

UAB “KVARTALAS”

FIRST SUPPLEMENT TO UAB “KVARTALAS” BASE PROSPECTUS APPROVED BY THE BANK OF LITHUANIA ON 19 NOVEMBER 2025

This document constitutes the first supplement (the **First Supplement**) to the base prospectus for the public offering of bonds (ISIN code LT0000411167; the **Bonds** or **Issue**) of UAB “Kvartalas”, legal entity code 305475438, with its registered address at Jogailos st. 4, Vilnius, the Republic of Lithuania (the **Company** or **Issuer**) and admission to trading of the Bonds to trading on the Bond List of Nasdaq Vilnius AB (the **Bond List of Nasdaq Vilnius** or **Nasdaq**) (the **Prospectus**), as approved by the decision of the Director of the Financial Market Supervision Department of the Bank of Lithuania, No. 2025/428-82, dated 19 November 2025.

This First Supplement forms an integral part of the Prospectus and must be read in conjunction with the Prospectus, as supplemented and amended by this First Supplement. Unless stated otherwise in this First Supplement, the capitalised terms used in this First Supplement shall have the meanings given to them in the Prospectus, as supplemented and amended by this First Supplement.

This First Supplement has been prepared in accordance with Article 23 of the Prospectus Regulation in order to disclose material changes and recent material developments relating to the Issuer, its developed business centre “Šavaržėlė” at Konstitucijos ave. 14A, Vilnius, the Republic of Lithuania (the **Project**), the Issue and the Bonds. Such disclosure is considered necessary considering the increase of the Maximum Aggregate Nominal Value of the Issue to up to EUR 60,000,000 and the Issuer’s intention to continue the Offering of the Bonds on the basis of the Prospectus, as amended by this First Supplement. Accordingly, existing Bondholders and prospective investors should be provided with the most recent information relevant to their investment decision and should note that, as of the date of this First Supplement, the Issuer has issued Bonds in the aggregate principal amount of EUR 50,000,000, and these Bonds are admitted to trading on the Bond List of Nasdaq Vilnius. Therefore, the remaining Offering amount on the basis of the Prospectus, as amended by this First Supplement, is up to EUR 10,000,000. For completeness, this First Supplement also reflects certain minor or technical changes to the Prospectus which, although not considered to affect investors’ investment decisions, are included herein for consistency and accuracy.

In particular, this First Supplement has been prepared primarily in connection with the following circumstances:

- (i) the decision of the Bondholders’ Meeting dated 15 May 2026 and the Decision of Sole Shareholder of the Issuer dated 18 May 2026 approving the increase of the Maximum Aggregate Nominal Value of the Issue from up to EUR 50,000,000 to up to EUR 60,000,000, and the related amendments to the terms of the Issue, the remaining Offering amount, the admission to trading disclosures, the Final Terms and the Collateral related arrangements;
- (ii) the Company’s decision to appoint AB Artea bankas as the Arranger and Dealer of the Issue, and the related updates to the Prospectus, including the disclosure on conflicts of interest;
- (iii) the availability of the Issuer’s audited financial statements for the year ended 31 December 2025, including their incorporation by reference into the Prospectus, the update of the Issuer’s historical financial information and the inclusion of relevant disclosures regarding the auditor’s report on the Issuer’s financial statements for the year ended 31 December 2025;
- (iv) the need to update the risk factors to reflect recent developments relating to the Issuer, the Project, the Issue, the Bonds and other circumstances relevant to the assessment of risks by investors;
- (v) changes in the Project’s budget, development and occupancy status.

This First Supplement amends and supplements the Prospectus and, accordingly, in the event of any inconsistency between this First Supplement and the Prospectus, the relevant statements contained in this First Supplement shall prevail.

The Bank of Lithuania in its capacity as the competent authority in the Republic of Lithuania under the Prospectus Regulation on 23 June 2026 has approved this document as the First Supplement and has notified the approval of the First Supplement to the Estonian Financial Supervision Authority and to the Bank of Latvia.

