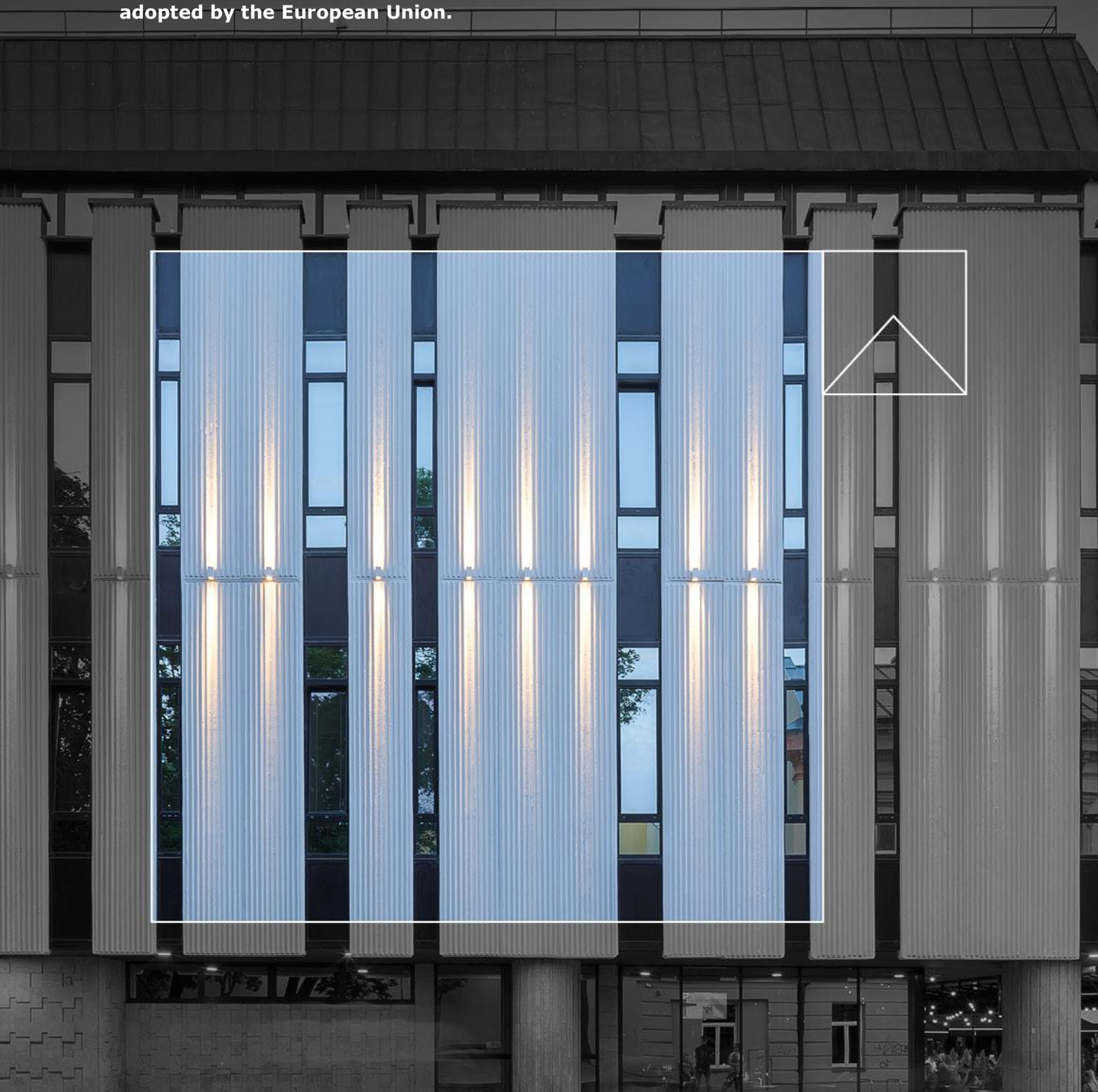




**Special Closed-End Type Real Estate Investment Company's
„INVL Baltic Real Estate“**

**Consolidated Semi-Annual Management Report of 2025 and Consolidated Interim
Condensed Not-audited Financial Statements for the six months ended 30 June
2025 prepared in accordance with International Financial Reporting Standards as
adopted by the European Union.**



Vytautas Bakšinskas,
Real Estate Fund Manager of the Management Company of INVL Baltic Real Estate, signs the Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2025, also Consolidated Semi-Annual Management Report of 2025 and Statement of responsible persons with a qualified electronic signature.

Agnė Vainauskienė,
Head of Alternative Funds Accounting of the Management Company of INVL Baltic Real Estate, signs the Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2025, and Statement of responsible persons with a qualified electronic signature.

STATEMENT OF RESPONSIBLE PERSONS

20 August 2025

Following on Information Disclosure Rules of the Bank of Lithuania and the Law on Securities (articles 13 and 15¹) of the Republic of Lithuania, management of INVL Baltic Real Estate hereby confirms that, to the best of our knowledge, the attached Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2025 are prepared in accordance with applicable reporting standards, give true and fair view of the assets, liabilities, financial position and profit or loss, cash flows of INVL Baltic Real Estate and Consolidated Group.

Presented Consolidated Semi-Annual Management Report of 2025 includes a fair review of the development and performance of the business and description of the position of INVL Baltic Real Estate and the consolidated group as a whole, along with the main risks and uncertainties faced thereby.

ENCLOSURE:

1. Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2025.
2. Consolidated Semi-Annual Management Report of 2025.

Real estate fund manager of the Management Company
INVL Asset Management

Vytautas Bakšinskas

Head of Alternative Funds Accounting of the Management Company
INVL Asset Management

Agnė Vainauskienė

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Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE
company code 152105644, Gynėjų str. 14, Vilnius, Lithuania

**CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2025**
(all amounts are in EUR thousand unless otherwise stated)

GENERAL INFORMATION

Management

Management Company

UAB INVL Asset Management

Investment Committee

Mr. Vytautas Bakšinskas
Mr. Andrius Daukšas

Address of registered office and company code

Gynėjų Str. 14,
Vilnius,
Lithuania
Company code 152105644

Banks

AB Šiaulių Bankas
AB SEB Bankas
AS "SEB banka"
AB Swedbank
OP Corporate Bank plc Latvian branch

The financial statements were authorised for issue by the Management Company on 20 August 2025.

The document is signed with a
qualified electronic signature

Mr. Vytautas Bakšinskas
Real estate fund manager at
UAB INVL Asset Management

The document is signed with a
qualified electronic signature

Ms. Agnė Vainauskienė
Head of alternative funds accounting at
UAB INVL Asset Management

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of comprehensive income

	Notes	Group		Company	
		1 st Half Year 2025	1 st Half Year 2024	1 st Half Year 2025	1 st Half Year 2024
Revenue	4, 5	1,938	2,054	1,443	998
Interest income		2	4	2	3
Other income		8	20	-	13
Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss	3	-	-	(52)	309
Net profit from fair value adjustments on investment property		3,196	387	3,074	335
Premises rent costs	4, 5	(22)	(3)	(20)	(1)
Utilities	4	(265)	(247)	(3)	(1)
Repair and maintenance of premises	4	(377)	(241)	(141)	(9)
Management and Performance Fee	5, 16	(642)	(87)	(642)	(87)
Property management and brokerage costs	4	(2)	-	(138)	(115)
Taxes on property	4	(70)	(73)	(66)	(51)
Employee benefits expenses		(142)	(126)	-	-
Provision for impairment of trade receivables		(2)	-	(2)	-
Depreciation and amortisation		(56)	(58)	(11)	(14)
Other expenses		(138)	(170)	(65)	(64)
Operating profit		3,428	1,460	3,379	1,316
Finance costs	6	(479)	(625)	(416)	(493)
Profit before income tax		2,949	835	2,963	823
Income tax credit (expenses)	7	14	(12)	-	-
NET PROFIT FOR THE PERIOD		2,963	823	2,963	823
Other comprehensive income for the period, net of tax		-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		2,963	823	2,963	823
Attributable to:					
Equity holders of the parent		2,963	823	2,963	823
Basic and diluted earnings per share (in EUR)	13	0.37	0.10		

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of financial position

		Group		Company	
	Notes	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
ASSETS					
Non-current assets					
Property, plant and equipment		122	167	22	33
Investment properties	8	47,243	42,567	42,458	37,905
Intangible assets		3	4	-	-
Investments into subsidiaries designated at fair value through profit or loss	3	-	-	2,666	5,268
Financial lease receivables-long term		-	-	-	-
Deferred tax asset		30	16	-	-
Total non-current assets		47,398	42,754	45,146	43,206
Current assets					
Inventories, prepayments and deferred charges		222	435	190	427
Trade and other receivables	9	190	117	89	29
Income tax prepaid		5	-	-	-
Financial lease receivables – short term		101	200	101	200
Cash and cash equivalents		837	1,841	620	273
Total current assets		1,355	2,593	1,000	929
TOTAL ASSETS		48,753	45,347	46,146	44,135

(cont'd on the next page)

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of financial position (cont'd)

		Group		Company	
	Notes	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
EQUITY AND LIABILITIES					
Equity					
Equity attributable to equity holders of the parent					
Share capital	10	11,689	11,689	11,689	11,689
Own shares		(282)	(282)	(282)	(282)
Share premium	10	2,478	2,478	2,478	2,478
Reserves	10	3,429	3,429	3,669	3,669
Retained earnings	10	10,180	7,933	9,940	7,693
Total equity		27,494	25,247	27,494	25,247
Liabilities					
Non-current liabilities					
Non-current borrowings	12	15,855	16,192	14,855	15,192
Non-current lease liabilities		-	5	-	5
Provisions	5	1,496	961	1,496	961
Advances received		393	339	393	339
Total non-current liabilities		17,744	17,497	16,744	15,381
Current liabilities					
Current portion of non-current borrowings	12	738	790	738	752
Current portion of lease liabilities		35	159	35	159
Current borrowings		1,401	-	-	-
Trade payables		544	888	498	764
Income tax payable		-	2	-	-
Provisions	5	2	1	2	1
Advances received		142	123	70	59
Other current liabilities	15	653	640	565	656
Total current liabilities		3,515	2,603	1,908	2,391
Total liabilities		21,259	20,100	18,652	18,888
TOTAL EQUITY AND LIABILITIES		48,753	45,347	46,146	44,135

(the end)

Special Closed-Ended Type Real Estate Investment Company INVLT BALTIC REAL ESTATE
company code 152105644, Gynėjų str. 14, Vilnius, Lithuania

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025
(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of changes in equity

Group	Notes	Share capital	Share premium	Own Shares	Reserves		Retained earnings	Total
					Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2024		11,689	2,478	(282)	929	2,500	7,933	25,247
Net profit for the six months ended 30 June 2025		-	-	-	-	-	2,963	2,963
Total comprehensive income for the six months ended 30 June 2025		-	-	-	-	-	2,963	2,963
Dividends approved	11	-	-	-	-	-	(716)	(716)
Transfer to reserves	10	-	-	-	-	-	-	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	-	-	(716)	(716)
Balance as at 30 June 2025		11,689	2,478	(282)	929	2,500	10,180	27,494

Group	Notes	Share capital	Share premium	Own Shares	Reserves		Retained earnings	Total
					Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2023		11,689	2,478	-	930	2,500	5,919	23,516
Net profit for the six months ended 30 June 2024		-	-	-	-	-	823	823
Total comprehensive income for the six months ended 30 June 2024		-	-	-	-	-	823	823
Dividends approved	11	-	-	-	-	-	(726)	(726)
Transfer to reserves	10	-	-	-	(1)	-	1	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	(1)	-	(725)	(726)
Balance as at 30 June 2024		11,689	2,478	-	929	2,500	6,017	23,613

Special Closed-Ended Type Real Estate Investment Company INVLT BALTIC REAL ESTATE
company code 152105644, Gynėjų str. 14, Vilnius, Lithuania

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025
(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of changes in equity (cont'd)

Company	Notes	Reserves					Retained earnings	Total
		Share capital	Share premium	Own shares	Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2024		11,689	2,478	(282)	1,169	2,500	7,693	25,247
Net profit for the six months ended 30 June 2025		-	-	-	-	-	2,963	2,963
Total comprehensive income for the six months ended 30 June 2025		-	-	-	-	-	2,963	2,963
Dividends approved	11	-	-	-	-	-	(716)	(716)
Transfer to reserves	10	-	-	-	-	-	-	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	-	-	(716)	(716)
Balance as at 30 June 2025		11,689	2,478	(282)	1,169	2,500	9,940	27,494

Company	Notes	Reserves					Retained earnings	Total
		Share capital	Share premium	Own shares	Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2023		11,689	2,478	-	1,169	2,500	5,680	23,516
Net profit for the six months ended 30 June 2024		-	-	-	-	-	823	823
Total comprehensive income for the six months ended 30 June 2024		-	-	-	-	-	823	823
Dividends approved	11	-	-	-	-	-	(726)	(726)
Transfer to reserves	10	-	-	-	-	-	-	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	-	-	(726)	(726)
Balance as at 30 June 2024		11,689	2,478	-	1,169	2,500	5,777	23,613

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of cash flows

		Group		Company	
	Notes	1 st Half Year 2025	1 st Half Year 2024	1 st Half Year 2025	1 st Half Year 2024
Cash flows from (to) operating activities					
Net profit for the period		2,963	823	2,963	823
Adjustments for non-cash items and non-operating activities:					
Net gains from fair value adjustments on investment property	8	(3,196)	(387)	(3,074)	(335)
Depreciation and amortization		56	58	11	14
Net loss from sale of non-current assets		-	-	-	-
Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss	3	-	-	52	(309)
Interest income		(2)	(4)	(2)	(3)
Finance costs	6	479	625	416	493
Deferred taxes	7	(14)	3	-	-
Current income tax expenses	7	-	9	-	-
Provisions	5	536	1	536	1
Provision for impairment of trade receivables		2	-	2	-
Changes in working capital:					
Decrease (increase) in inventories		-	-	-	-
Decrease (increase) in trade and other receivables		(75)	172	(62)	170
Decrease (increase) in other current assets		213	(208)	237	(200)
(Decrease) increase in trade payables		(7)	(16)	71	(97)
(Decrease) increase in other current liabilities		73	(34)	(39)	(33)
Cash flows from(to) operating activities		1,028	1,042	1,111	524
Income tax paid		(7)	(13)	-	-
Net cash flows from (to) operating activities		1,021	1,029	1,111	524

(cont'd on the next page)

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of cash flows (cont'd)

		Group		Company	
	Notes	1 st Half Year 2025	1 st Half Year 2024	1 st Half Year 2025	1 st Half Year 2024
Cash flows from (to) investing activities					
Acquisition of non-current assets (except investment properties)		(10)	(9)	-	-
Proceeds from sale of non-current assets (except for investment properties)		-	-	-	-
Acquisition of (investment in existing) investment properties	8	(1,996)	(1,220)	(1,995)	(1,187)
Proceeds from government subsidies		179	-	179	-
Proceeds from sale of investment properties	8	-	-	-	-
Acquisition of subsidiaries, net of cash acquired		-	-	-	(33)
Reduction of authorized capital of subsidiaries		-	-	-	-
Loans granted		-	-	-	-
Repayment of loans granted		-	-	2,550	1,723
Interest received		2	4	2	3
Proceeds from settlement of finance lease receivables		99	98	99	97
Net cash flows from (to) investing activities		(1,726)	(1,127)	835	603
Cash flows from (to) financing activities					
Cash flows related to Group owners:					
Dividends paid to equity holders of the parents		(703)	(179)	(703)	(179)
		(703)	(179)	(703)	(179)
Cash flows related to other sources of financing					
Proceeds from loans	12	1,300	950	-	-
Repayment of loans	12	(339)	(424)	(339)	(285)
Lease payments		(129)	(125)	(129)	(125)
Interest paid	12	(428)	(633)	(428)	(501)
		404	(232)	(896)	(911)
Net cash flows from (to) financing activities		(299)	(411)	(1,599)	(1,090)
Net increase (decrease) in cash and cash equivalents		(1,004)	(509)	347	37
Cash and cash equivalents at the beginning of the period		1,841	1,275	273	361
Cash and cash equivalents at the end of the period		837	766	620	398

(the end)

Notes to the interim condensed financial statements

1 General information

Special Closed-Ended Type Real Estate Investment Company INVL Baltic Real Estate (hereinafter 'the Company', previous name AB Invaldos Nekilnojamojo Turto Fondas, code 152105644) is a joint stock company registered in the Republic of Lithuania. It was established on 28 January 1997.

