		115 102	20 661
1.14. Decrease (increase) in short-term investments		-	-
1.15. Decrease (increase) in prepaid expenses and accrued income		(39 655)	(2 142)
1.16. Increase (decrease) in provisions		-	-
1.17. Increase (decrease) in long-term trade payables and prepayments		-	-
1.18. Increase (decrease) in long-term amounts payable under the bills and checks		-	-
1.19. Increase (decrease) in long-term intercompany payables and payables to associates		-	-
1.20. Increase (decrease) in trade with short-term trade payables and advances received		53 543	(48 531)
1.21. Increase (decrease) in amounts payable under the bills and checks		-	-
1.22. Increase (decrease) in short-term intercompany payables and payables to associates		-	-
1.23. Increase (decrease) in corporate income tax liabilities		-	-
1.24. Increase (decrease) in employment related liabilities		19 884	(12 674)
1.25. Increase (decrease) in other amounts payable and liabilities		(7 038)	(9 189)
1.26. Increase (decrease) in accruals and deferred income		(56 045)	(16 140)
Net cash flows from operating activities		(619 833)	(222 269)
2. Cash flows from investing activities			
2.1. Acquisition of fixed assets (excluding investments)		(16 198 897)	(5 590 372)
2.2. Disposal of fixed assets (excluding investments)		-	-
2.3. Acquisition of long-term investments		-	-
2.4. Disposal of long-term investments		-	-
2.5. Loans granted		-	-
2.6. Loans recovered		-	-
2.7. Dividends and interest received		-	-
2.8. Other increases in cash flows from investing activities		1 626 140	-
2.9. Other decreases in cash flows from investing activities		(161 214)	-
Net cash flows from investing activities		(14 733 971)	(5 590 372)

Statement of Cash Flows (cont'd)

	Notes	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
3. Cash flows from financing activities			
3.1. Cash flows related to entity's owners		-	-
3.1.1. Issue of shares		-	-
3.1.2. Owner's contributions to cover losses		-	-
3.1.3. Purchase of own shares		-	-
3.1.4. Dividends paid		-	-
3.2. Cash flows related to other financing sources		13 984 456	10 065 596
3.2.1. Increase in financial debts		15 510 481	10 959 223
3.2.1.1. Loans received		9 612 481	-
3.2.1.2. Issue of bonds		5 898 000	10 959 223
3.2.2. Decrease in financial debts		(1 571 076)	(710 935)
3.2.2.1. Loans repaid		-	-
3.2.2.2. Redemption of bonds		(302 971)	-
3.2.2.3. Interest paid		(1 268 105)	(710 935)
3.2.2.4. Finance leases payments		-	-
3.2.3. Increase in entity's other liabilities		-	-
3.2.4. Decrease in entity's other liabilities		-	-
3.2.5. Other increases in cash flows from financing activities		-	-
3.2.6. Other decreases in cash flows from financing activities		45 051	(182 692)
Net cash flows from financing activities		13 984 456	10 065 596
4. Adjustments due to changes in exchange rates on the balance of cash and cash equivalents		-	-
5. Increase (decrease) of net's cash flows		(1 369 348)	4 252 955
6. Cash and cash equivalents at the beginning of the period		1 434 641	62 553
7. Cash and cash equivalents at the end of the period		65 293	4 315 508

The accompanying explanatory notes are an integral part of these financial statements.

These financial statements were signed electronically:

Director
Representative of accounting company

Anastasija Pocienė
Gintarė Naglė

Notes to the financial statements

1. General information

UAB Orkela, company code 304099538 (hereinafter referred to as the Company) is a private limited liability company registered with the State Enterprise Centre of Registers on 24 September 2015. Registered as the value-added taxpayer since 10 March 2016. The Company's data is collected and stored with the Register of Legal Entities of the Republic of Lithuania.

As of 30 June 2025, and 31 December 2024, the shareholder of the Company is closed-end investment fund intended for informed investors Lords LB Special Fund IV, managed by UAB Lords LB Asset Management (company code 301849625, registered address Jogailos st. 4, Vilnius).