As of the date of its approval, the First Supplement is published on the Issuer’s website at www.savarzele.lt/en/investment/ and on Nasdaq’s operated Central Storage Facility at www.crib.lt. Each investor may access a consolidated version of the Prospectus reflecting all amendments and supplements made by this First Supplement on the Issuer’s website at www.savarzele.lt/en/investment/ or receive it upon request submitted to the Issuer by e-mail at rddf@lordslb.lt. However, investors should note that such consolidated version has not been approved by the Bank of Lithuania, does not form part of the Prospectus and is provided for convenience purposes only.

In accordance with the Prospectus Regulation, investors who have already agreed to purchase or subscribe for the securities before the publication of a supplement to the prospectus are generally entitled to withdraw their acceptances within 3 Business Days following the publication of the supplement. However, investors are hereby informed that, as of the date of this First Supplement, no offering of the Bonds under the Prospectus has commenced and no subscription period for the Bonds is currently open. Therefore, no Subscription Orders are eligible for withdrawal.

The person responsible for the information provided in this Supplement is the Issuer. To the best of the knowledge of the Issuer the information contained in this First Supplement corresponds to the facts and the First Supplement makes no omission likely to affect its import.

CEO of the Company
Mr. Marius Žemaitis
/ signed with a qualified e-signature /

Save as disclosed in this First Supplement, there has been no other significant new factor, material mistake or inaccuracy relating to the information included in the Prospectus since the publication of the Prospectus and this First Supplement.

The date of this First Supplement
23 June 2026

1. AMENDMENTS TO THE COVER PAGE OF THE PROSPECTUS

1.1. The following parts of the cover page of the Prospectus shall be restated to the following extent:

UAB "KVARTALAS"

ISSUE FOR THE OFFERING OF BONDS OF UAB "KVARTALAS" IN THE AMOUNT OF UP TO EUR 19,391,300 (BEING PART OF TOTAL EUR 60,000,000 BOND ISSUE) AND ADMISSION THEREOF TO TRADING ON THE BOND LIST OF AB NASDAQ VILNIUS

This base prospectus (the **Prospectus**), as amended by the first supplement to the Prospectus (the **First Supplement**, and, unless indicated otherwise, all references to the Prospectus shall mean the Prospectus, as amended by its First Supplement), has been drawn up and published by UAB "Kvartalas", legal entity code 305475438, with its registered address at Jogailos st. 4, Vilnius, the Republic of Lithuania (the **Company** or **Issuer**) in connection with the public offering (the **Offering**), listing and admission to trading of the bonds with ISIN LT0000411167 (the **Bonds**) to the Bond List of AB Nasdaq Vilnius (the **Bond List of Nasdaq Vilnius** or **Nasdaq**), a regulated market in the Republic of Lithuania, in the amount of up to EUR 19,391,300 (being part of total EUR 60,000,000 Bond issue (the **Issue**)) with:

- (i) the first part of the Issue in the aggregate amount of EUR 40,608,700 already issued and admitted to trading on the Bond List of Nasdaq Vilnius under the Issuer's base prospectus approved by the Bank of Lithuania on 18 November 2024 (which has expired on 18 November 2025) in accordance with the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the **Prospectus Regulation**) (the **First Prospectus**);
- (ii) the second part of the Issue, consisting of:
 - (a) the Bonds in the aggregate amount of EUR 9,391,300 already issued and admitted to trading on the Bond List of Nasdaq Vilnius prior to the approval and publication of the First Supplement; and
 - (b) up to EUR 10,000,000 of the Bonds to be offered and admitted to trading on the Bond List of Nasdaq Vilnius following the approval and publication of the First Supplement, in each case in accordance with the Prospectus Regulation.

The Bonds of the first part of the Issue together with the Bonds to be issued under this Prospectus shall constitute one and the same Issue.