On 22 December 2016 the Company was issued a closed-end investment company (UTIB) licence by the Bank of Lithuania. Under the Company's Articles of Association, the Company will operate until 22 December 2046, with an extension possibility for additional term of twenty years.

As the Company obtained the status of a closed-end investment company, its management was thereafter undertaken by UAB INVL Asset Management ('the Management Company'), which is entitled to the Management Fee and the Performance Fee. Rights and duties of the Board and the head of the Company was also transferred to the Management Company.

Based on the Articles of Association, for the sake of efficiency of the Company's activities and control over its investments, an Investment Committee shall be formed by a decision of the Board of the Management Company. The Investment Committee shall consist of 3 (three) members, to the positions of which the representatives of the Management Company (employees, members of management bodies of the Management Company, other persons appointed by a decision of the Board of the Management Company) shall be appointed. Members of the Investment Committee shall be appointed and removed from office by the Board of the Management Company. An approval of the Investment Committee must be obtained for all investments of the Company and for their sale. At the moment of the release of the financial statements two 2 (members) of the Investment Committee was operating, the third member is not nominated.

The Company also signed an agreement on depository services with AB SEB Bankas, which acts as a depository of the Company's assets.

The Group consists of the Company and its directly and indirectly owned subsidiaries (hereinafter 'the Group', Note 5 of annual financial statements for year ended 31 December 2024).

The address of the office is Gynėjų str. 14, Vilnius, Lithuania.

The Group was established on 29 April 2014 by spinning-off from AB Invalda INVL (code 121304349) the investments into entities, which business is investment into investment properties held for future development, into commercial real estate and renting thereof. On 17 August 2015 the parent entity AB INVL Baltic Real Estate (hereinafter 'the Former Parent Company', code 30329973) was merged to the Company, which continues its operations under the name INVL Baltic Real Estate and became the parent of the Group.

The Group has invested in commercial real estate: business centres and warehouse properties in Lithuania and Latvia. All the properties generate leasing income and most of them offer prospects for further development.

The Group seeks to earn profit from investments in commercial real estate by ensuring the growth of leasing income. When it makes business sense, the Company also considers investments in the reorganisation of its existing portfolio of properties, taking advantage of their good location.

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

1 General information (cont'd)

The Management Company shall manage the Company's portfolio of investment instruments following the principles of diversification (the conformity of the Company's portfolio of investment instruments to the diversification principles shall be achieved within four years after the Bank of Lithuania has issued a permission to certify the Company's incorporation documents and to choose the Depository) as set forth in the Articles of Association. The Company cannot invest directly or indirectly more than 30% of its net asset value into a single real estate object. The total amount of investments into real estate objects under construction cannot exceed 20% of net asset value of the Company. The total amount of investments into a real estate object and movable property and/or equipment necessary for its use cannot exceed 40% of net asset value of the Company. The Company cannot invest more than 30% of its net asset value into any single issuer of the instruments. More detailed requirements are set out in the Articles of Association of the Company. The Company complied with diversification rules set forth in its Articles of Association as at 30 June 2025 and 31 December 2024.

As at 30 June 2025 the Company's share capital is divided into 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each (as at 31 December 2024 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each). All the shares of the Company were fully paid. Subsidiaries did not hold any shares of the Company. As at 30 June 2025 and 31 December 2024 the shareholders of the Company were:

	As at 30 June 2025		As at 31 December 2024	
	Number of shares held	Percentage	Number of shares held	Percentage
AB „Invalda INVL“	1,889,123	23.43	1,889,123	23.43
Mrs. Irena Ona Mišeikienė	1,308,596	16.23	1,308,596	16.23
UAB LJB property (controlling shareholder Mr. Alvydas Banys)	1,251,695	15.53	1,251,695	15.53
Mrs. Ilona Šulnienė	664,710	8.25	664,710	8.25
Mr. Alvydas Banys	663,640	8.23	663,640	8.23
Own shares	107,480	1.33	107,480	1.33
Other minor shareholders	2,176,170	27.00	2,176,170	27.00
Total	8,061,414	100.00	8,061,414	100.00

The Company's shares are traded on the Baltic Secondary List of Nasdaq Vilnius from 16 September 2015. Before the merger the shares of the Former Parent Company were traded on the Baltic Secondary List of Nasdaq Vilnius from 4 June 2014 until 17 August 2015.

2 Accounting policies

Material accounting policies

The interim condensed financial statements for the 6 months ended 30 June 2025 have been prepared in accordance with IAS 34 Interim Financial Reporting.

The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's and the Company's annual financial statements as at 31 December 2024.

Significant accounting policies

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2024, except adoption of new Standards and Interpretations as of 1 January 2025, noted below.

A number of new or amended standards became applicable for the current reporting period:

- Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of exchangeability (effective for annual periods beginning on or after 1 January 2025).

The amendments to existing standards are not relevant to the Group and the Company.

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

3 Investments into subsidiaries

Fair value of investments into subsidiaries

Investments into subsidiaries together with loans granted to subsidiaries are measured at fair value through profit or loss in the Company's stand-alone financial statements for six months ended 30 June 2025 and for the year ended 31 December 2024. It is Level 3 fair value measurement. The fair value of investments is measured at the fair value of their net assets including loans granted by the Company. The main assets of dormant entities are cash. The main assets of active subsidiaries are investment properties, which are measured at fair value using the income approach. The main liabilities of subsidiaries are payables to external suppliers, whose carrying amount is approximated their fair value because they are short-term and the impact of discounting is immaterial.

The breakdown of the carrying amounts of investments in subsidiaries by legal form is presented below:

	<u>As at 30 June 2025</u>	<u>As at 31 December 2024</u>
Shares	240	322
Loans granted	2,426	4,946
	<u>2,666</u>	<u>5,268</u>

The table below shows changes in financial instruments in Level 3 during the 1st Half Year of 2025:

Fair value as at 31 December 2024	<u>5,268</u>
Gains recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	30
Losses recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	(82)
Additional investments	-
Repaid loan with interest	<u>(2,550)</u>
Fair value as at 30 June 2025	<u>2,666</u>

The table below shows changes in financial instruments in Level 3 during the 1st Half Year of 2024:

Fair value as at 31 December 2023	<u>11,319</u>
Gains recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	322
Losses recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	(13)
Additional investments	33
Repaid loan with interest	<u>(1,141)</u>
Fair value as at 30 June 2024	<u>10,520</u>

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

4 Segment information

Management of the Company has determined the operating segments based on the reports reviewed by the Investment Committee that are used to make strategic decisions. The Investment Committee analyses performance of the Group on property-by-property basis of owned premises. Performance is evaluated based on net operating income. Net operating income is calculated by deducting from revenue premises rent costs (excluding provision for onerous contract), utilities expenses, repair and maintenance expenses, property management and brokerage costs, taxes on property and insurance costs. Segment assets and liabilities are not reported to the Investment Committee. Management of the Company has determined following reportable segments:

- Owned property in Lithuania. The reportable segment comprises four segments on a property-by-property basis, which are aggregated according to separate objects of own property. The operating segments have similar economic characteristics because all owned premises are located in Vilnius, Lithuania. These are office buildings. All of them have further development opportunities. All have multiple tenants. Corporate tenants dominate, but some premises are also leased to governmental tenants and small retail tenants.
- Until the sale at the end of 2024 owned property in Latvia. Revenue was earned from warehouse located in Riga, Latvia.

The following table presents performance of reportable segments of the Group for the six months ended 30 June 2025:

	Owned property in Lithuania	Owned property in Latvia	Total
Six months ended 30 June 2025			
Rent income	1,191	-	1,191
Other revenue (utilities and other service)	744	-	744
Revenue	1,935	-	1,935
Expenses			
Premises rent costs	(20)	-	(20)
Utilities	(265)	-	(265)
Repair and maintenance of premises	(408)	-	(408)
Property management and brokerage costs	(2)	-	(2)
Taxes on property	(66)	(4)	(70)
Insurance costs	(5)	-	(5)
Net operating income for the period	1,169	(4)	1,165

The following table presents performance of reportable segments of the Group for the six months ended 30 June 2024:

	Owned property in Lithuania	Owned property in Latvia	Total
Six months ended 30 June 2024			
Rent income	975	314	1,289
Other revenue (utilities and other service)	763	-	763
Revenue	1,738	314	2,052
Expenses			
Premises rent costs	(5)	(1)	(6)
Utilities	(247)	-	(247)
Repair and maintenance of premises	(245)	(23)	(268)
Property management and brokerage costs	-	-	-
Taxes on property	(63)	(10)	(73)
Insurance costs	(5)	(2)	(7)
Net operating income for the period	1,173	278	1,451

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(all amounts are in EUR thousand unless otherwise stated)

4 Segment information (cont'd)

The following table presents reconciliation of the Group's operating profits from net operating income, rent costs and revenue.

	01.01.2025 – 30.06.2025				01.01.2024 – 30.06.2024			
	Net operating income to operating profit	Premises rent costs	Repair and maintenance of premises	Revenue	Net operating income to operating profit	Premises rent costs	Repair and maintenance of premises	Revenue
From reportable segment	1,165	(20)	(408)	1,935	1,451	(6)	(268)	2,052
Provision for onerous contracts	-	-	-	-	4	4	-	-
Other revenue not included in reportable segments	3	-	-	3	2	-	-	2
Rent revenue not included in reportable segment due to application of IFRS 16	-	-	-	-	-	-	-	-
Add back insurance costs and other expenses (included within 'other expenses')	34	(2)	31	-	33	(1)	27	-
Management and Performance Fee	(642)	-	-	-	(87)	-	-	-
Impairment of trade receivables (reversal of impairment)	(2)	-	-	-	-	-	-	-
Employee benefits expenses	(142)	-	-	-	(126)	-	-	-
Depreciation and amortisation	(56)	-	-	-	(58)	-	-	-
Other expenses	(138)	-	-	-	(170)	-	-	-
Other income	10	-	-	-	24	-	-	-
Net gains from fair value adjustments on investment	3,196	-	-	-	387	-	-	-
Total	3,428	(22)	(377)	1,938	1,460	(3)	(241)	2,054

The table below presents distribution of the Group non-current assets (other than financial instruments and deferred tax assets) by geographical area as at 30 June 2025 and 31 December 2024:

	Lithuania	Latvia	Total
As at 30 June 2025	42,583	4,785	47,368
As at 31 December 2024	38,075	4,663	42,738

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(all amounts are in EUR thousand unless otherwise stated)

5 Revenue, lease expenses and provisions

Revenue

The Group, as a lessor, leases the Group's investment property in accordance with the lease agreements for commercial property. Most of the contracts have a maturity from 1 to 5 years.

Analysis of revenue by category:

	Group		Company	
	1st Half Year 2025	1st Half Year 2024	1st Half Year 2025	1st Half Year 2024
Rent income	1,191	1,289	1,431	992
Utilities revenue	178	158	2	-
Other services revenue	569	607	10	6
Total revenue	1,938	2,054	1,443	998

Analysis of revenue of the Group by geographical areas:

	Group	
	1st Half Year 2025	1st Half Year 2024
Lithuania	1,935	1,738
Latvia	3	316
Total	1,938	2,054

Expenses and provisions

The Company was leasing premises from an external party until August 2017 under the lease agreement of 10 August 2007, except for one property, which is leased until the expiry of the current sublease agreement (31 December 2025). The Company had a one off deposit in the amount of EUR 825 thousand corresponding to the 6 months rental fee amount which will be set-off against the last part of lease payment at the termination of the lease. The rent payments are subject to an indexation at the end of August each year on the basis of harmonised consumer price index, if the latter is more than 1%, but there is a cap for annual indexation of 3.8%. In November of 2016 the amendment to the lease agreement was signed. According to the amendment, EUR 275 thousand of prepayments was set off against lease payables in 2016, EUR 450 thousand of prepayments was set off in 2017, and EUR 100 thousand of prepayments has to be set off in 2025.

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(all amounts are in EUR thousand unless otherwise stated)

5 Revenue, lease expenses and provisions (cont'd)

The changes in the provision for onerous contract during the 1st Half Year of 2025 and 2024 are presented below:

	1st Half Year 2025	1st Half Year 2024
As at 1 January	1	8
Re-estimation of provision at the end of the reporting period	1	(4)
Amount used (recognised as a reduction of 'Premises rent costs')	-	-
The reversal of the discount effect and changes in the discount rate	-	-
As at 30 June	2	4
	As at 30 June 2025	As at 31 December 2024
Non-current	-	-
Current	2	1
Total	2	1

As at 30 June 2025 the Company recognised non-current provision for the Performance Fee of EUR 1,496 thousand (as at 31 December 2024 - EUR 961 thousand)

The changes in the provision for the Performance Fee is presented below:

	1st Half Year 2025	1st Half Year 2024
As at 1 January	961	684
Re-estimation of provision at the end of the reporting period	535	5
Reclassification of payable to "Other current liabilities"	-	-
As at 30 June	1,496	689

6 Finance costs

	Group		Company	
	1st Half Year 2025	1st Half Year 2024	1st Half Year 2025	1st Half Year 2024
Interest expenses of bank borrowings	(415)	(621)	(415)	(489)
Interest expenses of third party borrowings	(63)	-	-	-
Interest expenses arising from the lease liabilities	(1)	(4)	(1)	(4)
	(479)	(625)	(416)	(493)

7 Income tax

	Group		Company	
	1st Half Year 2025	1st Half Year 2024	1st Half Year 2025	1st Half Year 2024
Components of the income tax expenses				
Current income tax expense	-	(9)	-	-
Prior year current income tax correction	-	-	-	-
Deferred income tax expense	14	(3)	-	-
Income tax expense charged to profit or loss – total	14	(12)	-	-

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(all amounts are in EUR thousand unless otherwise stated)

8 Investment properties

The movements of investment properties of the Group were:

	Other investment properties valued using sales comparison method	Properties leased out by the entity	Investment properties held for future redevelopment	Total
Fair value hierarchy	Level 2	Level 3	Level 3	
Balance as at 31 December 2023	9,489	31,069	1,500	42,058
Subsequent expenditure	-	59	1,529	1,588
Transfer to other valuation level	(4,452)	(1,700)	6,152	-
Gain from fair value adjustment	45	365	174	584
Loss from fair value adjustment	-	(59)	(138)	(197)
Balance as at 30 June 2024	5,082	29,734	9,217	44,033
Balance as at 31 December 2024	4,663	24,800	13,104	42,567
Subsequent expenditure	-	1,406	74	1,480
Transfer to other valuation level	-	11,404	(11,404)	-
Gain from fair value adjustment	122	1,548	1,526	3,196
Loss from fair value adjustment	-	-	-	-
Balance as at 30 June 2025	4,785	39,158	3,300	47,243
Unrealized gains or losses for the period, included within 'Net gain (losses) on fair value adjustments of investment property' in profit or loss	122	1,548	1,526	3,196

The movements of investment properties of the Company were:

	Other investment properties valued using sales comparison method	Properties leased out by the entity	Investment properties held for future redevelopment	Total
Fair value hierarchy	Level 2	Level 3	Level 3	
Balance as at 31 December 2023	4,452	21,601	1,500	27,553
Subsequent expenditure	-	-	1,529	1,529
Transfer to other valuation level	(4,452)	(1,700)	6,152	-
Gain from fair value adjustment	-	299	174	473
Loss from fair value adjustment	-	-	(138)	(138)
Balance as at 30 June 2024	-	20,200	9,217	29,417
Balance as at 31 December 2024	-	24,801	13,104	37,905
Subsequent expenditure	-	1,405	74	1,479
Transfer to other valuation level	-	11,404	(11,404)	-
Gain from fair value adjustment	-	1,548	1,526	3,074
Loss from fair value adjustment	-	-	-	-
Balance as at 30 June 2025	-	39,158	3,300	42,458
Unrealized gains or losses for the period, included within 'Net gain (losses) on fair value adjustments of investment property' in profit or loss	-	1,548	1,526	3,074

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

8 Investment properties (cont'd)

During first half of 2025 the reconstruction and development expenses of EUR 74 thousand, EUR 1,359 thousand and EUR 47 thousand were incurred additionally for the investment properties, located at Palangos 4, Vilnius, Vilniaus 37, Vilnius and Stulginskio 8, Vilnius respectively.