	30 June 2025		31 December 2024	
	Number of shares	Share of the stock held	Number of shares	Share of the stock held
Lords LB Special Fund IV	42 000	100%	42 000	100%
Total:	42 000	100%	40 000	100%

As of 30 June 2025, the Company's authorised share capital amounted to EUR 1 050 000 (31 December 2024 – EUR 1 050 000), share capital is divided into 42 000 (31 December 2024 – 42 000) ordinary registered shares with the par value of EUR 25 each. As of 30 June 2025, the Company's share capital is fully paid.

The Company does not have its own shares. The Company's registered office address is Jogailos st. 4, Vilnius.

The main activity of the Company is real estate development and construction.

As of 30 June 2025, and 31 December 2024 the Company had no branches or representative offices.

As of 30 June 2025, the average number of employees was 4 (31 December 2024 – 3).

2. Accounting policy

The financial statements are prepared in accordance with the legal acts regulating financial accounting and preparation of financial statements in the Republic of Lithuania and Lithuanian Financial Reporting Standards.

The Company's financial year coincides with a calendar year.

The figures in these financial statements are presented in the currency of the Republic of Lithuania - Euro (EUR).

The Company complies with the criteria of a public interest entity established in the Companies' Financial Reporting Law when preparing financial statements.

2.1. Investment property

Investment property is real estate held to earn income and / or capital gains.

The cost of acquired investment property consists of the purchase price and any directly attributable costs. Directly attributable costs may include legal fees, property transfer fees and other transaction costs. This accounting principle applies for the whole duration of construction of investment property. The Company classified the investment property under development as investment property in the balance sheet and accounts it at cost less any impairment losses.

Upon completion of investment property, the Company uses the fair value method to account for investment property. The fair value of investment property is determined based on valuation reports of an independent valuer. The valuation by an independent valuer is performed at least once a year (if there are significant changes that could lead to a significant change in the value of the assets, valuations are performed more frequently). The fair value of investment property is adjusted at each financial statement date, with any changes recognized as a gain or loss in the statement of profit or loss.

2.2. Financial assets and financial liabilities

Financial assets include cash and cash equivalents and amounts receivable.

Financial assets are recorded when the Company receives or obtains a contractual right to receive cash or any other financial assets. Amounts receivable are carried at cost less impairment losses. Cash and cash equivalents are stated at cost.

When it is probable that the Company will not be able to recover the amounts receivable, the impairment loss is recognised, which is determined as the difference between the carrying amount of the assets and the present value of future cash flows discounted using the effective interest rate.

Financial liabilities include amounts payable for goods and services received and liabilities under bond agreements issued, loans received.

Financial liabilities are recorded when the Company undertakes a commitment to pay cash or settle with any other financial assets. Amounts payable for goods and services are accounted for at cost.

Bonds issued are classified as financial liabilities redeemable in one lump sum or in instalments according to a fixed redemption schedule. Bonds issued and loans received are initially recognised at cost, which is equal to the amount of funds received. Transaction costs are recognised as financing expenses. Subsequently, financial liabilities are measured at amortised cost using the effective interest rate method. The Company has issued non-convertible bonds.

2.3. Effective interest rate method

An effective interest rate method is a method of calculation of amortised cost of financial assets and liabilities and distribution of interest income and expenses over a certain period. Effective interest rate is an interest rate that discounts the estimated future cash flows (including all paid or received taxes that are an integral part of the effective interest rate, transaction costs and other extras or discounts) to the net carrying amount of the initial recognition within the intended period of financial asset and liabilities or (if applicable) within a certain shorter period.

2.4. Foreign currencies

All currency items in the balance sheet are valued in euros using the exchange rate prevailing at the date of the balance sheet. Assets purchased in foreign currency and accounted for in the balance sheet at the cost are valued in euros using the exchange rate prevailing at the acquisition date. Assets whose fair value is determined in a foreign currency are valued in euros in the balance sheet using the exchange rates at the date when the fair value was determined. Foreign currency transactions are valued in euros using the exchange rate prevailing at the date of the transaction. Differences resulting from the settlement of amounts recorded in foreign currencies at different exchange rates are recognised as income or expenses of the reporting period.

2.5. Sales revenue

Revenue is recognised on an accrual basis. The amount of income is estimated at fair value, considering granted and expected discounts, returns and rebates.