Under this Prospectus, the Company may from time to time publicly offer and issue up to 193,913 Bonds in total, of which up to 93,913 are already issued and 100,000 Bonds remain available for the Offering, with the nominal value of EUR 100 each to retail and institutional investors of the Republic of Lithuania, Latvia and Estonia (the **Offering**), but the Issuer may also choose to offer the Bonds to investors in any Member State of the European Economic Area (the **EEA**) under relevant exemptions provided for in Article 1(4) of the Prospectus Regulation (as defined below). All Bonds offered, issued, listed and admitted to trading under this Prospectus from time to time by way of all separate series (the **Tranche**) under respective final terms (the **Final Terms**) will form one and the same Issue and have the same ISIN code.

<unchanged text omitted>

ARRANGER AND DEALER

AB Artea bankas, legal entity code 112025254, registered address at Tilžės st. 149, Šiauliai, the Republic of Lithuania, which is assigned by the Issuer for the purposes of arranging the Issue, Offering in the Republic of Lithuania, Latvia and Estonia and admission of the Bonds to trading on the Bond List of Nasdaq Vilnius (the **Arranger** and/or **Dealer**), and/or for any other purposes and services as provided for in the Prospectus.

Arranger and Dealer



The original date of this Prospectus is 19 November 2025, as amended by the First Supplement dated 23 June 2026

2. AMENDMENTS TO SECTION 1 "INTRODUCTORY INFORMATION" OF THE PROSPECTUS

2.1. Points (ii) and (iii) of the first paragraph, also the second and fourth paragraphs of Section 1.4 "*Historical Financial Information and Accounting Standards*" of the Prospectus shall be amended and restated as follows:

First paragraph:

- (ii) the audited financial statements of the Company for the year ended 31 December 2024 (the **2024 Audited Financial Statements**);
- (iii) the audited financial statements of the Company for the year ended 31 December 2025 (the **2025 Audited Financial Statements**) and together with the 2023 Audited Financial Statements and 2024 Audited Financial Statements referred to as the **Audited Financial Statements**).

Second paragraph:

The Audited Financial Statements have been prepared in accordance with the Lithuanian Financial Reporting Standards (**LFRS**) as adopted by the Republic of Lithuania. The presentation of financial information in accordance with the LFRS requires the Management to make various estimates and assumptions which may impact the values shown in the financial statements and notes thereto. The actual values may differ from such assumptions.

<unchanged text omitted>

Fourth paragraph:

The 2023 Audited Financial Statements were audited by UAB "KPMG Baltics", legal entity code 111494971, registered address at Lvivo st. 101, Vilnius, the Republic of Lithuania and the 2024 Audited Financial Statements and the 2025 Audited Financial Statements were audited by PricewaterhouseCoopers, UAB, legal entity code 111473315, having its registered address at Lvivo st. 21-101, Vilnius, the Republic of Lithuania, with the related information and notes set out in Section 12.7 "Statutory Auditors" of this Prospectus.

- 2.2. The following definitions shall be included in Section 1.9 "Definitions" of the Prospectus:

2025 Audited Financial Statements	shall mean the audited financial statements of the Company for the year ended 31 December 2025, prepared in accordance with the LFRS, including the independent auditor's report on the financial statements.
First Supplement	shall mean the Company's first supplement to this Prospectus approved by the Bank of Lithuania on 23 June 2026.

- 2.3. The following definitions under Section 1.9 "Definitions" of the Prospectus shall be amended and restated as follows:

2023 Audited Financial Statements	shall mean the audited financial statements of the Company for the year ended 31 December 2023, prepared in accordance with the LFRS, including the independent auditor's report on the financial statements.
2024 Audited Financial Statements	shall mean the audited financial statements of the Company for the year ended 31 December 2024, prepared in accordance with the LFRS, including the independent auditor's report on the financial statements.
Audited Financial Statements	shall jointly mean the 2023 Audited Financial Statements, 2024 Audited Financial Statements and 2025 Audited Financial Statements.
Issue	shall mean the aggregate of the Bonds to be issued under ISIN LT0000411167 by way of all Tranches in the total amount of up to EUR 60,000,000, including the first part of the Bonds in the amount of EUR 40,608,700 already issued under the First Prospectus, and the second part of the Bonds, consisting of (i) EUR 9,391,300 already issued under the Prospectus prior to the First Supplement, and (ii) up to EUR 10,000,000 to be offered under the Prospectus as amended by the First Supplement.
Prospectus	shall mean this document, including the registration document of the Company and the securities notes of the Bonds, as amended by the First Supplement, and unless indicated otherwise, all references to the Prospectus shall mean the Prospectus, as amended by the First Supplement.