During first half of 2024 the reconstruction and development expenses of EUR 138 thousand and EUR 1,391 thousand were incurred additionally for the investment properties, located at Palangos 4, Vilnius and Vilniaus 37, Vilnius respectively.

As at 30 June 2025 and 31 December 2024 outstanding payables for additions and subsequent expenditure (without VAT) from 2025 and 2024 for investment properties amounted to EUR 392 thousand and EUR 728 thousand respectively.

Investment properties are measured at fair value. During the 1st Half Year of 2025, properties leased out by the entity in Lithuania were valued as at 30 April 2025 and 31 October 2024, respectively, by an accredited valuer UAB OBER-HAUS Nekilnojamas Turtas (hereinafter together with SIA OBER-HAUS Vertešanas Serviss referred to as 'Oberhaus') using the income and comparative approaches. During the 1st Half Year of 2025 and 2024 investment properties located in Latvia were valued as at 30 April 2025 and 31 October 2024, respectively, by an accredited valuer SIA OBER-HAUS Vertešanas Serviss using a market approach for land. Investment properties were measured at fair value. There were no significant changes in the market during period from valuation date till end of reporting periods that could have an effect on the value of investment properties, therefore the updated valuation was not performed as at 30 June 2025 and as at 31 December 2024.

The split of carrying amounts of the properties leased out by the entity by type:

	Group		Company	
	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
Offices premises in city centre – Lithuania	39,158	24,800	39,158	24,801
Warehouse – Latvia	-	-	-	-
	39,158	24,800	39,158	24,801

Description of valuation techniques used and key inputs to valuation on investment properties located in Lithuania as at 30 June 2025:

	Valuation technique	Significant unobservable inputs	Range (weighted average)
Properties leased out by the entity	Discounted cash flows	Discount rate (%)	7.75 – 9.25 (8.39)
		Capitalisation rate for terminal value (%)	5.5 – 7.5 (6.68)
		Vacancy rate (%)	0 – 25
		Office premises in city centre - Rent price EUR per sq. m. (without VAT)	3.7 – 47.50 (17.80)
		Profit on cost ratio of the entire project (%)	15
Investment properties held for future redevelopment	Discounted cash flows with estimated costs to complete	Capitalisation rate for terminal value (%)	6.25
		Cost to completion EUR per sq. m (without VAT)	1.736
		Sales price EUR per sq. m. (without VAT)	4.652

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(all amounts are in EUR thousand unless otherwise stated)

8 Investment properties (cont'd)

Description of valuation techniques used and key inputs to valuation on investment properties located in Lithuania as at 31 December 2024:

	Valuation technique	Significant unobservable inputs	Range (weighted average)
Properties leased out by the entity	Discounted cash flows	Discount rate (%)	9 – 9.5 (9.13)
		Capitalisation rate for terminal value (%)	7.25 – 7.75 (7.33)
		Vacancy rate (%)	0 – 25
		Office premises in city centre - Rent price EUR per sq. m. (without VAT)	3.7 – 25 (14.82)
		Profit on cost ratio of the entire project (%)	15 – 25
Investment properties held for future redevelopment	Discounted cash flows with estimated costs to complete	Capitalisation rate for terminal value (%)	5.5 – 6.25
		Cost to completion EUR per sq. m (without VAT)	758 – 1,761
		Sales price EUR per sq. m. (without VAT)	4,475 – 6,109

Oberhaus is used for valuation of current contractual rent prices and has indexed these prices by input of increase of rents per year.

The sensitivity analysis of investment properties located in Lithuania valued using income approach as at 30 June 2025 is as follows:

Group/Company	Increase of estimates		Decrease of estimates	
	Properties leased out by the entity	Investment properties held for future redevelopment	Properties leased out by the entity	Investment properties held for future redevelopment
Reasonable possible shift +/-				
Change in future rental rates by 10 %	3,800	1,600	(3,700)	(1,700)
Change in construction costs by 10%	-	(1,300)	-	1,200
Change in expected vacancy rates by 20%	(700)	-	800	-
Change in discount and capitalization rate by 50 bps	(2,800)	(1,200)	3,300	1,300
Change in profit on cost ratio of the entire project by 200 bps	-	(300)	-	200

The sensitivity analysis of investment properties located in Lithuania valued using income approach as at 31 December 2024 is as follows:

Group/Company	Increase of estimates		Decrease of estimates	
	Properties leased out by the entity	Investment properties held for future redevelopment	Properties leased out by the entity	Investment properties held for future redevelopment
Reasonable possible shift +/-				
Change in future rental rates by 10 %	2,700	2,600	(2,500)	(2,600)
Change in construction costs by 10%	-	(1,900)	-	1,900
Change in expected vacancy rates by 20%	(400)	-	600	-
Change in discount and capitalization rate by 50 bps	(1,500)	(2,000)	1,900	2,400
Change in profit on cost ratio of the entire project by 200 bps	-	(400)	-	500

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(all amounts are in EUR thousand unless otherwise stated)

8 Investment properties (cont'd)

As at 30 June 2025 the Group's investment properties with carrying amount of EUR 42,428 thousand (EUR 36,631 thousand as at 31 December 2024) were pledged to the banks as collateral for the loans.

As at 30 June 2025 the Company's investment properties with carrying amount of EUR 42,428 thousand (EUR 36,631 thousand as at 31 December 2024) were pledged to the banks as collateral for the loans.

As at 31 December 2016 a written consent is required for sale of investment property from AB SEB bankas as a depository service provider. According to the Lithuanian Law on Collective Investment Undertakings, the sale price of investment properties may not be lower by more than 15% of the value determined by the independent qualified valuer. Having concluded a contract on sale of investment properties, when the above-described condition is not satisfied, the Management Company must, in exceptional cases and provided that interests of participants of the Company are not harmed, notify the supervisory authority thereof immediately.

There were no restrictions on the realisation of investment properties or the remittance of income and proceeds of disposals during the 1st Half Year of 2025 and 2024. No contractual obligations to purchase, construct, repair or enhance investment properties existed at the end of the period.

9 Trade and other receivables

	Group		Company	
	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
Trade receivables, gross	218	130	115	42
Accrued lease income, gross	1	-	1	-
Taxes receivable, gross	1	15	1	13
Total trade and other receivable, gross	220	145	117	55
Less: provision for impairment of trade and other receivables	(30)	(28)	(28)	(26)
Trade and other receivable net of expected credit losses	190	117	89	29

Changes in provision for impairment of trade and other receivables for the year 2025 and 2024 have been included within 'Provision for impairment of trade receivables' in the statement of comprehensive income.

Trade and other receivables are non-interest bearing and are generally with a credit term of 30 days. Movements in the accumulated impairment losses on credit impaired accounts receivable of the Group and in the write-off were as follows:

	Impairment losses
Balance as at 31 December 2023	31
Charge for the year	-
Write-offs charged against the provision	-
Enforcement activity ended	(1)
Recoveries of amounts previously impaired or written off	-
Balance as at 30 June 2024	30
Balance as at 31 December 2024	28
Charge for the year	2
Write-offs charged against the provision	-
Enforcement activity ended	-
Recoveries of amounts previously impaired or written off	-
Balance as at 30 June 2025	30

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

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9 Trade and other receivables (cont'd)

Movements in the accumulated impairment losses on credit impaired accounts receivable of the Company and in the write-off were as follows:

	Impairment losses
Balance as at 31 December 2023	26
Charge for the year	-
Write-offs charged against the provision	-
Enforcement activity ended	-
Recoveries of amounts previously impaired or written off	-
Balance as at 30 June 2024	26
Balance as at 31 December 2024	26
Charge for the year	2
Write-offs charged against the provision	-
Enforcement activity ended	-
Recoveries of amounts previously impaired or written off	-
Balance as at 30 June 2025	28

The credit quality of trade receivables of the Group as of 30 June 2025 and 31 December 2024 can be assessed on the ageing analysis disclosed below:

	Current	Less than 30 days	30–60 days	61–90 days	More than 90 days	Credit impaired	Total
As at 30 June 2025							
Trade receivables net of write off	90	83	11	4	-	30	218
Accrued lease income	1	-	-	-	-	-	1
Expected credit losses	-	-	-	-	-	(30)	(30)
Trade and other receivable net of expected credit losses	91	83	11	4	-	-	189
As at 31 December 2024							
Trade receivables net of write off	59	29	7	-	7	28	130
Accrued lease income	-	-	-	-	-	-	-
Expected credit losses	-	-	-	-	-	(28)	(28)
Trade and other receivable net of expected credit losses	59	29	7	-	7	-	102

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(all amounts are in EUR thousand unless otherwise stated)

9 Trade and other receivables (cont'd)

The credit quality of trade receivables of the Company as of 30 June 2025 and 31 December 2024 can be assessed on the ageing analysis disclosed below:

	Current	Less than 30 days	30–60 days	61–90 days	More than 90 days	Credit impaired	Total
As at 30 June 2025							
Trade receivables net of write off	11	68	4	4	-	28	115
Accrued lease income	1	-	-	-	-	-	1
Expected credit losses	-	-	-	-	-	(28)	(28)
Trade and other receivable net of expected credit losses	12	68	4	4	-	-	88
As at 31 December 2024							
Trade receivables net of write off	11	2	1	-	2	26	42
Accrued lease income	-	-	-	-	-	-	-
Expected credit losses	-	-	-	-	-	(26)	(26)
Trade and other receivable net of expected credit losses	11	2	1	-	2	-	16

As at 30 June 2025 and 31 December 2024 most of trade receivables were secured by advances received from tenants.

The ageing analysis of the credit impaired trade receivables of the Group disclosed below:

	Current	Less than 30 days	30–60 days	61–90 days	91–180 days	More than 180 days	Total
Trade receivables net of write off as at 30 June 2025	-	-	-	-	-	30	30
Trade receivables net of write off as at 31 December 2024	-	-	-	-	-	28	28

The ageing analysis of the credit impaired trade receivables of the Company disclosed below:

	Current	Less than 30 days	30–60 days	61–90 days	91–180 days	More than 180 days	Total
Trade receivables net of write off as at 30 June 2025	-	-	-	-	-	28	28
Trade receivables net of write off as at 31 December 2024	-	-	-	-	-	26	26

10 Share capital and reserves, own shares

As at 30 June 2025 the Group's/Company's share capital is divided into 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each. All the shares of the Company were fully paid. As at 30 June 2025 the Company held 107,480 of its own shares (1.33% of share capital).

As at 30 June 2024 the Group's/Company's share capital is divided into 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each. All the shares of the Company were fully paid.

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11 Dividends

Payment of dividends of EUR 0.09 per share and total dividends of EUR 716 thousand in respect of the year ended 31 December 2024 was approved at the Annual General Meeting of Shareholders on 30 April 2025.

Payment of dividends of EUR 0.09 per share and total dividends of EUR 726 thousand in respect of the year ended 31 December 2023 was approved at the Annual General Meeting of Shareholders on 18 April 2024.

12 Borrowings

	Group		Company	
	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
Non-current:				
Non-current bank borrowings	14,855	15,192	14,855	15,192
Non-current other borrowings	1,000	1,000	-	-
	<u>15,855</u>	<u>16,192</u>	<u>14,855</u>	<u>15,192</u>
Current:				
Current portion of non-current borrowings	738	752	738	752
Borrowings from third parties	1,401	38	-	-
	<u>2,139</u>	<u>790</u>	<u>738</u>	<u>752</u>
Total borrowings	<u>17,994</u>	<u>16,982</u>	<u>15,593</u>	<u>15,944</u>

All borrowings are expressed in EUR.

Borrowings with fixed or floating interest rate (with changes in 6 months period) were as follows:

Interest rate type:	Group		Company	
	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
Fixed	2,419	1,066	18	28
Floating	15,575	15,916	15,575	15,916
	<u>17,994</u>	<u>16,982</u>	<u>15,593</u>	<u>15,944</u>

As at 30 June 2025 and at 31 December 2024 all Group entities have complied with bank loan covenants.

On 28 May 2025, the Group borrowed EUR 1.300 thousand from AB Invalda INVL. The loan bears interest at an annual rate of 10%. Maturity date is 31 January 2026.

On 27 June 2024, the Group borrowed EUR 400 thousand from a subsidiary of AB Invalda INVL. The Loan bears interest at an annual rate of 10%. The loan was short-term and repaid by the end of the year. Both loans were short-term and were repaid by the end of the year.

On 23 June 2023 the Company has signed an amendment of to the borrowing agreement with AB Šiaulių bankas. According to the amendment the new credit limit of EUR 15,095 thousand is set. It consists of two parts. The first part amounts to EUR 14,095 thousand whose outstanding balance on the day of signing the contract was EUR 13,190 thousand and EUR 870 thousand an additional credit amount. The second part is a credit line of EUR 1,000 thousand, which could be disbursed until 26 June 2028. Furthermore, the settlement schedule and due date (27 June 2028) were changed. As at 30 June 2025 there was no unused portion of the Company's credit (including the credit line).

The Group and the Company repaid EUR 339 thousand, in the first half of 2025.

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13 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the year.

The weighted average number of shares for the six months ended 30 June 2025 and 30 June 2024 was 7,954 and 8,061 thousand respectively.