When a service transaction is completed in the same period as it is initiated, revenue is recognised in the same period and measured at the amount specified in the contract. When services, according to the service transaction, are provided for more than one reporting period, revenue is allocated to the periods in which the services are rendered.

The Company's typical operating income consists of rental income. Where the Company operates as an intermediary rather than the main service provider, income and expenses are offset.

2.6. Cost of sales and operating expenses

Expenses are recognised on an accrual and comparison basis in the accounting period the income related to the costs is generated. Expenses incurred during the reporting period, which cannot be attributed directly to specific revenue earned and will not generate any revenue in subsequent reporting periods, are recognised as expenses when incurred. Expenses are measured at fair value.

2.7. Borrowing costs

Interest on loans and bond agreements are recognised in the income statement on an accrual basis.

2.8. Income tax

Income tax calculations are based on profit for the year after assessing deferred income tax. Income tax is calculated in accordance with the requirements set forth in the Lithuanian legislation.

In 2025, the corporate income tax rate applied to companies in the Republic of Lithuania was 16% (in 2024 - 15%).

Taxable losses can be carried forward to other reporting periods for an unlimited number of periods, except for the losses incurred through transfer of securities and (or) derivative financial instruments. Such a carryforward is cancelled if the Company ceases to carry on the activity giving rise to the loss, unless the Company ceases to carry on the activity for any reasons beyond its control. The losses from disposal of securities and (or) derivative financial instruments can be carried forward for 5 consecutive years and only be reduced by taxable income earned from the transactions of the same nature. With effect 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 tax is calculated using the balance sheet liability method. Deferred income tax reflects the net tax effects of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for income tax purposes. Deferred tax assets and liabilities are measured using the tax rates expected to be applied to taxable income in the years in which those temporary differences are expected to be recovered based on tax rates enacted or substantially enacted at the balance sheet date.

Deferred tax asset is recognised in the balance sheet to the extent the management believes it will be realised in the foreseeable future, based on taxable profit forecasts. If it is believed that part of the deferred tax asset is not going to be realised, this part of the deferred tax asset is not recognised in the financial statements.

2.9. Impairment

An impairment loss is recognised whenever events or changes in circumstances indicate that the carrying amount may not be recovered. Whenever the carrying amount of an asset exceeds its recoverable amount, an impairment is recognised in the income statement. Reversal of impairment losses recognised in prior years is recorded when there is an indication that the impairment loss recognised for the asset no longer exists or has decreased. The reversal is accounted for under the same article of the income statement as the impairment loss.

2.10. Recoverable amount

Recoverable amount is calculated as the higher of two values: the fair value less costs to sell and the asset's value in use. An asset's value in use is calculated by discounting future cash flows to their present value using a pre-tax discount rate that reflects current market assumptions about the time value of money and the risks specific to the asset.

2.11. Offsetting

Offsetting of receivables and payables with the same third party shall take place when there is a sufficient legal basis for doing so.

2.12. Subsequent events

Subsequent events that provide additional information about the Group's position as of the balance sheet date (adjusting events) are reflected in the financial statements. Subsequent events that are not adjusting events are disclosed in the notes when material.

2.13. Contingencies

Contingent liabilities are not recognised in financial statements. They are described in the financial statements, except those cases when the probability that resources generating economic benefit will be lost is very low.

Contingent assets are not recognized in the financial statements, but they are described in the financial statements.

2.14. Significant accounting estimates and judgments

The preparation of financial statements in accordance with Lithuanian financial reporting standards requires from the management to make certain judgments and estimates, based on assumptions that have effect on the application of policies and reported amounts of assets and liabilities, income and expenses and the disclosure of uncertainties. The significant estimates in these financial statements are the valuation assumptions of investment assets. Future events may change the assumptions used in the estimates. The effect of such changes in estimates will be accounted for in the financial statements when determined.

2.15. Financial risk management

The Company is exposed to a variety of financial risks in the course of its operations. Risk management is performed by management.