- 2.4. The following definitions under Section 1.9 "Definitions" of the Prospectus shall be deleted:

Financial Statements	shall collectively refer to the Audited Financial Statements and Unaudited Interim Financial Statements.
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Unaudited Interim Financial Statements	shall mean the Company's unaudited interim financial statements for the 6-month period ended 30 June 2025, prepared in accordance with the LFRS.
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3. AMENDMENTS TO SECTION 2 “OVERVIEW OF THE ISSUE” OF THE PROSPECTUS

3.1. The following rows in Section 2 “*Overview of the Issue*” of the Prospectus shall be restated as follows:

Issue Approval	The Issue has been approved by the Decisions of Sole Shareholder dated 13 November 2024 and 18 May 2026.
Remaining Issue Amount	<p>Up to 19,391,300 EUR (being part of the total Issue of up to EUR 60,000,000), i.e., up to 193,913 Bonds can be issued in total under this Prospectus.</p> <p>For the avoidance of doubt, Bonds in the aggregate principal amount of EUR 9,391,300 have been already issued under the Prospectus, and the remaining Offering amount under the Prospectus is up to EUR 10,000,000.</p>
Listing and Trading	<p>The Bonds in the aggregate amount of EUR 50,000,000 are already listed and admitted to trading on the Bond List of Nasdaq Vilnius.</p> <p>Application(s) will also be made for the additional Bonds to be issued under this Prospectus to be listed and admitted to trading on the Bond List of Nasdaq Vilnius. The Company expects that the Bonds of the respective Tranche shall be listed and admitted to trading on the Bond List of Nasdaq Vilnius within 4 months as from placement thereof to the investors the latest. Disregarding this, the Company will put best efforts so that this term would be as short as practically possible. The Final Terms will indicate the respective Tranche's expected listing and admission date.</p>
Use of Proceeds	<p>Bonds in the aggregate principal amount of EUR 9,391,300 have been already issued under this Prospectus. The proceeds from such issuance, after deduction of the costs and expenses incurred by the Company in connection with the Offering and covered from the proceeds of the Offering, have been applied towards:</p> <ul style="list-style-type: none"> (i) financing the construction and fit-out of the Project (incl. financing costs related to the Project) in an amount of EUR 9,091,300; (ii) to finance redemption of part of the intercompany bonds (as disclosed in Section 13.5 “<i>Related Party Transactions</i>” of the Prospectus) together with accrued interest from the Fund in an amount of EUR 300,000. <p>The proceeds from the issuance of additional Bonds in the principal amount of EUR 10,000,000 under the Prospectus will be used for:</p> <ul style="list-style-type: none"> (i) financing remaining Project-related costs, including financing costs related to the Project, primarily remaining payments to contractors and fit-out works, in an amount of up to EUR 9,500,000; and (ii) financing the redemption of part of the intercompany bonds disclosed in Section 13.5 “<i>Related Party Transactions</i>” of the Prospectus, together with accrued interest from the Fund up to the maximum amount of EUR 500,000. <p>The Company may also use the proceeds from the Issue to support its working capital needs.</p>
Arranger and Dealer	AB Artea bankas

4. AMENDMENTS TO SECTION 3 “RISK FACTORS” OF THE PROSPECTUS

4.1. Section 3.1.1 “*Financial Risks*” of the Prospectus shall be supplemented with the following risk factor:

Business continuity risk

As of 31 December 2025, the Company's current liabilities exceeded its current assets by EUR 65,093,203 (as at 31 December 2024, current assets exceeded current liabilities by EUR 2,778,430). These liabilities consisted of amounts owed to the Sole Shareholder under intercompany bonds (as disclosed in Section 13.5 "Related Party Transactions" of the Prospectus), Bonds issued under the First Prospectus and this Prospectus, as well as trade payables to suppliers for construction works.