The following table reflects the income and share data used in the basic earnings per share computations:

	Group	
	1st Half Year 2025	1st Half Year 2024
Net profit, attributable to the equity holders of the parent	2,963	823
Weighted average number of ordinary shares (thousand)	7,954	8,061
Basic earnings per share (EUR)	0.37	0.10

For the 1st Half Year of 2025 and 2024 the Group diluted earnings per share are the same as basic earnings per share.

14 Liquidity risk

The Group's liquidity ratio (total current assets including assets held for sale / total current liabilities) as at 30 June 2025 was approximately 0.39 (as at 31 December 2024 – 1.0). The Company liquidity ratio as at 30 June 2025 was approximately 0.52 (as at 31 December 2024 – 0.39). As at 30 June 2025 the current assets were lower than current liabilities by EUR 2,160 thousand in the Company. The Company's management seeks to secure the shortage in funding by borrowing from third parties.

The table below summarises the maturity profile of the Group's financial liabilities as at 30 June 2025 and at 31 December 2024 based on contractual undiscounted payments.

	On demand	Less than 3 months	4 to 12 months	2 to 5 years	More than 5 years	Total
Interest bearing borrowings	-	457	2,494	17,332	-	20,283
Lease liabilities	-	25	9	-	-	34
Trade and other payables	-	544	-	-	-	544
Provision for onerous contract	-	-	2	-	-	2
Other liabilities	471	6	40	-	-	517
Balance as at 30 June 2025	471	1,032	2,545	17,332	-	21,380
Interest bearing borrowings	-	383	1,143	17,205	-	18,731
Lease liabilities	-	65	95	5	-	165
Trade and other payables	-	888	-	-	-	888
Provision for onerous contract	-	-	1	-	-	1
Other liabilities	458	46	42	-	-	546
Balance as at 31 December 2024	458	1,382	1,281	17,210	-	20,331

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(all amounts are in EUR thousand unless otherwise stated)

14 Liquidity risk (cont'd)

The table below summarises the maturity profile of the Company financial liabilities as at 30 June 2025 and at 31 December 2024 based on contractual undiscounted payments.

	On demand	Less than 3 months	4 to 12 months	2 to 5 years	More than 5 years	Total
Interest bearing borrowings	-	359	1,056	16,282	-	17,697
Lease liabilities	-	25	9	-	-	34
Trade and other payables	-	498	-	-	-	498
Provision for onerous contract	-	-	2	-	-	2
Other liabilities	471	6	40	-	-	517
Balance as at 30 June 2025	471	888	1,107	16,282	-	18,748
Interest bearing borrowings	-	383	1,143	17,205	-	18,731
Lease liabilities	-	65	95	5	-	165
Trade and other payables	-	764	-	-	-	764
Provision for onerous contract	-	-	1	-	-	1
Other liabilities	458	136	40	-	-	634
Balance as at 31 December 2024	458	1,318	1,279	17,210	-	20,295

Provision for onerous contract is disclosed in the tables above because it is a financial liability arising from the unavoidable cost of meeting the obligation of contract. The amounts disclosed are undiscounted future loss amounts used to calculate provision.

15 Other current liabilities

Other current liabilities are presented in the table below:

	Group		Company	
	As at 30 June 2025	As at 31 December 2024	As at 30 June 2025	As at 31 December 2024
<u>Financial liabilities</u>				
Dividends payable	471	458	471	458
Performance Fee	-	-	-	-
Other amounts payable	46	88	46	176
	517	546	517	634
<u>Non – financial liabilities</u>				
Salaries and social security contributions payable	72	66	-	-
Tax payable	64	28	48	22
	136	94	48	22
Total other current liabilities	653	640	565	656

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

16 Related party transactions

The related parties of the Group were the shareholders of the Company, who have significance influence (note 1), key management personnel, including companies under control or joint control of key management and shareholders having significant influence. Under IAS 24, AB "Invalda INVL" and its controlled companies (hereinafter - Other related parties) are also classified as related parties.

The Group transactions with related parties during the six months ended 30 June 2025 and related balances as at 30 June 2025 were as follows:

1st Half Year 2025

Group	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
Other related parties (accounting services)	-	19	-	-
Other related parties (borrowings)	-	11	-	1,311
Other related parties (rent, utilities and other)	-	4	-	-
Other related parties (management services provided by the Management Company)	-	642	-	53
	-	676	-	1,364

The Group transactions with related parties during the six months ended 30 June 2024 and related balances as at 30 June 2024 were as follows:

1st Half Year 2024

Group	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
AB Invalda INVL (accounting services)	-	19	-	-
Other related parties (borrowings)	-	-	-	400
Other related parties (rent, utilities and other)	-	1	-	-
Other related parties (management services provided by the Management Company)	-	88	-	13
	-	108	-	413

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2025

(all amounts are in EUR thousand unless otherwise stated)

16 Related party transactions (cont'd)

The related parties of the Company are subsidiaries, shareholders who have significant influence (Note 1), key managers, key managers and shareholders with significant influence, controlled or jointly controlled entities. Under IAS 24, AB "Invalda INVL" and its controlled companies (hereinafter - Other related parties) are also classified as related parties.

The Company transactions with related parties during the six months ended 30 June 2025 and related balances as at 30 June 2025 were as follows:

1st Half Year 2025 Company	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
Loans granted to subsidiaries	-	-	2,426	-
Other related parties (accounting services)	-	11	-	-
Subsidiary's rent	247	-	-	-
Transfer of loans within the group	2,351	1,051	-	-
Other related parties (management services provided by the Management Company)	-	642	-	53
Other related parties (other)	-	3	-	-
Property administration and other services from subsidiaries	-	136	-	23
	<u>2,598</u>	<u>1,843</u>	<u>2,426</u>	<u>76</u>

The Company measured the loans granted to subsidiaries at fair value and did not recognise interest income separately.

The Company transactions with related parties during the six months ended 30 June 2024 and related balances as at 30 June 2024 were as follows:

1st Half Year 2024 Company	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
Loans granted to subsidiaries	-	-	7.747	-
AB Invalda INVL (accounting services)	-	11	-	-
Subsidiary's rent	242	-	-	-
Transfer of loans within the group	400	-	-	-
Other related parties (management services provided by the Management Company)	-	88	-	13
Property administration and other services from subsidiaries	-	115	-	-
	<u>642</u>	<u>214</u>	<u>7.747</u>	<u>13</u>

As at 30 June 2024 the Company owed EUR 434 thousand of dividends, net of tax, to shareholders that have significant influence to the Company.

According to dividend distribution report, based on the shareholder list as at 15 May 2025 (the day of accounting of rights), the Company paid to "INVL Invalda" UAB EUR 170 thousand of dividends, net of tax, and paid to other shareholders, who have significance influence, EUR 264 thousand of dividends, net of tax.

17 Events after reporting period

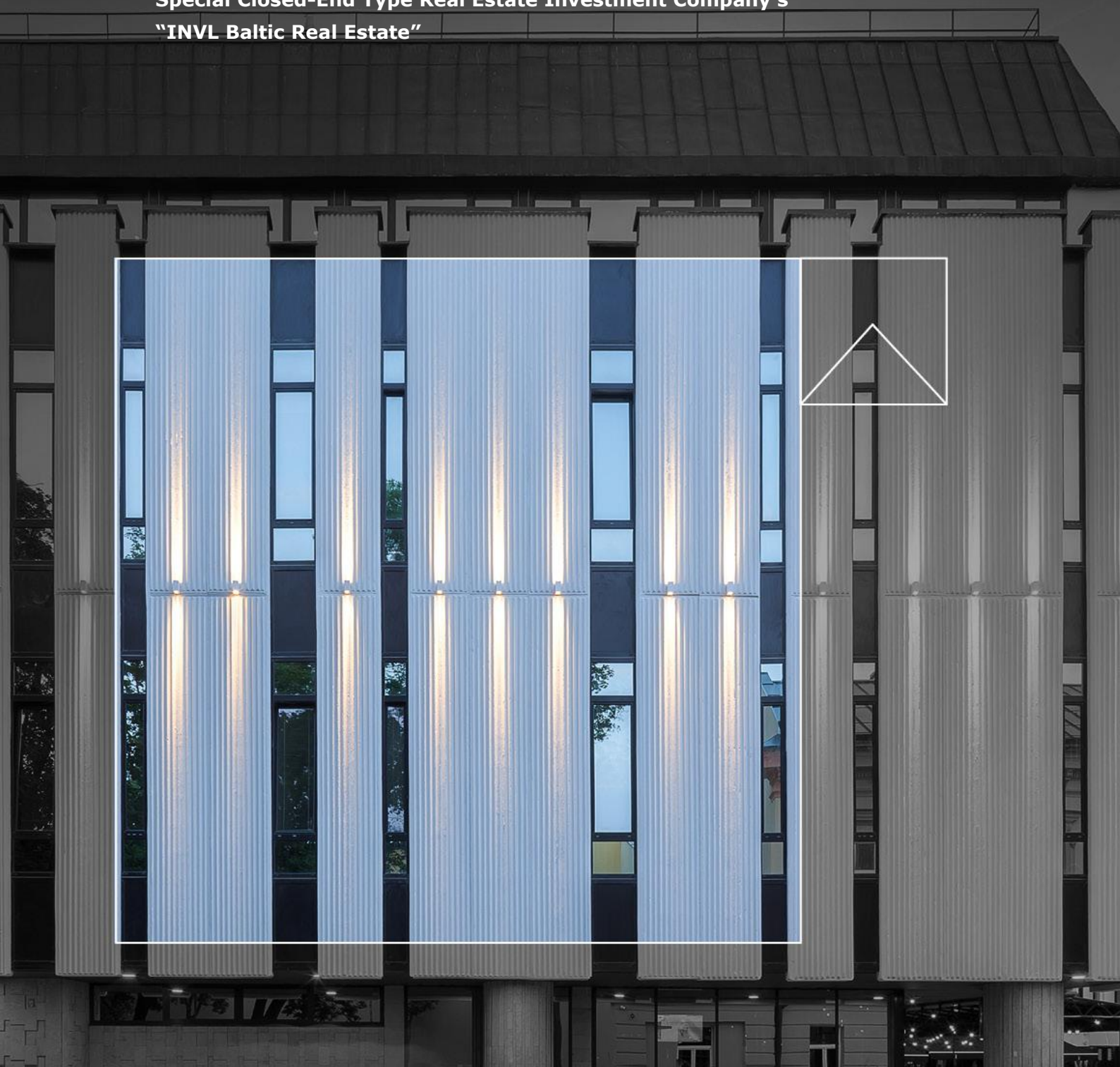
No significant post-reporting events occurred from the date of preparation of the financial statements to the date of issuance of the financial statements.



BALTIC
REAL ESTATE

2025 SEMI-ANNUAL MANAGEMENT REPORT

Special Closed-End Type Real Estate Investment Company's
"INVL Baltic Real Estate"



Note:
This English version of the Consolidated Semi-Annual Management Report for 2025 is a translation of the original document prepared in Lithuanian. Every effort has been made to ensure the accuracy and fidelity of this translation. However, in the event of any discrepancies in interpretation, meaning, or content, the Lithuanian version shall prevail.

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I. GENERAL INFORMATION

1. Legal basis of preparation and content of information

The Consolidated Semi-Annual Management Report of the public joint-stock company Special closed-ended type real estate investment company "INVL Baltic Real Estate" (hereinafter – **the Company, INVL Baltic Real Estate or the Issuer**) has been prepared by the Company in accordance with the Lithuanian Law on Securities of the Republic of Lithuania, the Law on Companies of the Republic of Lithuania, the Law on Reporting of Companies and Groups of Companies of the Republic of Lithuania, the Rules on the Disclosure of Information and the Guidelines on the Disclosure of Information approved by the Board of the Bank of Lithuania.

The Company informs that after evaluating the Information Disclosure Rules approved by the Bank of Lithuania and Guidelines for Non-Financial Reporting (Methodology for Providing Non-Financial Information), the information disclosing information about the Company presented in this Semi-Annual Management Report is divided into five (V) sections. These sections disclose information on Company's securities, the Management of the Company, the Company's and the Group's activities and other information, that Company's Management values as important to disclose. The Company notes that the information presented in the Semi-Annual Management Report is relevant to understanding the Company's performance, condition and impact of operations.

2. Reporting period for which the management report is prepared

The Management report covers the financial period of INVL Baltic Real Estate, starting from 1 January 2025 and ending on 30 June 2025. The Management report includes significant events that occurred since the end of the reporting period.

3. General information about the Issuer and other companies comprising the Issuer's Group

3.1. Information about the Issuer

Name	Special closed-ended type real estate investment company "INVL Baltic Real Estate"
Company code	152105644
Registration address	Gynėjų str. 14, 01110, Vilnius, Lithuania
Telephone	+370 5 279 0601
E-mail	breinfo@invl.com
Website	www.invlbalticrealestate.com
LEI code	529900GSTE0HKA0R1M59
Legal form	joint-stock company
Company type	special closed-ended type real estate investment company
Date and place of registration	28 January 1997; Register of Legal Entities
Date of the Supervisory authority approval of collective investment entity formation documents	22 December 2016
Register in which data about the Company are accumulated and stored	Register of Legal Entities
Management company	INVL Asset Management, UAB, code 126263073, license of a management company acting pursuant to the Law on the Managers of Alternative Collective Investment Undertakings No. 3
Depository	SEB bankas, AB, code 112021238, bank license No. 2

3.2. Information about Company's goals and strategy

INVL Baltic Real Estate is a real estate investment company established on 28 January 1997, formerly known as Invalidos Nekilnojamo Turto Fondas, AB. On 17 August 2015 the Company was merged with its parent company, thereby assuming all of its rights and obligations.

On 22 December 2016 the Bank of Lithuania issued the closed-ended type investment company operating license enabling INVL Baltic Real Estate to engage in the closed-ended type investment company's activities under the Law of the Republic of Lithuania Collective Investment Undertakings. The special closed-ended type real estate investment company will operate 30 years from receiving the special closed-ended real estate investment company license, the term of Company's activity may be further extended for a period of no longer than 20 years. Upon receipt of the license, the Company's management was transferred to the Management company INVL Asset Management (hereinafter – **the Management company**). The rights and duties of the Board and the head of the Company were also transferred to the Management company. The Company does not have a Supervisory Board. The Company's management bodies are not formed.

According to the Articles of Association of the Company, the Management company formed an Investment Committee, which based on powers vested by the Management company, also participates in the management of the Company.

INVL Baltic Real Estate seeks to ensure the growth of rental income and earn from investments in commercial real estate. The companies owned by INVL Baltic Real Estate have invested in commercial real estate: business centres and warehouse properties at strategically attractive locations in Lithuania and Latvia. All the properties are characterized by high occupancy rates and generate stable financial flows. In addition, most of them have further development potential.

INVL Baltic Real Estate shares have been listed on Nasdaq Vilnius Baltic Secondary trading list since 4 June 2014. The Company has approved a Dividend Payment policy on 9 April 2019 which stipulates the annual payment of dividend per share of no less than EUR 0.09. It is noted that in accordance with the provisions of the dividend payment policy, the Company may allocate both lower and higher dividends per share than is expected in the policy.

3.3. Information about the Issuer's Group of companies

Portfolio companies of INVL Baltic Real Estate – the structure of the Group companies is disclosed below – owned 5 real estate properties in Vilnius and Riga during the reporting period. 4 out of 5 properties generate leasing income and most of them offer prospects for further development.

