KEY information for 6 months 2026

Activity: operating since 1997, real estate investment company INVL Baltic Real Estate seeks to ensure the growth of leasing income and to profit on investments in commercial real estate.

Shares: listed on the Baltic Secondary List of Nasdaq Vilnius stock exchange since 2014.

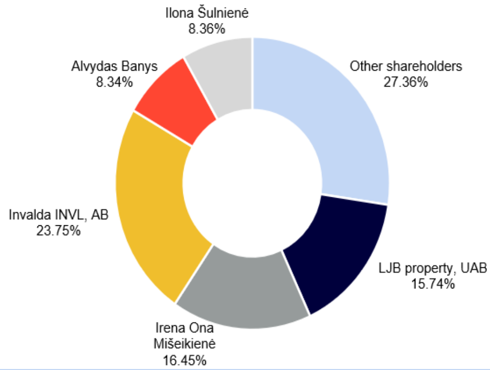
Assets under management: about 19.6 thousand sq. m. of real estate in Vilnius and Riga – offices and commercial premises, warehouse properties. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

Management of the Company: INVL Baltic Real Estate enabling to engage in the closed-ended type investment company's activities under the Republic of Lithuania Collective investment undertakings act. The special closed-ended type real estate investment company will work 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.

Main information about securities of the Company

ISIN code	LT0000127151
Amount of shares, units	7,953,934
Nominal value per share, EUR	1.45
Share price, EUR (as of 30.06.2026)	3.16
Last approved dividends, EUR per share	0.09
Consolidated equity, mln. EUR	28.380
Net asset value per share, EUR	3.58

Shareholders votes (%)



INVL Baltic Real Estate growth of net asset value, EUR/share and dividend allocation

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

INVL Baltic Real consolidated net operating income from its own properties amounted to EUR 1.25 million in the first half of 2026, or 7.6 per cent more than in the corresponding period of 2025 (EUR 1.17 million). INVL Baltic Real Estate's consolidated revenue for the first half of the year reached EUR 2.02 million, or 4.3 per cent more than in the corresponding period of 2025 (EUR 1.94 million), of which consolidated rental income from its own properties increased by 0.8 per cent to EUR 1.2 million. The growth in rental income was mainly driven by increased rental income from the property at Vilniaus St. 37, while other properties managed by INVL Baltic Real Estate continued to maintain a high level of occupancy.

Net profit for the first half of the year amounted to EUR 0.96 million, or three times less than in the corresponding period of 2025. The decrease in profit was influenced by the significant increase in the value of the Palangos St. 4 / Vilniaus St. 33 and Vilniaus St. 37 properties recorded in 2025.

We are actively working on the conversion works of the former "Pramogų bankas" building, which we plan to complete at the end of the year. Already at the beginning of January 2027, a second co-working space, "Talent Garden Vilnius", will commence operations in the building, occupying the entire property, whose usable area will reach 3,500 sq. m following the conversion.

The consolidated net operating income of INVL Baltic Real Estate's largest managed asset – he office building at Palangos St. 4, which houses the company-managed co-working space "Talent Garden Vilnius" — amounted to EUR 0.7 million in the first half of 2026, or 5.4 per cent less than in the corresponding period last year (EUR 0.74 million). At the end of June, the property's occupancy stood at 91 per cent.

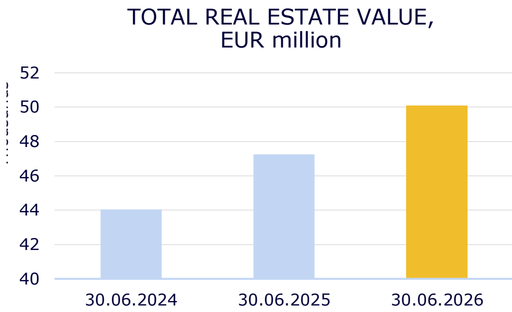
Rental income from the Vilniaus St. 37 property amounted to EUR 0.46 million, or 89.6 per cent more than in the corresponding period of 2025 (EUR 0.24 million). At the end of June, the property's occupancy was 100 per cent.