The following main financial risk management procedures are applied in the Company's operations:

Credit risk

The Company is not subject to significant credit risk concentration. Credit risks or the risks of counterparties defaulting, are controlled by the application of credit terms and monitoring procedures. Credit risk is controlled by the Company itself and, if necessary, assisted by credit risk management companies.

Foreign exchange risk

The Company has no significant concentration of foreign exchange risk, because the major portion of settlements are conducted in the euro (EUR).

Liquidity risk

The Company's policy is to maintain a sufficient level of cash and cash equivalents or secure financing from the parent fund and credit institutions in order to meet the commitments set out in its strategic plans. As of 31 December 2024, the Company's current liabilities exceed its current assets; therefore, the Company has performed a going concern risk assessment (Note 3.15).

Interest rate risk

The Company's income and operating cash flows are substantially independent from changes in market interest rate. The Company has no significant interest-bearing assets.

The bonds issued and loans granted by the Company carry fixed interest rates. The bonds acquired by a related party also bear a fixed interest rate, which is determined based on related-party pricing.

The Company does not use any financial instruments to manage interest rate fluctuation risk.

3. Notes

3.1. Investment property

	Land	Unfinished construction	Total
a) Acquisition cost			
as at the end of the previous financial year	4 601 561	34 327 959	38 929 520
Changes in the previous financial year:			
- acquisitions	-	11 765 664	11 765 664
- disposals and written-off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the previous financial year	4 601 561	46 093 623	50 695 184
Changes in the financial year:			
- acquisitions	-	19 473 800	19 473 800
- disposals and written-off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the financial year	4 601 561	65 567 423	70 168 984
b) Revaluation			
At the end of the previous financial year	-	-	-
Changes in the previous financial year:			
- increase (decrease) in value +/-	-	-	-
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the previous financial year	-	-	-
Changes in the financial year:			
- increase (decrease) in value +/-	-	-	-
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the financial year	-	-	-
c) Depreciation			
At the end of the previous financial year	-	-	-
Changes in the previous financial year:			
- depreciation in financial year	-	-	-
- written back (-)	-	-	-
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the previous financial year	-	-	-
Changes in the financial year:			
- depreciation in financial year	-	-	-
- written back (-)	-	-	-
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the financial year	-	-	-
d) Impairment			
At the end of the previous financial year	(1 901 970)	(3 094 403)	(4 996 373)
Financial year changes:			
- increase (decrease) in value +/-	-	-	-
- written back (-)	1 901 970	3 094 403	4 996 373
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the previous financial year	-	-	-
Changes in the financial year:			
- increase (decrease) in value +/-	-	-	-
- written back (-)	-	-	-
- disposed and written off assets (-)	-	-	-
- transfers from one heading to another +/-	-	-	-
At the end of the financial year	-	-	-
e) The carrying amount at the beginning of the previous financial year	2 522 547	16 560 132	19 082 679
The carrying amount at the end of the previous financial year	4 601 561	46 093 623	50 695 184
The carrying amount at the end of the financial year	4 601 561	65 567 423	70 168 984

As of 30 June 2025, investment assets consist of a land plot and buildings under construction located on Vasario 16-osios st. 1, Vilnius. The investment property was purchased in March 2016. On 8 March 2021 the Company received a construction permit and in September 2021 has begun the construction works.

As of 30 June 2025, the recoverable value of investment property (i.e. land together with buildings under development) has been determined based on the property valuation performed by the independent property valuer UAB "Newsec valuations" in May 2025, the asset was valued as of 30 April 2025. The investment property was valued using the discounted cash flow method, using a 7,9 percent discount rate (7,9 percent in 2024) and a 6,25 percent capitalization rate (6,25 percent in 2024). Cash flows are forecasted for 10 years with the assumption that the average long-term vacancy rate will be 2 percent (2024 m. – 2-5 percent). According to the report of an independent property valuer, the value of the Company's total investment assets, calculated using the discounted cash flow method, as of 30 April 2025 amounted to EUR 65 010 000 (2024 – EUR 46 640 000). The change in additional construction works during the period from May to June 2025 amounted EUR 6 142 935 (during the period from January to March 2025 amounted to EUR 7 670 029). According to management's assessment, there is no impairment of additional construction works, as the value of the remaining construction works as of 30 April 2025 4 is not expected to exceed the construction cost by the completion of the project. Therefore, as of 30 June 2025, there is no impairment of the investment property.