The number of real estate properties managed by the Company has changed compared to the reporting period of 2024 - on 29 November 2024 Company's subsidiaries Dommo Grupa and Dommo Biznesa Parks signed a deed of real estate acceptance and transfer with Bohnenkamp, SIA and have completed the sale of a 2.9 ha plot of land located at Franču iela 1, Stūnīši, Olaines pag., Olaines nov., LV-2127, Latvia, which was owned by the Company's subsidiary Dommo Gruppa, SIA, along with a warehouse of 12,800 sq. m. situated on the land, owned by Dommo Biznesa Parks, SIA. Upon completion of the transaction, the Company continues to manage 52 ha of land plots in Latvia, owned by the Company's subsidiary Dommo Gruppa, SIA, which is currently not generating any additional rental income and are designated for further development or future sale.

On June 5, 2025, the reorganization of SIA Dommo Biznesa Parks was completed. SIA Dommo Biznesa Parks was merged with SIA Dommo Gruppa.

INVL Baltic Real Estate seeks to generate returns from investments in commercial real estate by ensuring the growth of leasing income and continuously enhancing the value potential of existing properties, leveraging their strategic location.

3.3.1. Companies of INVL Baltic Real Estate (date as of 30 June 2025)

Company	Registration information	Shares (voting rights) directly or indirectly held by the Company	Type of activity	Contact details
Rovelija, UAB	Code 302575846 Address – Gynėjų str. 14, Vilnius Legal form – private limited liability company Registration date 20.12.2010	100 percent	investments into commercial rental real estate	Tel. +370 5 2790601 breinfo@invl.com
Proprietas, UAB	Code 303252098 Address – Gynėjų str. 14, Vilnius Legal form – private limited liability company Registration date 27.02.2014	100 percent	investments into commercial rental real estate	Tel. +370 5 2790601 breinfo@invl.com

DOMMO grupa SIA	Code 40003733866 Address – Lapegles, Stūnīši, Olaines pag., Olaines nov., LV-2127 Latvia Legal form – private limited liability company Registration date 17.03.2005	100 percent	investments into commercial rental real estate	Tel. +370 5 2790601 breinfo@invl.com
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Fig. 3.3.2. Simplified Group structure of INVL Baltic Real Estate until 5 June 2025



Fig. 3.3.3. Simplified Group structure of INVL Baltic Real Estate after 6 June 2025

3.3.4. Real estate objects owned by Group companies in Vilnius (Lithuania)



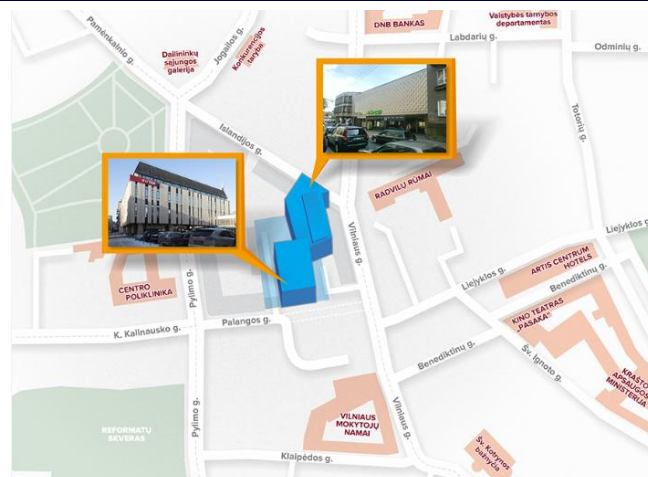
Fig. 3.3.4. Real estate objects owned by Group companies of INVL Baltic Real Estate in Vilnius (Lithuania)

**OFFICE BUILDING IN THE CENTRE OF VILNIUS, PALANGOS STR. 4 / VILNIAUS STR. 33
AREA 10,000 SQ.M.**

The business centre is located in one of the most dynamic areas of Vilnius Old Town, bordered by Vilnius, Pamenkalnio, Islandijos and Palangos streets.

Vilnius Old Town is the city's historic core and cultural heart situated on the left bank of the Neris River. As a protected heritage area, it is subject to special preservation regulations that support a balance of commercial and residential activity. The location offers secure, gated parking as well as an underground garage, with excellent public transport connections.

The business center includes over 2,000 square meters of co-working space operated by Talent Garden Vilnius. In total, the space has more than 230 workstations, the majority of which are in private offices, as well as a modern conference hall with a capacity of 150 seats. Nearby cultural landmarks include the Radvilų Palace, Teacher's House, Lithuanian Technical Library, St. Catherine's Church and other cultural venues, along with numerous cafes, restaurants.

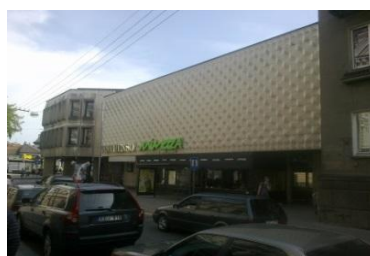


Block A basic information

Total area	5,100 sq. m
Leased area	4,000 sq. m
Land area	0.49 ha (total area of the complex)
Property market value at 30 of June 2025	EUR 9.7 million
Occupancy on 30 of June 2025	91 percent (total complex occupancy)

**Block B basic information**

Total area	4,900 sq. m
Leased area	2,900 sq. m
Land area	0.49 ha (total area of the complex)
Property market value at 30 of June 2025	EUR 10.2 million
Occupancy on 30 of June 2025	91 percent (total complex occupancy)



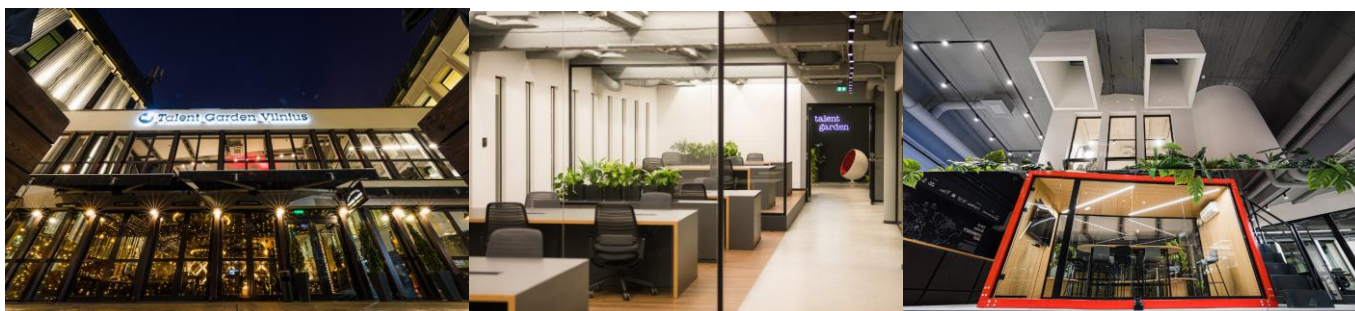
Address Palangos str. 4/ Vilniaus str. 33, Vilnius.

Main tenants Talent Garden Vilnius, TransferGo, Telia LT, Uncle Sam's.



Talent Garden Vilnius' opened on 12th December 2019 and was established on a campus of more than 2,000 sq. m. on Vilniaus Street (Vilniaus g. 33). The space is also host to the first Startup Museum in the country, a creation of Vilnius's tourism and development agency Go Vilnius. The campus features a total of over 230 workplaces, more than half of which are in private offices, as well as a 150-seat modern conference hall.

More about the project: <http://talentgardenvilnius.lt/>



ŽYGIS BUSINESS CENTRE
AREA 3,300 SQ.M.**ŽYGIO**
VERSLO CENTRAS

Žygis business centre – the yellow brick, authentic nineteenth century architecture, renovated office building, perfectly adapted to modern office activities. The building stands in the Northern Town – in a strategically attractive, busy part of Vilnius, easily accessible by car and public transport.

Other commercial and business centres, banks, the State Tax Inspectorate, Social Insurance, Employment Exchange, medical clinics and various business services companies, attracting large flows of people, are located nearby.

Also, even four large shopping centres – Domus Gallery, Ogmios miestai, Hyper Rimi, Banginis-Senukai, are located near the business centre. Distance to the centre of Vilnius is about 3.5 km. 70 spots covered parking lot is installed next to the building.

**Basic information**

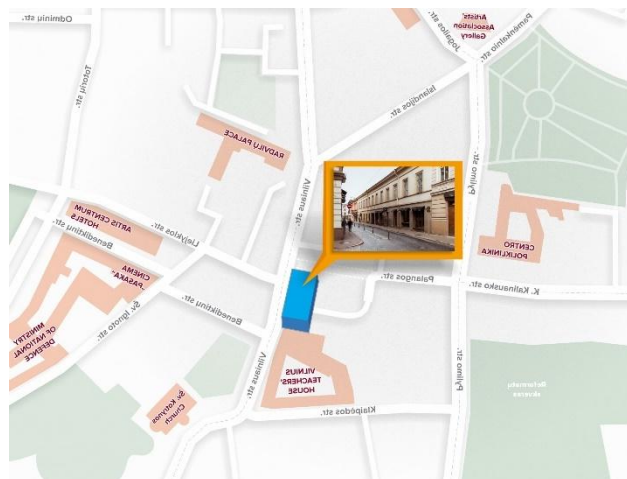
Total area	3,300 sq. m
Leased area	2,900 sq. m
Land area	0.4 ha
Property market value at 30 of June 2025	EUR 4.0 million
Occupancy on 30 of June 2025	98 percent
Address	Zygio str. 97A, Vilnius.
Main tenants	School "Žiniukas"



pradinė mokykla
„ŽINIUKAS“
vaikai gali daugiau

BUILDING IN THE CENTRE OF VILNIUS, VILNIAUS STR. 37
AREA 2,300 SQ.M.

The building is in a prestigious part of Vilnius, in Old Town. It is one of the most important components of the city and its centre, located on the left bank of the Neris river. The property is situated near Gediminas Avenue, which is considered the most prestigious street in Vilnius. The building's environment is dominated by older buildings of city centre-specific architecture, with various commercial premises, hotels, numerous cafes, restaurants, and other attractions.

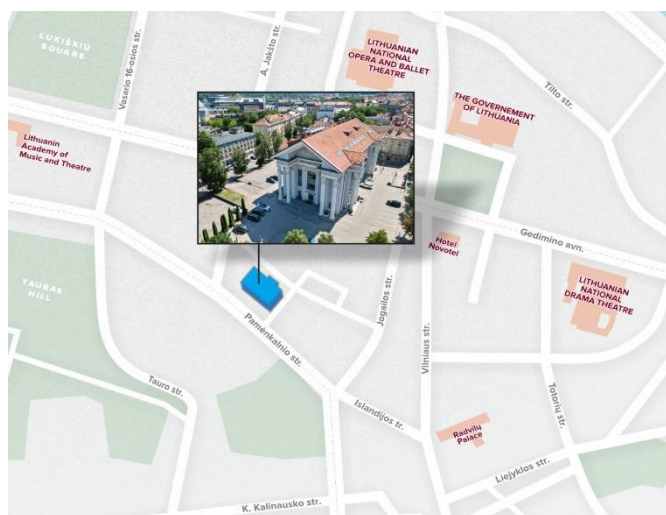


Basic information

Total area	2,300 sq. m.
Leased area	2,300 sq. m.
Land area	0.16 ha
Property market value at 30 of June 2025	EUR 14.3 mln.
Occupancy on 30 of June 2025	91 percent
Address:	Vilniaus str. 37, Vilnius.

**BUILDING OF PRAMOGŲ BANKAS, A. STULGINSKIO STR. 8
AREA 4,100 SQ.M.**

The building is in a desirable and convenient location in Vilnius, i.e. at the crossroads of Naujamiestis (New Town) and Senamiestis (Old Town) districts. It is about 200 meters away from the commercially highly attractive Gediminas Avenue, which attracts large pedestrian traffic and is home to many commercial facilities. The building is a cultural heritage site and used to house the Pergalės Cinema. The cinema was built in 1951 to a standard design refined by Giovanni Ripa-Angioletto, with a spacious neo-classical interior. The underground car park and the adjacent car park have a total of 50 parking spaces, which is a significant number in the central part of Vilnius. The Company acquired the building in June 2023. It is currently home to the Nesė Casino and other commercial activities. The Company has started to prepare a renovation project for the building in order to best meet the needs of potential tenants in the future.

**Basic information**

Total area	4,100 sq. m.
Leased area	2,900 sq. m.
Land area	0.24 ha
Property market value at 30 of June 2025	4.3 mln. EUR
Occupancy on 30 of June 2025	82 percent
Address:	A. Stulginskio str. 8, Vilnius.



3.3.5. Real estate objects owned by Group companies of INVL Baltic Real Estate in Riga (Latvia)

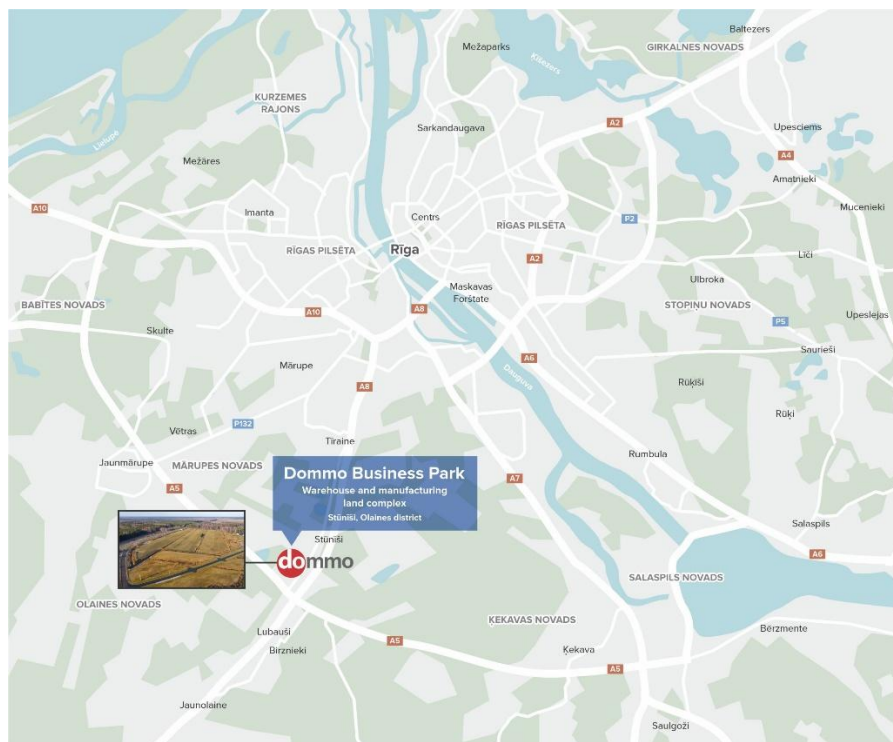
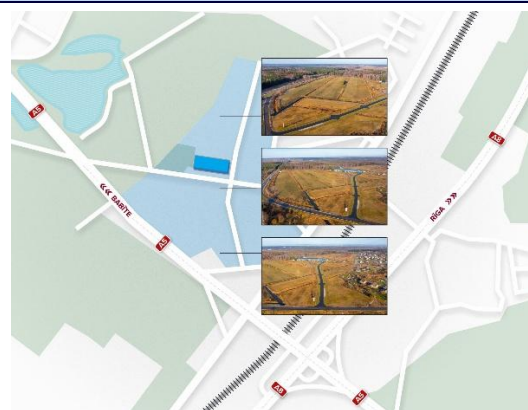


Fig. 3.3.5. Real estate objects owned by Group companies of INVL Baltic Real Estate in Riga (Latvia)

DOMMO BUSINESS PARK WAREHOUSE AND MANUFACTURING LAND COMPLEX AREA 52 HA.