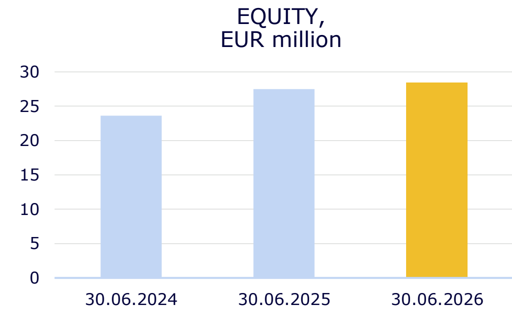
Rental income from the "Žygio Business Centre" amounted to EUR 0.21 million, or 11.6 per cent more than in the corresponding period of 2025 (EUR 0.19 million).

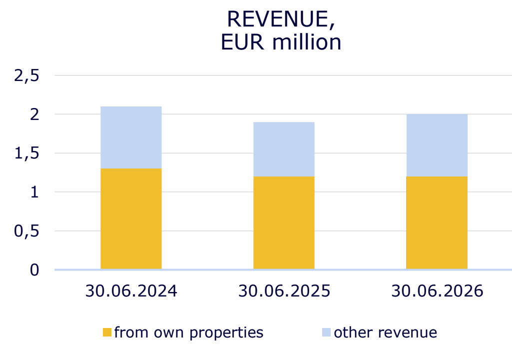
The value of the real estate managed by INVL Baltic Real Estate amounted to EUR 50.1 million at the end of June 2026 and was 4.9 per cent higher than at the end of the previous year (EUR 47.77 million).

BALTIC REAL ESTATE

Portfolio, thousand EUR	30.06.2024	30.06.2025	30.06.2026
Operational Property investments	29,734	39,158	35,700
Property Investment redevelopment	9,217	3,300	9,500
Other investment properties	5,082	4,785	4,895
TOTAL PROPERTY VALUE	**44,033**	**47,243**	**50,095**
Rent Income from own properties during 6 months period	1,289	1,191	1,201
NOI (Net Operating Income) from own properties during 6 months period	1,451	1,165	1,253
NLA (Net Leasable Area), sq. m.	25,500	15,000	12,000
Balance sheet, million EUR	**30.06.2024**	**30.06.2025**	**30.06.2026**
Investment properties	44.0	47.2	50.1
Cash	0.8	0.8	0.5
Other assets	1.1	0.8	1.2
TOTAL ASSETS	**45.9**	**48.8**	**51.8**
Borrowings from credit institutions	18.8	15.6	17.2
Other liabilities	3.5	5.7	6.2
TOTAL LIABILITIES	**22.3**	**21.3**	**23.4**
EQUITY	**23.6**	**27.5**	**28.4**
Equity per share	EUR 2.93	EUR 3.46	EUR 3.58
Profit (loss) statement, million EUR	**01.01.2024-30.06.2024**	**01.01.2025-30.06.2025**	**01.01.2026-30.06.2026**
Revenue	2.1	1.9	2.0
from own properties	1.3	1.2	1.2
other revenue	0.8	0.7	0.8
Investment property revaluation	0.4	3.2	0.6
Net profit	0.8	3.0	1.0
Earnings per share	EUR 0.10	EUR 0.37	EUR 0.12
Borrowings	**30.06.2024**	**30.06.2025**	**30.06.2026**
Borrowings, thousand EUR	19,162	17,994	20,164
Borrowings to value of investment properties*	43.52	38.09	40.25
Gearing ratio*	0.44	0.38	0.41
Interest coverage ratio*	1.70	1.58	1.54
Bank's Debt Service Coverage Ratio*	1.00	1.00	1.26











	Office building Palangos str. 4/ Vilniaus str. 33 Vilnius	**Building Vilniaus str. 37,** Vilnius	**Building of Pramogų bankas** A. Stulginskio str. 8 Vilnius	**Žygis Business centre** Žygio str. 97 Vilnius	**Dommo Business Park** WAREHOUSE AND MANUFACTURING LAND COMPLEX Riga,Latvia
Acquired	2006	2022	2023	2006	2015
Net leasable area	6,900 sq. m.	2,300 sq. m.	2,900 sq. m.	2,900 sq. m.	0 sq. m.**
Property value	EUR 20.4 million	EUR 14.5 million	EUR 6.2 million	EUR 4.1 million	EUR 4.9 million
Occupancy	91%	100%	0%***	100%	0%**

* https://bre.invl.com/en/for-investors/financial-information-and-reports/
** Upon completion of the transaction on 29 November 2024, the Company continues to manage 52 ha of land plots in Latvia, owned by the Company's subsidiary Dommo Gruppa, SIA.
*** In 2026, the building is undergoing major renovations, and no leasing activities are currently taking place on the premises.

More information: www.invlbalticrealestate.com