Sensitivity analysis of the value of investment property

The recoverable value of the investment property was determined using a yield rate of 6,25 percent. An increase in the yield rate of 0,5 percent would reduce the recoverable amount of the investment property by EUR 2 940 000 and a decrease in the yield rate of 0,5 percent would increase the recoverable amount of the investment property by EUR 3 450 000. Other assumptions remain unchanged as the yield rate changes.

3.2. Amounts receivable within one year

	30 June 2025	31 December 2024
Trade payables	118 225	-
VAT receivable	21 901	238 800
Other amounts receivable	28	3 714
Total:	140 154	242 514

3.3. Cash and cash equivalents

	30 June 2025	31 December 2024
Cash in bank account	64 938	236 869
Cash in investment account	355	1 197 772
Total:	65 293	1 434 641

The Company has opened an investment account, from which money can be transferred to a current bank account only after submitting a request to the bank.

3.4. Prepaid expenses and accrued income

	30 June 2025	31 December 2024
Prepaid reservation system expenses	12 336	-
Accrued rental income	12 178	-
Prepaid municipal waste management expenses	6 721	-
Prepaid insurance expenses	5 639	648
Other prepaid expenses	3 700	271
Total:	40 574	919

3.5. Structure of the authorised capital

The Company's share capital as of 30 June 2025 is EUR 1 050 000 (31 December 2024 – EUR 1 050 000). The value of share premium as of 30 June 2025 is EUR 12 385 500 (31 December 2024 – EUR 12 385 500). All shares are paid.

3.6. Project of profit distribution

At the time of approval of these financial statements, the management has not prepared a draft profit (loss) distribution.

3.7. Rights and commitments not disclosed in the balance sheet

Taxes

The Tax Authorities have not performed a full-scope tax investigation at the Company. The Tax Authorities may inspect accounting, transaction and other documents, accounting records and tax returns for the current and previous 3 calendar years at any time, and where appropriate, for the current and previous 5 or 10 calendar years and impose additional taxes and penalties.

Management of the Company is not aware of any circumstances which would cause calculation of additional significant liabilities due to unpaid taxes.

3.8. Amounts payable and other liabilities

30 June 2025	Within one year	After one, but no later than five years	After five years
Financial debts:			
1. Financial debts	40 019 615	-	-
2. Intercompany amounts payable (note 3.15.)	10 171 376	9 726 293	-
Other debts:			
1. Trade payables	6 624 574	1 000 000	-
2. Advances received	-	44 531	-
3. Employment related liabilities	22 887	-	-
4. Other payables and short-term liabilities	2 538	-	-
Total:	56 840 990	10 770 824	-

31 December 2024	Within one year	After one, but no later than five years	After five years
Financial debts:			
1. Financial debts	39 666 684	-	-
2. Intercompany amounts payable (note 3.15.)	4 461 938	-	-
Other debts:			
1. Trade payables	2 429 365	1 000 000	-
3. Employment related liabilities	784 485	-	-
4. Other payables and short-term liabilities	3 003	-	-
Total:	47 355 051	1 000 000	-

The Company has signed an agreement for the distribution of the Company's bonds worth 40 million EUR. The public bonds are listed on Nasdaq Vilnius AB. By 2025 the Company did not issue any bonds. As of 30 June 2025 the total amount of Company's issued secured non-convertible bonds was 38 658 units (31 December 2024 – 38 658 units), each with a nominal value of EUR 1 000. The interest rate is fixed and interest is payable semi-annually. As of 30 June 2025, the bond's redemption date was 19 July 2025, but in July 2025, the redemption date was extended to 19 October 2025 (Note 3.16).

After one year, but no later than five years, trade payables are retained amounts payable to contractors, which will be paid after construction is completed. These long-term liabilities are not interest bearing. After one year, but no later than five years, advances received are long-term deposits under signed lease agreements.