The area is strategically well-located, to the right of Jelgava Road, in front of the intersection with Jurmala - Tallinn bypass. The distance to the center of Riga and the airport is 13 km, the port - 16 km. The area is suitable for the development of logistics centres.



Basic information

Land area	51.80 ha
Property market value at 30 of June 2025	EUR 4.8 million
Address	Stūņi, Olaines region.



II. FINANCIAL INFORMATION AND SIGNIFICANT EVENTS

4. Overview of the Issuer and its Group activity

4.1. Comment by Vytautas Bakšinskas, Real Estate Fund Manager at INVL Asset Management



INVL Baltic Real Estate consolidated net operating income from owned properties in the first half of 2025 amounted to EUR 1.17 million, representing a decrease of 19.7% compared to the corresponding period in 2024 (EUR 1.45 million). INVL Baltic Real Estate consolidated income for the first half of the year reached EUR 1.94 million, down by 5.6% compared to the same period in 2024 (EUR 2.05 million). Of this, consolidated rental income from owned properties declined by 7.6% to EUR 1.19 million. The decrease in rental income was driven by the disposal of Dommo Biznesa Parks assets in Latvia completed in November 2024, while other properties managed by INVL Baltic Real Estate maintained a high occupancy rate.

Net profit for the first half of the year amounted to EUR 2.96 million, which is 3.6 times higher than in the same period of 2024. The increase in profit was mainly influenced by the value of appreciation of the properties at Palangos str. 4 / Vilniaus str. 33 and Vilniaus str. 37. At the end of April 2025, a construction permit was obtained for the reconstruction of the Palangos str. 4 / Vilniaus str. 33 property, marking the result of more than five years of dedicated work. This milestone not only has a significant impact on the company's financial results but will also enable the comprehensive renovation and expansion of the managed buildings in the future.

The reconstruction project of the Vilniaus str. 37 property was complex and required significant efforts to preserve the building's valuable heritage features. We are particularly pleased that we managed to create a distinctive property in Vilnius Old Town while also attracting great tenants. The building now hosts the restaurant Saint-Malo, the bar Drops, the café Habits, as well as office tenants including the branch of Market Pay Denmark Aps, Aggressive Capital, and others. As of the end of June, the occupancy rate of the property stood at 91%, with the property's value reaching EUR 14.3 million.

The largest property managed by INVL Baltic Real Estate – the office building at Palangos str. 4, which houses the company-operated coworking space Talent Garden Vilnius – generated net rental income of EUR 0.74 million in the first half of 2025, down by 12.4% compared to the same period of the previous year (EUR 0.84 million). As of the end of June 2025, the occupancy rate of the property was 91%.

Rental income from the Žygio Business Center amounted to EUR 0.19 thousand, representing a decrease of 5.4% compared to the corresponding period in 2024 (EUR 0.2 million). The decline in rental income was attributable to short-term tenant changes at the beginning of the year. As of the end of June, the property's occupancy rate was 98%.

The redesign works of the Pramogų Bankas building have reached the final stage, with major renovation works scheduled to begin in early 2026. Once completed, the project is expected not only to comprehensively modernize the building's spaces but also to significantly increase its leasable area.

The value of the real estate portfolio managed by INVL Baltic Real Estate as of the end of June 2025 amounted to EUR 47.24 million, representing an increase of 11% compared to the end of the previous year (EUR 42.57 million).

4.2. Operational Environment

In the first half of 2025, the Vilnius office market was supplemented by a relatively small amount of new supply – about 10,000 sq. m. These were several smaller-scale projects: the "Avia Solutions Group" campus building near the airport, the renovated business center at Vilniaus str. 37, as well as several minor conversion projects. Although the addition was not large, it reflects the prevailing market trend – new project launches are becoming more selective and more focused on unique locations and energy efficiency.

The total modern office stock in Vilnius reached about 1.19 million sq. m. in the first half of the year, representing less than 1% growth. Such a slow pace of expansion has allowed the market to absorb projects launched in previous years, but in the second half of 2025 a significant surge is expected – the market should be supplemented by more than 117,000 sq. m. of new offices.

Key projects include HERO (31,500 sq. m.), Business Stadium Central (23,000 sq. m.), Konstitucijos Ave. 14A (19,000 sq. m.), Švitrigailos str. 19 (8,900 sq. m.), Jasinskio str. 2 (7,300 sq. m.), St. Jacob's Quarter (2,400 sq. m. of office space), and the first stage of Tech Zity Vilnius (~15,500 sq. m.). All of these are already being actively marketed, so competition for tenants is intensifying in advance.

Tenant activity in the first half of the year was higher compared to the same period last year. In Vilnius, approximately 38,700 sq. m. of new lease transactions were recorded, which is 43% more than in H1 2024. Transactions varied – from relocations or expansions of several thousand square meters to smaller lease agreements. Among the identified tenants were public sector institutions, financial and legal service companies, and coworking operators. A growing number of companies are opting for smaller, more efficient office spaces tailored to hybrid work principles. The A class segment remained attractive – a larger share of transactions was recorded there, particularly in the central business district, where a prestigious location, good accessibility, and sustainable solutions are becoming decisive factors.

The overall vacancy rate in Vilnius decreased to 8.5% in the first half of 2025 (from 8.8% at the end of 2024). Vacancy stood at 7.3% in A class premises and 9.3% in B class. This shift indicates that even with limited new supply, the market is able to absorb both smaller and larger lease areas.

In Kaunas, vacancy rose slightly – from 3.7% to 4.4% in H1 2025. With fewer new projects, changes are mainly driven by individual large transactions. In Klaipėda, vacancy remained relatively stable at around 6.1%. As the city's office market is not very large, even minor lease deals have a noticeable impact on statistics.

Rental rates remained stable in the first half of 2025. In Vilnius: A class – 16–20 EUR/sq. m., B class – 10–15.5 EUR/sq. m. In Kaunas: A class – 16–19 EUR/sq. m., B class – 10–14 EUR/sq. m.

While no significant price pressure is visible yet, in the second half of the year, with record-high new supply entering the market, tenants' bargaining power is expected to increase. Some developers may be forced to offer additional incentives such as fit-out contributions, rent-free periods, or flexible lease terms.

Sources:

<https://www.ober-haus.lt/en/>

<https://colliers.com/en-lt>


<https://cbre.lv/lithuania/>

4.3. Key figures of INVL Baltic Real Estate

EUR million	Group		
	30.06.2023	30.06.2024	30.06.2025
Managed common area	32,100 sq. m.	32,100 sq. m.	19,600 sq. m.
Managed rental area	25,800 sq. m.	25,500 sq. m.	15,000 sq. m.
Real estate value	41.3	44.0	47.2
Cash	1.3	0.8	0.8
Other assets	1.2	1.1	0.8
Assets	43.8	45.9	48.8
Equity	23.1	23.6	27.5
Borrowings from credit institutions	15.4	18.8	15.6
Other payables	5.3	3.5	5.7
Total equity and liabilities	43.8	45.9	48.8
Total equity for one share	EUR 2.86	EUR 2.93	EUR 3.46

4.4. Results of INVL Baltic Real Estate

EUR million	Group		
	01.01.2023 – 30.06.2023	01.01.2024 – 30.06.2024	01.01.2025 – 30.06.2025
Revenue	1.7	2.1	1.9
<i>rental income from owned premises</i>	1.0	1.3	1.2
<i>other revenue</i>	0.7	0.8	0.7
Investment property revaluation	(0.2)	0.4	3.2
Net operating income from owned properties	1.1	1.5	1.2

<div>  <div> <div>BALTIC</div> <div>REAL ESTATE</div> </div> </div>		INVL BALTIC REAL ESTATE	
		CONSOLIDATED SEMI-ANNUAL MANAGEMENT REPORT OF 2025 42	
Profit before tax	0.3	0.8	2.9
Net profit	0.3	0.8	3.0
Earnings per share	EUR 0.03	EUR 0.10	EUR 0.37
<p>Net asset value of the Company amounted to EUR 27,494,280 or EUR 3.4567 per share on 30 June 2025. At the same period in 2024, the net asset value amounted to EUR 23,612,882 or EUR 2.9291 per share.</p> <p>More detail information on the net asset value of the Company as well as change of the net asset value per share is stated in the website of the Company (the Company's web site section "For investors" → "Financial information and reports" → "Net asset value"). Link https://bre.invl.com/en/for-investors/financial-information-and-reports/</p> <p>4.5. Significant Issuer's and its Group events during the reporting period, effect on the financial statement</p> <p>4.5.1. Significant Issuer's events</p> <p>On 30 April 2025, the Vilnius City Municipality issued a reconstruction permit for the property managed by INVL Baltic Real Estate, located at Palangos str. 4 / Vilniaus str. 33, Vilnius. During the reporting period no other significant events were recorded in the operations of the companies managing real estate assets owned by the Issuer. The companies continued their regular business activities during the reporting period.</p> <p>The Company publishes all publicly available information on the Nasdaq Vilnius website (link), on the Central Regulatory Information Base (link), as well as on the Company's website (For investors → Regulated information). Link: https://bre.invl.com/en/news/</p> <p>4.5.2. Significant Group's events</p> <p>The Group conducted its business as usual during the reporting period, with no significant events recorded.</p>			
5. Significant events of the Issuer and its Group since the end of the reporting period			
No material events of the Issuer or the Group companies were recorded since the end of the reporting period. The Issuer and the Group companies continued their regular business activities.			
6. Estimation of Issuer's and Group's activity last year and activity plans and forecasts			
<p>6.1. Evaluation of implementation of goals</p> <p>INVL Baltic Real Estate has succeeded in achieving the essential goals of improving the Company's performance, as well as to successfully continue operations of the Talent Garden Vilnius co-working space.</p> <p>6.2. Activity plans and forecast</p> <p>INVL Baltic Real Estate aims to continue generating returns from investments in commercial real estate by ensuring rental income growth and optimizing costs. The investments managed by INVL Baltic Real Estate are expected to support a steady increase in property value over time.</p>			

III. INFORMATION ABOUT SECURITIES

7. The order of amendment of Issuer's Articles of Association

According to the Articles of Association of the Company, the Articles of Association of INVL Baltic Real Estate may be amended by the decision of the General Shareholders' Meeting, passed by more than 3/4 of votes (except in cases stated in the Law on Companies of the Republic of Lithuania and in cases stated in Company's Articles of Association).

During the reporting period, the Company's Articles of Association were not amended. The current version of the Articles of Association of INVL Baltic Real Estate is dated 29 November 2024 and is available on the Company's website (in the section "For investors" → "Legal documents" → "Articles of Association". Link: <https://bre.invl.com/en/for-investors/legal-documents/>)

8. Structure of the authorized capital

Table 8.1. Structure of INVL Baltic Real Estate authorized capital as of 30 June 2025.

Type of shares	Number of shares and total voting rights granted by the issued shares, units	Nominal value, EUR	Total nominal Value and authorised capital, EUR	Portion of the authorised capital, %
Ordinary registered shares	8,061,414	1.45	11,689,050.30	100

All shares are fully paid-up and are not subject to any restrictions on their transferability.

8.2. Information about the Issuer's treasury shares

8.2.1. Purchase of own shares

The General Ordinary Shareholders Meeting of the Company that was held on 12 April 2022 made decision to purchase its own shares. The period during which the company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45.

The General Ordinary Shareholders Meeting of the Company that was held on 18 April 2023 made decision to purchase its own shares. The period during which the Company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45.

The General Ordinary Shareholders Meeting of the Company that was held on 30 April 2024 made decision to purchase its own shares. The period during which the Company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45. In 2024, the Company conducted two own share buy-back procedures based on the reserve of EUR 2.5 million formed and not yet utilised for the acquisition of own shares, in accordance with the resolution of the General Shareholders' Meeting held on 30 April 2024:

- At the end of the first purchase of own shares, that took place from 4 December 2024 until 10 December 2024, the Company purchased 45,759 shares for the total amount of EUR 114,397.50 (without brokerage fees). The Company could purchase up to 100,000 shares. During the share buy-back 45,759 units of shares were tendered. Final share purchase price, which was determined on the basis of the Dutch auction – EUR 2.50 per share. The acquired shares were settled on 12 December 2024.
- In the second purchase of own shares, that took place from 16 December 2024 until 20 December 2024, the Company purchased 61,721 shares for the total amount of EUR 166,646.70 (without brokerage fees). The Company could purchase up to 100,000 shares. During the share buy-back 61,721 units of shares were tendered. Final share purchase price, which was determined on the basis of the Dutch auction – EUR 2.70 per share. The acquired shares were settled on 27 December 2024.

The General Shareholders' Meeting of the Company that was held on 30 April 2025 made decision to purchase its own shares. The period during which the Company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45.

During the reporting period the Company did not initiate acquisition of own shares.

9. Trading in Issuer's securities as well as securities, which are deemed to be a significant financial investment to the Issuer on a regulated market

9.1. table. Main characteristics of INVL Baltic Real Estate shares admitted to trading

Shares issued, units	8,061,414
Shares with voting rights, units	8,061,414
Number of votes for the quorum of the General Shareholders Meeting, units	7,953,934
Nominal value, EUR	1.45
Total nominal value, EUR	11,689,050,30
ISIN code	LT0000127151
LEI code	529900GSTEOHKA0R1M59
Ticker	INR1L
Exchange	Nasdaq Vilnius
List	Baltic Secondary list
Listing date	04.06.2014
Included into indexes	OMX VILNIUS INDEX (VILSE) STOXX Global Total Market Price Index (TW1P) STOXX All Europe Total Market Price Index (TE1P) OMX Baltic Benchmark Gross Index (OMXBBGI) STOXX EU Enlarged TMI (Price) EUR (EUETMP) OMX Baltic Benchmark Price Index (OMXBBPI) OMX Baltic Benchmark Capped Price Index (OMXBBCPP) OMX Baltic All Share Gross Index (OMXBGI) OMX Baltic All Share Price Index (OMXBPI) OMX Baltic Real Estate PI (B8600PI) OMX Baltic Real Estate GI (B8600GI) OMX Baltic Benchmark Capped Gross Index (OMXBBCPG)

Table 9.2. Trading in INVL Baltic Real Estate shares

	6 months of 2023	6 months of 2024	6 months of 2025
Share price, EUR:			
- open	2.12	2.1	2.64
- high	2.28	2.1	2.9
- low	2.08	1.98	2.42
- average	2.19	2.04	2.69
- last	2.1	2.08	2.76
Turnover, units	48,639	30,134	50,568
Turnover, EUR	106,626.58	61,492.06	136,150.34
Traded volume, units	758	601	542

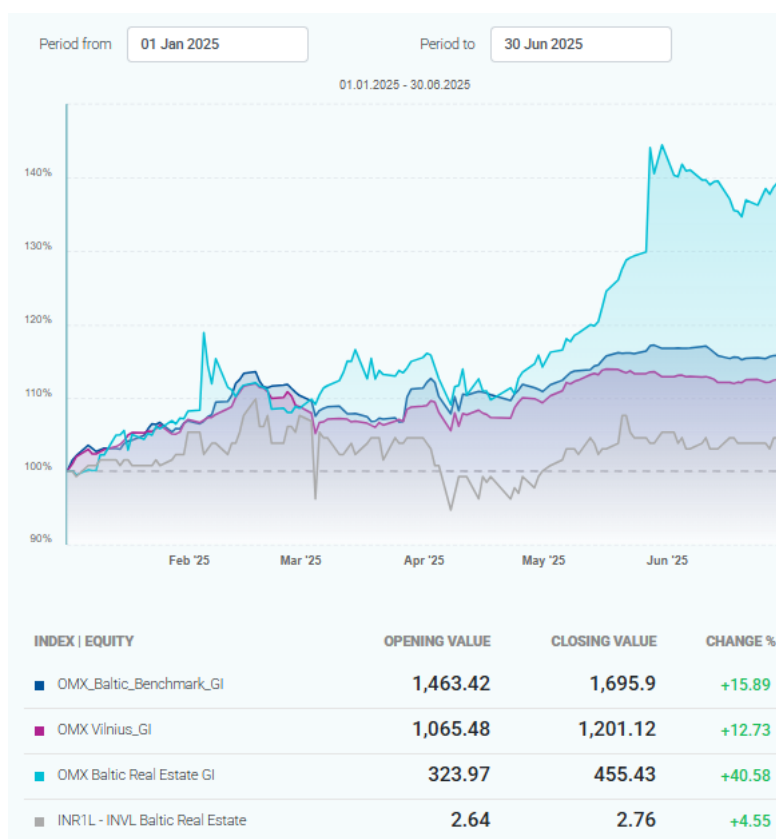


Fig 9.1. INVL Baltic Real Estate change of share price and indexes¹ (source Nasdaq indexes)



Fig. 9.2. Change in share price of INVL Baltic Real Estate and turnover

¹ OMX index is an all-share index which includes all the shares listed on the Main and Secondary lists on the NASDAQ Vilnius with exception of the shares of the companies where a single shareholder controls at least 90% of the outstanding shares. The OMX Baltic Real Estate GI index is based on the Industry Classification Benchmark (ICB) developed by FTSE Group (FTSE).