3.9. Accrued expenses and deferred income

	30 June 2025	31 December 2024
Accrued construction expenses	15 300	82 401
Accrued audit expenses	5 950	5 950
Accrued accounting services expenses	2 785	4 125
Other accrued expenses	3 556	1 860
Total:	27 591	94 336

3.10. Sales Revenue

	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
Rental income	161 351	-
Utility and operating expenses income	13 511	-
Utility expenses (compensated by tenants)	(11 900)	-
Total:	162 962	-

3.11. Costs of Sales

	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
Management costs	74 322	-
Operating costs	47 649	-
Operating tax costs	12 576	-
Total:	134 547	-

3.12. General and administrative expenses

	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
Donations	317 349	-
Remuneration and other related expenses	121 546	66 210
Mediation services	42 126	-
Insurance	31 798	4 482
Legal services	24 348	25 052
Advertising and marketing expenses	23 995	3 230
Accounting and audit	13 711	12 260
Operating taxes	12 304	21 755
Transport expenses	5 648	-
Office expenses	5 433	-
Business analysis expenses	3 250	-
Business trips expenses	2 202	9 425
Other	13 600	11 566
Total:	617 310	153 980

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3.13. Interest and other similar income and expenses

	2025.01.01- 2025.06.30	2024.01.01- 2024.06.30
Other financial and investment activity income	1 626 140	-
Interest expenses	(1 849 256)	(1 392 931)
Loan administration fees	(55 452)	-
Other financial and investment activity expenses	(34 748)	(146 164)
Total:	(313 316)	(1 539 095)

3.14. Income tax and deferred income tax

A 17% corporate income tax rate was applied for deferred income tax calculation (2024 – 15%).

As of 30 June 2025, the Company had EUR 1 787 131 (as of 31 December 2024 – EUR 1 537 369) of unrecognized deferred tax asset from accumulated tax losses. The deferred tax asset has not been recognized due to uncertainties related to generation of sufficient taxable profit in the foreseeable future. Accumulated tax losses are carried forward for an indefinite time.

3.15. Financial relations with the Company's management and other related parties

The average number of executives in 2025 is 1. The Company's management is considered to be a director with whom there were no transactions other than salaries in 2025 and 2024. In 2025, the management's total remuneration amounted to EUR 48 229.

Transactions with other related parties

The transactions with other related parties and their balance at the end of the reporting period were as follows:

Title of article	Revenue from intercompany transactions	Intercompany transaction costs	Amounts receivable	Amounts payable
30 June 2025	-	216 437	-	19 897 669
Related person	-	113 812	-	9 726 293
Shareholder	-	216 437	-	10 171 376
31 December 2024	-	239 860	-	4 461 938
Shareholder	-	239 860	-	4 461 938

The Company has entered into two bond subscription agreements with the Shareholder, with maturity on 19 May 2026, and a fixed interest rate. As of 30 June 2025, the outstanding balance of the bonds was EUR 9 362 739 (as of 31 December 2024 – EUR 3 767 710), and the accrued payable interest amounted to EUR 808 637 EUR (as of 31 December 2024 – EUR 694 228). On 11 April 2025, the Company entered into a loan agreement with the Related person, with maturity on 11 November 2026, and a fixed interest rate. As of 30 June 2025, the loan amount was EUR 9 612 481 and the accrued interest payable amounted to EUR 113 812.

3.16. Subsequent events

In July 2025, a meeting of the bondholders was held, during which a decision was made to extend the bond redemption period. A new maturity date for the full redemption of the bond issuance was set for October 19, 2025. There were no other subsequent events.

3.17. Going concern

As of June 30, 2025, the Company's current liabilities exceed its current assets by EUR 56 387 117 (as of 31 December 2024, the Company's current liabilities exceeded current assets by EUR 45 675 530). The main current liabilities consist of amounts payable for issued secured non-convertible bonds and liabilities to suppliers for ongoing construction work.

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The Company's shareholder, Lords LB Special Fund IV, considers the project developed by the Company to be ongoing and plans to attract additional funds from new or existing investors in order to ensure the Company's ability to meet its financial obligations and ensure the continuity of the ongoing project.

The Company plans to attract external bank financing to redeem the existing bond issue, which matures on 19 October 2025 (Note 3.16). As of the approval date of these financial statements, the Company has a binding bank financing offer to cover its existing liabilities upon their maturity. The preliminary financing proposal provided by the bank is valid until August 29, 2025, and the Company's management plans to secure bank financing before the deadline.

The financial statements for the period ending June 30, 2025, have been prepared on the assumption that the Company will be able to continue its operations in the near future.

These financial statements were signed electronically:

Director

Representative of accounting company

Anastasija Pocienė

Gintarė Naglė

UAB "Orkela" Interim Management Report for the First Half-Year 2025

Basic information about the Company

Orkela UAB (hereinafter – the Company) is a private limited liability company registered with the State Enterprise Centre of Register on 24 September 2015. The main activity of the Company is real estate development and construction. The Company owns a land plot and a building complex located on Vasario 16-osios g. 1, Vilnius.

Head office address: Jogailos g. 4, Vilnius. The Company has no branches or representations.

Company's shareholders: The closed-end real investment fund for informed investors Lords LB Special Fund IV (hereinafter – **the Shareholder**) is controlled by the management company Lords LB Asset Management UAB (registration number 301849625, head office address Jogailos g. 4, Vilnius), which holds 100% of the Company's shares.

Shares: As of 30 June 2025, the Company's authorized capital was EUR 1,050,000, 42,000 ordinary registered shares with a nominal value of EUR 25 (twenty-five euros).

Company's CEO: Anastasija Pocienė.

The Company operates in accordance with the Company's Articles of Association and in compliance with all applicable requirements of the Civil Code, the law on Companies and other laws and regulations.

Key events during First Half-Year 2025

- On 9 January 2025, the bondholders' meeting resolved to extend the maturity of the Bonds until 19 July 2025.
- In April 2025, the 100% completion of the historical part of the complex was registered.
- In April 2025, the Contemporary School Center (public institution) commenced operations in the complex.
- In June 2025, Reitan Convenience Lietuva and TNS Kantar commenced operations in the premises.

Key events after the end of the First Half-Year 2025

- On 10 July 2025, the bond redemption date was set for 19 July 2025. With the approval of the bondholders, the Company extended the maturity date until 19 October 2025.

Objective overview of the Company's condition, performance and development, a description of the main types of risks and uncertainties faced by the Company

The main activity of the Company is real estate development and construction. The Company is developing a private school, hotel and administrative complex next to the Vilnius Church and Monastery of St. Apostles Philip and James (hereinafter – the Project). The Company is expected to complete the Project in 2025.

The Company is a special purpose development company that does not earn income on its own in the short term. However, upon completion of the Project development, the Company plans to earn income from the lease of the property. During the Project development period, the Company intends to finance its activities by attracting external financing, and the Company's Shareholder has long-term plans for the Company and has confirmed its intentions to maintain its solvency.

Significant risks faced by the Company:

- **Construction costs and Project success risk.** The Project premises will house an educational institution (private school), office, retail premises (including several cafés), a hotel and an underground car park. According to the current construction schedule, the completion of the administrative part and the private school project is registered for April 2025, while the implementation of the hotel is scheduled for the II-III quarter of 2025. Considering that the hotel building is being built and equipped according to the strict standard of the AC by Marriott brand, representatives of the franchisor will actively participate in the development process. The participation of a third party in the development process may result in additional time and financial costs in developing this property.
In addition, the Company cannot guarantee that no disputes will arise with suppliers or that it will be able to maintain business relations with the existing suppliers. Any disruption to the Company's supply chain due to problems with a supplier or any decline in the reliability of such a supplier may require the Company to incur significant time and expense to address the deficiencies and may impact its reputation, which may adversely affect its reputation and profitability.

■ **Geopolitical environment.**

The geopolitical situation in the region remains an important factor that may affect the stability of the real estate market and investor confidence. The main risks arise from the Russia-Ukraine war and its possible consequences for the Baltic region. Such factors may lead to fluctuations in financial markets, consumer and investor expectations, which may affect demand for real estate, project financing conditions and asset values.

In addition, geopolitical uncertainty may affect the supply chains of the construction sector, in particular the supply of raw materials and equipment from abroad, and contribute to inflationary pressures.

The Company constantly monitors geopolitical developments, assesses potential risks and seeks to ensure business continuity and flexibility in the face of changing external environments.