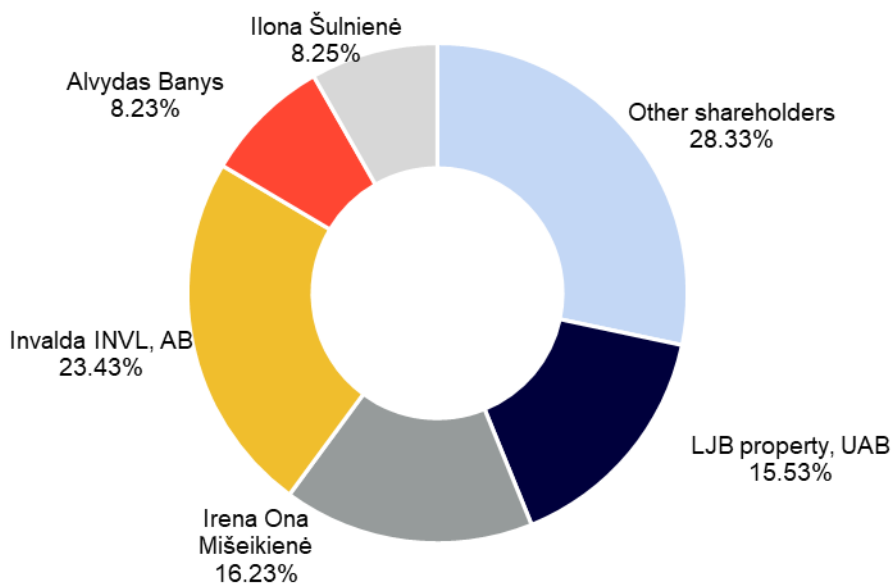
10. Shareholders

10.1. Information about Company's shareholders

The total number of shareholders in INVL Baltic Real Estate was 3,910 on 30 June 2025. There are no shareholders entitled to special rights of control.

10.1.1. table. Shareholders who held title to more than 5% of INVL Baltic Real Estate authorised capital and/or votes as of 30 June 2025.

Name of the shareholder or company	Number of shares held by the right of ownership, units	Share of the authorised capital held and share of votes given by the shares held by the right of ownership, %	Indirectly held votes, %	Total votes, %
LJB property, UAB, code 300822529	1,251,695	15.53	0	15.53
Alvydas Banys	663,640	8.23	15.53 ²	23.76
Irena Ona Mišeikienė	1,308,596	16.23	0	16.23
Invalda INVL, AB, code 121304349,	1,889,123	23.43	0	23.43
Ilona Šulnienė	664,710	8.25	0	8.25



10.1.1. Fig. Votes as of 30 June 2025

10.2. Rights and obligations carried out by the shares

Property, non-property rights and obligations to shareholders granted by the Company's shares in the first half of 2025 are not different from the description of the rights and obligations carried by the shares presented in the Company's consolidated annual management report for 2024.

² According to section 1 of article 16 of the Law on Securities of the Republic of Lithuania, Alvydas Banys is considered to hold the voting rights of the controlled company UAB LJB property

11. Dividends

The General Shareholders' Meeting decides upon dividend payment and sets the number of dividends. The Company pays out the dividends within 1 month after the day of adoption of the resolution on profit distribution.

Persons are entitled to receive dividends if they are shareholders of the Company at the end of the tenth business day following the day of the General Shareholders' Meeting that adopted the resolution to distribute dividends.

Procedure for dividends taxation for the year 2024³:

- dividends paid to natural persons–residents of the Republic of Lithuania and natural persons residents of foreign countries are subject to withholding Personal income tax of 15 per cent;
- dividends paid to legal entities of the Republic of Lithuania and legal entities–residents of foreign countries are subject to withholding Corporate income tax of 16 per cent, unless otherwise provided for by the laws.

The General Shareholders Meeting of the Company held on 9 April 2020 approved the new wording of the Dividend payment policy which stipulates the yearly payment of dividends per share of no less than EUR 0.09.

On 30 April 2025, the General Ordinary Shareholders Meeting of INVL Baltic Real Estate decided to allocate EUR 0.09 dividend per share.

Dividends were allocated to the shareholders, who at the end of the tenth business day following the day of the General Shareholders Meeting that adopted a decision on dividend payment, i.e., on 15 May 2025 were shareholders of the Company.

The Company started to allocate dividends for the year 2024 from 30 May 2025. Dividends were allocated to those shareholders of the Company, who have provided existing bank accounts.

Information relevant to the dividends paid by the Company, as well as matter of dividend payments and valid Dividend payment policy is published on Company's web page.

11.1. Table. Indexes related with shares⁴

Company's	30 June 2023	30 June 2024	30 June 2025
Net Asset Value per share, EUR	2.86	2.93	3.46
Price to book value (P/Bv)	0.73	0.71	0.80
Dividend yield	4.3	4.3	3.3

³ This information should not be treated as tax advice.

⁴ The Company publishes Alternative performance measures (APV), that are in use of the Company, provides indicators definitions and calculation formulas. All the information is disclosed in the Company's web site section "For Investors"→ "Financial information and reports". The link is provided <https://bre.invl.com/en/for-investors/financial-information-and-reports/>

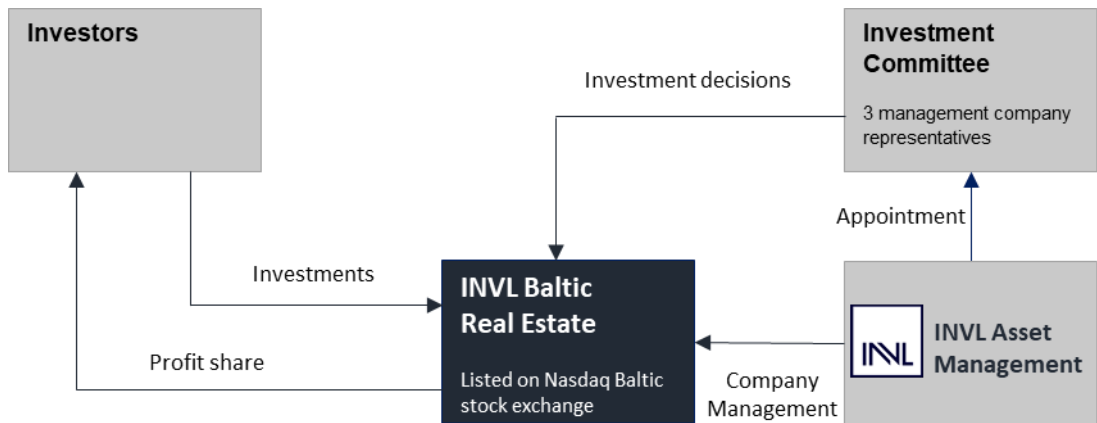
IV. ISSUER’S MANAGING BODIES

12. Issuer’s managing bodies

The management of INVL Baltic Real Estate was transferred to the Management company INVL Asset Management on 22 December 2016 as the Bank of the Republic of Lithuania granted INVL Baltic Real Estate with the license of the closed-ended type investment company. The rights and duties of the Board and the Manager of the Company were also transferred to the Management Company. The Company’s management bodies are not formed.

To ensure management efficiency and control of investments, the Management company formed an Investment Committee of INVL Baltic Real Estate.

The Management company is responsible for convening and organizing the highest management body of the Company - the General Shareholders Meeting.



12.1. Structure of the Management of the Company

Detailed information on the structure of the management of the Company before the CEF license was granted is published in the consolidated annual report for the year 2016 of INVL Baltic Real Estate. The report is published on the Company's website under section "For Investors".

From 1 December 2023 to 6 January 2025, the Chief Executive Officer of the Management Company, INVL Asset Management, was Paulius Žurauskas. From 7 January 2025 to 31 March 2025, Audrius Matikiūnas served as an interim Chief Executive Officer of the Management Company. As of 1 April 2025, the Chief Executive Officer of the Management Company, INVL Asset Management, is Andrius Načajus.

The Management company's Board consists of Darius Šulnis (Chairman of the Board), Vytautas Plunksnis, and Asta Jovaišienė. Currently there are 2 members in the Investment Committee: Vytautas Bakšinskas and Andrius Daukšas.



Darius Šulnis – Chairman of the Board of the Management company
Main workplace – Invalda INVL, AB (code 121304349, Gynėjų str. 14, Vilnius) - CEO

Educational background and qualifications	2012 - Business Administration. Global Executive MBA, <i>Duke University (US)</i> . 1993 - Faculty of Economics. Master’s in Accounting and Audit, <i>Vilnius University</i> 1993 - General Financial Broker's License, No. A109.
Work experience	2015 – October 2017 General Manager of INVL Asset Management, UAB Since May 2013 re-appointed as the CEO of Invalda INVL 2011 – 2013 Invalda, AB – Advisor 2006 – 2011 Invalda, AB – President 2002 – 2006 Invalda Real Estate, UAB (currently known as Inreal Valdymas) – Director 1994 – 2002 FBC Finasta, AB – Director

Owned number of shares in INVL Baltic Real Estate

-

Participation in other companies

Invalda INVL, AB (code 121304349, Gynėjų str. 14, Vilnius) - CEO
 Artea bankas, AB (code 112025254, Tilžės str. 149, Šiauliai) - Member of the Supervisory Board
 Litagra, UAB (code 304564478, Savanorių ave. 173, Vilnius) - Member of the Board
 Galinta, UAB (code 134568135, Veiverių str. 51C, Kaunas) - Member of the Board
 FERN Group, UAB (code 306110392, Granito str. 3-101, Vilnius) - Chairman of the Supervisory Board
 INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Private Equity Fund II - Investment Committee Member
 INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund - Investment Committee Member, Managing Partner



Asta Jovaišienė - Member of the Board of the Management Company

Main workplace - FMI INVL Financial Advisors, UAB (code 304049332, Gynėjų str. 14, Vilnius)
 Head of INVL Family Office, Member of the Board

Educational background and qualifications

2009 - Master's Degree in Economics, *Vilnius University*
 2007 - Bachelor's Degree in Economics, *Vilnius University*

Work experience

Since 2015 - FMĮ INVL Financial Advisors, UAB - Head of INVL Family Office
 2013 - 2015 Bank of Finasta, AB - Head of Welfare Management Department, Welfare Manager
 2011 - 2015 Bank of Finasta, AB - Welfare Manager
 2006 - 2011 FMI Finasta (currently FMI INVL Financial Advisors, UAB) - Investment Consultant

Owned number of shares in INVL Baltic Real Estate

500 units of shares

Participation in other companies

FMĮ INVL Financial Advisors, UAB (code 304049332, Gyneju str. 14, Vilnius, Lietuva) - Head of INVL Family Office, Member of the Board
 AS INVL atklātājs pensiju fonds (code 40003377918, Elizabetes iela 10B-1, Riga, Latvia) - Member of the Supervisory Board
 IPAS INVL Asset Management (code 40003605043, Elizabetes iela 10B-1, Riga, Latvia) - Member of the Supervisory Board
 Lithuanian Association of Family Asset Managers (code 306720940, Palangos str. 4-101, Vilnius) - Chairman of the Board



Vytautas Plunksnis - Member of the Board of the Management company

Main workplace - INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius)
 Head of Private Equity Unit

Educational background and qualifications

2001 - Bachelor's Degree in Management (Economics), *Kaunas University of Technology*
 General Financial Broker's License, No. G091

Work experience

Since 2016 - INVL Asset Management, UAB, Head of Private Equity Funds
 2009 - 2015 Fund Manager at Invalda INVL, AB
 2006 - 2009 Finasta Asset Management, UAB - Analyst, Fund Manager, Strategic Analyst
 2004 ELTA redactor (business news)
 2002 - 2004 Baltic News Service business journalist

Owned number of shares in INVL Baltic Real Estate

1,000 units of shares

Participation in other companies

INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund – Investment Committee Member, Partner
 INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Private Equity Fund II – Investment Committee Member
 INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL BSGF Co-Invest Fund II – Fund Manager
 Eco Baltia AS (code 40103435432, Latgales str. 240-3, Rīga, Latvia) – Chairman of the Supervisory Board
 Eco Baltic vide, SIA (code 40003309841, Getliņu str. 5, Rumbula, Stopiņu Parish, Ropazu Municipality, LV-2121, Latvija) – Member of the Supervisory Board
 Ecoservice, UAB (code 123044722, Dunojaus str. 29, Vilnius) – Member of the Board
 INVL Technology (code 300893533, Gynėjų str. 14, Vilnius) – Member of the Investment Committee
 Norway Registers Development AS (code 985 221 405 MVA, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board
 NRD CS, UAB (code 303115085, Gynėjų str. 14, Vilnius) – Member of the Board
 Novian Systems, UAB (code 125774645, Gynėjų str. 14, Vilnius) – Chairman of the Board
 NRD Companies AS (code 921 985 290 MVA, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board
 BC MAIB S.A. (code 1002600003778, Constantin Tănase str. 9/1, Chisinau, Moldova) – Chairman of the Supervisory Board
 Metal-Plast Spółka z.o.o. (code 0001007622, Brzozie Lubawskie 95b, 13-306 Kurzętnik, Warmińsko-Mazurskie, Poland) – Member of the Supervisory Board
 DANUVIUS INVEST RO SRL (code 1610488, Str. 1 Mai 1 Cod 515800, Romania) – Member of the Board
 Association "Investuotoju Asociacija" (code 302351517, Konstitucijos av. 23, Vilnius) – Chairman of the Board

Paulius Žurauskas – Chief Executive Officer of the Management Company (from 1 December 2023 until 6 January 2025)

Audrius Matikiūnas – Interim Chief Executive Officer of the Management Company (from 7 January 2025 to 31 March 2025)



Andrius Načajus – Chief Executive Officer of the Management Company (from 1 April 2025)
Main workplace – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius)
 Chief Executive Officer

Educational background and qualifications

Bachelor's degree in Economics and Business Administration, *Stockholm School of Economics in Riga*
 Master's degree in International Business and Economics, *Stockholm School of Economics in Stockholm*

Work experience

2024–2025 – Chief Financial Officer, UAB Koncernas "Achemos Grupė"
 2019–2023 – Head of Lithuania Branch, Luminor Bank AS
 2017–2019 – Head of Administration, AB Luminor Bank

Owned number of shares in INVL Baltic Real Estate

-

Participation in other companies

UAB FMĮ INVL Financial Advisors (company code 304049332, Gynėjų str. 14, Vilnius) - Member of the Board
 AS INVL atklātājs pensiju fonds (code 40003377918, Elizabetes iela 10B-1, Rīga, Latvia) - Member of the Supervisory Board
 IPAS INVL Asset Management (code 40003605043, Elizabetes iela 10B-1, Rīga, Latvia) - Member of the Supervisory Board

**Vytautas Bakšinskas** – Chairman of the Investment Committee

Main workplace – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) - Real Estate Fund Manager

Work experience

Since 2 January 2017 – Real Estate Fund Manager at INVL Asset Management
 2016 – December 2016 – director at Dizaino institutas, UAB
 2016 – December 2016 – director at Variagis, UAB
 2014 – December 2016 – director at Riešės investicija, UAB
 2013 – December 2016 – director at Dipolio valda, UAB
 2013 – December 2016 – director at Tripolio valda, UAB
 2013 – December 2016 – director at Paralelių valda, UAB
 2013 – December 2016 – director at Etanija, UAB
 2012 – December 2016 – director at Justiniškių valda, UAB
 2011 – December 2016 – head of Lease department at Inreal valdymas, UAB
 June 2015 – January 2016 – director at Elniakampio namai, UAB
 March 2014 – June 2016 – director at Akvilas, UAB
 March 2014 – July 2015 – director at Aikstentis, UAB
 March 2014 – July 2015 – director at Trakų kelias, UAB
 January 2013 – February 2013 – project manager at Naujoji švara, UAB
 April 2010 – February 2013 – project manager at Sago, UAB
 November 2008 – August 2011 – project manager at Inreal valdymas, UAB
 January 2007 – October 2009 – assistant project manager at Inreal valdymas, UAB

Owned number of shares in INVL Baltic Real Estate

-

Participation in other companies

Propietas, UAB (code 303252098, Gynėjų str. 14, Vilnius) – director
 Rovelija, UAB (code 302575846, Gynėjų str. 14, Vilnius) – director

**Andrius Daukšas** – Member of the Investment Committee

Main workplace – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius)
 Investment manager

Educational background and qualifications

Master's Degree in Banking, *Faculty of Economics, Vilnius University*
 General Financial Broker's License, No. G311

Work experience

Since December 2016 – Investment Manager at INVL Asset Management
 January 2016 – December 2016 – deputy director at INVL Baltic Real Estate
 December 2014 - January 2016 – director at INVL Baltic Real Estate
 March 2010 – December 2016 - investment manager at Invalda INVL
 2008 – 2010 - director of the Treasury Department of the bank Finasta
 2004 – 2008 - an accountant, later - the department manager of securities accounting at FBC Finasta

Owned number of shares in INVL Baltic Real Estate

29,219 units of shares

Participation in other companies

IPPG, UAB (code 301673796, Gynėjų str. 14, Vilnius) - Director
 Vernetas, AB (code 193052526, Stoties str. 16, Marijampolė) - Member of the Supervisory Board

Power of the General Shareholders Meeting and convocation procedure of the General Shareholders Meetings of the Company, also the description of rights and obligations of the Management Company of INVL Baltic Real Estate and objectives and functions of the Investment Committee during the reporting period wasn't any different than disclosed in the Consolidated Annual Management Report of INVL Baltic Real Estate for the year 2024 (IV chapter 12 section „12. Structure, authorities, the procedure for appointment and replacement“).

During the reporting period (starting - 1 January 2025, ending – 30 June 2025) 22 (twenty-two) Investment Committee meetings were held. The Board of the Management Company is familiarized with the agenda and related material for the Investment Committee meetings.

During reporting period 1 (one) General Shareholders' Meetings were held.

On 30 April 2025, shareholders were presented with:

- the consolidated 2024 annual management report;
- the independent auditor's opinion on the Company's financial statements and consolidated annual management report;
- the Company's Investment Committee's recommendation on the draft distribution of profit (loss) (including the creation of reserves), amendments to the Articles of Association, and the related reduction of the authorized capital and the draft remuneration report;
- the report of the Company's management company UAB INVL Asset Management on the share purchase price, reduction of the authorized capital, and related amendments to the Company's Articles of Association; and
- the activity report of the Company's audit committee.

During the meeting, the Company's shareholders:

- approved the Company's remuneration report;
- approved the consolidated and Company's 2024 financial statements;
- adopted a resolution on the distribution of the Company's profit;
- approved the reduction of the Company's authorized capital;
- approved the new version of the Company's Articles of Association;
- established the procedure for the acquisition of the Company's own shares
- elected the members of the Audit Committee; and
- approved the new version of the Audit Committee Regulations.

13. Information about the Audit Committee of the Company

As of 30 April 2025, the Audit Committee is composed of 3 (three) members. The members of the Audit Committee are elected by the decision of the General Shareholders' Meeting. The members of the Audit Committee are proposed by the Management company and the shareholders of the company. The Audit Committee is elected for a four-year term.

Key Functions of the Audit Committee:

- monitor the Company's financial and sustainability reporting processes and provide recommendations to ensure their reliability;
- monitor whether the Management Company duly takes into account the recommendations and observations provided by the audit firm;
- monitor the effectiveness of the Company's internal quality control, risk management and internal audit systems, as well as anti-corruption, anti-money laundering and counter-terrorist financing measures that affect the Company's financial reporting, without compromising the independence of the internal audit function;
- monitor the audit of the financial statements and sustainability reporting, taking into account identified deficiencies and conclusions;
- provide an opinion on transactions with the Company's related parties in accordance with Article 37(2), paragraphs 1 and 5 of the Law on Companies, as well as an assessment of the transactions referred to in paragraphs 11 and 12 of the same Article, and perform other duties if such are set out in the procedures and conditions approved by the Company's Management Company, which shall be prepared in accordance with paragraph 11 of Article 37(2) of the Law on Companies;

- review and monitor the independence of auditors, audit firms or independent assurance service providers in order to avoid conflicts of interest;
- submit recommendations to the Company's General Meeting of Shareholders regarding the selection, appointment, reappointment, and dismissal of the external audit firm, as well as on the terms and conditions of the engagement;
- monitor the process of external audit execution.

The Audit Committee reports its activities to the Company's ordinary General Shareholders Meeting by submitting a written report on Audit Committee activities during the last financial year.

Any member of the Audit Committee should have the right to resign upon submitting 14 (fourteen) days written notice to the Management company. When the Management company receives the notice of resignation of a member of the Audit Committee and considers all circumstances related to the resignation, it may decide - either to convene an Extraordinary General Shareholders Meeting to elect new member of the Audit Committee, or to postpone the question on the election of the new member of the Audit Committee till the next General Shareholders Meeting of the Company. The new member is elected till the end of term of office of the operating Audit Committee.

At the General Shareholders' Meeting held on 30 April 2025, considering that the term of office of the Company's Audit Committee members was expiring in 2025, the following persons were elected to the Company's Audit Committee for a new four-year term: Dangutė Pranckėnienė, Partner and Auditor at UAB "Moore Stephens Vilnius"; Tomas Bubinas, an independent consultant and former Chief Executive Officer of UAB "Biotechpharma"; and Andrius Lenickas, Founder and Director of UAB "Lea finansai".



Tomas Bubinas –

Independent Member of the Audit Committee (should retain independent status under the law until 23 December 2026)

The term of office 2025-2029

Educational background and qualifications

2005 – Executive MBA, *Baltic Management Institute (BMI)*
2000 – Fellow Member, *Association of Chartered Certified Accountants (ACCA)*
1997 – Lithuanian Sworn Registered Auditor
1993 – Master of Science in Economics, *Vilnius University*

Work experience

Since 2022 – Independent Consultant
2013 – 2022 – Chief Operating Officer, *Biotechpharma, UAB*
2010 – 2012 – Senior Director of Operations, *TEVA Biopharmaceuticals (USA)*
2004 – 2010 – Chief Financial Officer for the Baltic States, *Teva Pharmaceuticals*
2001 – 2004 – Chief Financial Officer, *Sicor Biotech*
1999 – 2001 – Senior Manager, *PricewaterhouseCoopers*
1994 – 1999 – Senior Auditor / Manager, *Coopers & Lybrand*

Owned number of shares in INVL Baltic Real Estate

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Dangutė Pranckėnienė –

Independent Member of the Audit Committee

The term of office 2025-2029

Educational background and qualifications

1996 – Master of Business Administration, *Vilnius Gediminas Technical University*
1981 – Master of Economics, *Vilnius University*
Professional Coach, certified by the *International Coach Union (ICU)*, License No. E-51

Licensed Auditor, certified by the *Ministry of Finance of the Republic of Lithuania*, License No. 000345

Work experience

Since 1997 – Partner, Moore Mackonis, UAB
1996 – 1997 – Audit Manager, Deloitte & Touche
1995 – 1996 – Lecturer, Vilnius Gediminas Technical University
1982 – 1983 – Lecturer, Vilnius University

Owned number of shares in INVL Baltic Real Estate

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Andrius Lenickas –
Independent Member of the Audit Committee

The term of office

2025-2029

Educational background and qualifications

Master's Degree in Business Administration, *Baltic Management Institute (BMI)*
Diploma in Accounting and Finance, *Association of Chartered Certified Accountants (ACCA)*
Certified Auditor, *Republic of Lithuania*
Master's Degree in Economics, *Vilnius University*

Work experience

Since 2023 – Founder and Director, UAB Lea finansai
2013–2022 – Group Finance and Administration Director, UAB AL Holdingas
2010–2013 – Chief Executive Officer, UAB Euroapotheca
2007–2010 – Finance Manager for the Baltic States, UAB Sanofi Lietuva
2002–2006 – Finance and Administration Director, Law Firm Lawin (currently Ellex Valiūnas)
1999–2001 – Senior Auditor, Manager, PricewaterhouseCoopers UK
1996–1999 – Auditor, Senior Auditor, Coopers & Lybrand
1993–1995 – Client Manager, Balticbankas

Owned number of shares in INVL Baltic Real Estate

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14. Information on the Issuer's payable management fee, the amounts calculated by the Issuer, other assets transferred and guarantees granted to the Managing bodies and company providing accounting services

After the Bank of Lithuania issued the closed-ended type investment company operating license for INVL Baltic Real Estate on 22 December 2016, the rights and duties of the Board and the head of the Company are implemented by the asset management company INVL Asset Management, which took over the management of INVL Baltic Real Estate.

The management fee payable to the Management Company (hereinafter – **Management Fee**) is the remuneration for management of the assets of the Company, which shall be payable for each quarter of a calendar year. The Management Fee for a full quarter of a calendar year shall be 0.25% of the weighted average capitalisation of the Company. The Performance Fee shall be additionally paid to the Management Company under the procedure set in the Articles of Association. During the reporting period the Management fee payable to the Management Company was EUR 107 thousand.

The members of the Board and the members of the investment committee of the Management Company do not receive remuneration for these duties. They are paid the salary according to the employment contract with the Management Company.

Pursuant to Article 25 of the Law on Reporting of Companies and Groups of Companies of the Republic of Lithuania, from 2020 the Company publishes the Remuneration Report, which is available in Appendix No. 5 to the Company's Annual Consolidated Management Report for 2024.

During the reporting period the Members of the Board of the Management Company and the Members of the Investment Committee were paid EUR 4,135 of dividends, net of tax. There were no assets transferred, no guarantees granted, no bonuses paid, and no special pay-outs made by the Company to its managing bodies. The managing bodies were not granted bonuses by other companies of INVL Baltic Real Estate Group.

During the reporting period INVL Baltic Real Estate Group and the Company for the company providing accounting services respectively paid EUR 19 thousand and EUR 11 thousand (in 2024 respectively paid EUR 19 thousand and EUR 11 thousand).

V. OTHER INFORMATION

15. Agreements with intermediaries on public trading in securities

INVL Baltic Real Estate has signed these agreements with the following intermediaries:

- Artea bankas, AB (Tilžės str. 149, LT-76348, Šiauliai, Lithuania. tel. +370 610 44447) – the agreement on management of securities accounting, the market maker services agreement and service agreement on the payment of dividends.
- SEB bankas, AB (Gedimino av. 12, Vilnius, LT-01103, Lithuania tel. +370 5 268 2800) – agreement on depository services.

16. Information on Issuer's branches and representative offices

INVL Baltic Real Estate has no branches or representative offices.

17. A description of the principal risks and uncertainties

During the first six months of 2025 there were no significant changes to the principal risks and uncertainties as disclosed in the Company's latest Consolidated annual management report. For the remaining six months of the financial year, no changes to the principal risks and uncertainties are expected beyond those already outlined in the most recent annual management report.

The Company's principal risks and uncertainties are published on the INVL Baltic Real Estate website.

All the information is disclosed in the Company's web site section "For Investors" → "Investment risks". The link is provided <https://bre.invl.com/en/for-investors/investment-risks/>

18. Significant investments made during the reporting period

The Company did not make any significant investments during the reporting period.

19. Information about significant agreements to which the Issuer is a party, which would come into force, be amended or cease to be valid if there was a change in Issuer's controlling shareholder

There are no significant agreements of the Company that would enter into force, be amended or terminate in the event of a change in the Issuer's controlling shareholder.

20. Information on the related parties' transactions

21. Disclosure of sustainability-related information

The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities.

22. Information related to the compliance with the Governance Code

During the six months of 2025 there were no significant changes in principles and recommendations contained in the Governance Code rather than disclosed in the latest Consolidated annual management report of the Company.

23. Information about the Company's management and remuneration

During the six months of 2025 there were no significant changes related to the information about the Company's management and remuneration rather than disclosed in the latest Consolidated annual management report of the Company.

24. Information regarding transactions with related parties

According to Article 10, part 3 of the Law on Companies, the provisions of Article 37² are not applicable to the transactions concluded with a subsidiary company, if the owner of all shares is this joint-stock company. In addition, the provisions of Article 37² are not applicable when the transaction or the total amount of such transactions per financial year do not exceed 1/10 of a joint stock company whose shares are allowed to be traded on the regulated market, the value of the assets specified in the latest balance sheet. Since all transactions in the Company are either with subsidiaries or do not exceed 1/10 of their asset value, the details of such transactions are not disclosed.

Real Estate Fund Manager of the Management Company
INVL Asset Management

Vytautas Bakšinskas