■ **Economic environment (domestic and international) and insolvency risk.**

Even if there is currently no significant economic downturn in Lithuania, if such an economic downturn occurs, the demand for the Company's services may decrease, and the risk of bankruptcy of tenants and/or contractors may increase. This may negatively affect the implementation of the Company's business strategy and results and the possibility that the Project will not generate the expected positive returns.

Considering the current office market situation – trends in working from home, slowing down of corporate growth and general decline in demand for the office market, it is important to note that this has a direct impact on the Company's future rental flows. The Company expects to start receiving rental income after the project is completed and the premises are handed over to tenants. The probability of fully leasing the property before the end of its construction is low. Therefore, the amount of income received in the first year may be lower than expected.

Development prospects

One of the main goals of the Company is to ensure proper and timely development of the real property project. The Company is currently focused on finding new tenants, project development and interior design works.

Analysis of financial and non-financial performance

Indicators describing the Company's performance

Indicator	30 June 2025	30 June 2024
Debt ratio = liabilities/total assets	0.96	0.93
Total liquidity ratio = current assets / current liabilities	0.01	0.04

The data presented in the annual financial statements are sufficiently detailed and do not require separate references or additional explanations.

Information about the CEO

Other management positions held by Anastasija Pocienė, the CEO of Orkela UAB:

Entity	Legal form	Description	Registration number	address	Position
Anastasija Pocienė	UAB	Orkela UAB	304099538	Jogailos st. 4, Vilnius	Director
Anastasija Pocienė	UAB	Orkelos valdymas UAB	304427020	Jogailos st. 4, Vilnius	Director
Anastasija Pocienė	UAB	Vilniaus miesto projektai UAB	303089021	Jogailos st. 4, Vilnius	Director
Anastasija Pocienė	UAB	Pakeira UAB	306632515	Jogailos st. 4, Vilnius	Director
Anastasija Pocienė	CIF	Lords LB Special Fund III	I028	Jogailos st. 4, Vilnius	Fund Manager
Anastasija Pocienė	CIF	Lords LB Special Fund IV	I032	Jogailos st. 4, Vilnius	Fund Manager
Anastasija Pocienė	CIF	Uptown Development Fund	I185	Jogailos st. 4, Vilnius	Fund Manager
Anastasija Pocienė	CIF	Viritawa	I151	Jogailos st. 4, Vilnius	Fund Manager

There were no other transactions with the Company's CEO, except for salary. Salary is determined by the employment contract, and bonuses are awarded by shareholder decision and manager's order. Additional remuneration policy has not been approved. Information on management remuneration is disclosed in the annual Financial Statements (Note 3.15).

Environmental safety

The Company's activities fully comply with the requirements of the legal acts. The Company has signed a construction contract for the Project under development. The Company's partner is a certified company operating in accordance with the requirements of the integrated quality, environmental and occupational safety and health management system: LST EN ISO 9001:2015, LST EN ISO 14001:2015 and LST 1977:2008/OHSAS 18001:2007, respectively.

Company's business plans and forecasts

In the coming year, the Company will focus its efforts on Project agreements with new tenants, construction and installation works.

Other required disclosures

The Company does not conduct research and development activities.

As of 30 June 2025 and 2024, the Company did not have any branches or representative offices.

The Company did not acquire, transfer or hold any own shares during the reporting year.

This management report was signed electronically by
CEO of Orkela UAB

Anastasija Pocienė

UAB "ORKELA"

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The Company's Interim Financial Statements 30 June 2025

(all amounts presented in EUR unless otherwise indicated)

CONFIRMATION OF RESPONSIBLE PERSONS

We hereby confirm that, to the best of our knowledge and belief, the interim financial statements of UAB Orkela (the "Company") for the six-month period ended 30 June 2025, prepared in accordance with the Lithuanian Accounting Standards, present a true and fair view of the Company's financial position as at 30 June 2025 and of its financial performance and cash flows for the six-month period then ended.

The Management Report for the reporting period provides a fair review of the Company's results, business development, and a proper description of its condition together with the principal risks and uncertainties.

Director

Representative of accounting company

Anastasija Pocienė

Gintarė Naglė