Taking into account Management's notes to the Company's financial statements for the year ended 31 December 2025 regarding the Company's financial position as at 31 December 2025 and the absence of any secured financing agreements in place for the refinancing of its outstanding liabilities nearing maturity, including the Bonds, the auditor's report included in the 2025 Audited Financial Statements contains a note regarding the Company's ability to continue as a going concern, as disclosed in Section 12.7 "Statutory Auditors" of this Prospectus. Therefore, although the Project is nearing completion and the Company has already secured leases for 67% of the Project, as noted in "Construction cost and Project's success risk" below, and although the Company is actively reviewing refinancing offers from banks in respect of the Bonds, no binding agreement has yet been concluded. Accordingly, if the Company does not timely refinance its outstanding debt, including the Bonds, there is a material risk that the Company may not be able to continue as a going concern, which may adversely affect the Company's ability to meet its obligations under the Bonds and may result in Bondholders losing all or part of their investment.

4.2. The following risk factors under Section 3.1.1 "Financial Risks" of the Prospectus shall be restated as follows:

Construction cost and Project's success risk

The Company has developed an A++ class business center "Sąvaržėlė" in the Republic of Lithuania. Construction commenced in early 2024 and the construction of the Building was completed in the beginning of March 2026, with 100% completion duly registered with the Real Estate Register. An estimated total Project cost currently is EUR 86.8 million. The Project budget, as estimated in 2025, was EUR 80.6 million but has increased to EUR 86.8 million due to additional expenditure related to tenant fit-out works, and tenant attraction costs, financing costs. Please note that due to recent trends in the office leasing market, the Company has allocated a larger share of funds than initially planned to tenant fit-out contributions and tenant attraction. While this has contributed to the increase in the overall Project cost, it has also enabled the Company to secure rental income for "Sąvaržėlė" above the levels initially assumed in the Project budget.

Once "Sąvaržėlė" begins generating revenue, the Company expects to carry out final settlements with contractors, including the release of retained amounts for the general construction works and tenant fit-out works. As the construction of the Building has been completed and 100% completion has been registered with the Real Estate Register, the remaining payments primarily relate to final Project completion, tenant-related fit-out works and the aforementioned retained amounts rather than to early-stage development risk. Accordingly, the Company intends to finance these settlements from the proceeds raised through the increased Issue amount of up to EUR 60 million rather than from additional equity contributions, in order to align the financing source with the final stage of the Project and preserve shareholder equity for the Company's broader capital structure and ongoing activities.

Even though the development risk of the Project has been significantly reduced and is almost eliminated and "Sąvaržėlė" is expected to start generating revenue by mid-2026, there remains a remote risk of an unexpected increase in final Project's completion costs or an inability to fully control the contractors completing the Project's fit-out works, as a result, significantly affect the Issuer's activities, financial condition and its ability to access financing required to redeem the Bonds.

Tenants' risk

As of the date of the Prospectus, the Company has secured a leasing contract with AB Artea bankas, for 46% of the total Project's gross leasable area (the **GLA**). Even though the anchor tenant of "Sąvaržėlė" has been operating in the premises since April 2026, there remains a remote risk that, during its term of validity, the lease agreement with AB Artea bankas may be terminated due to the fault of either party in the event of a material breach, subject to penalties and other contractual compensation.

Additionally, in autumn 2026 the audit and consulting company UAB "Audifina" will move into the premises of "Sąvaržėlė", while the restaurant "Lumo" and the café "Julius Meini" are expected to commence operations on the ground floor of "Sąvaržėlė" by mid-2026. Moreover, the Motor Insurers' Bureau of the Republic of Lithuania and UAB "Omnisend" will also operate in "Sąvaržėlė". Accordingly, the Project is expected to start generating revenue by mid-2026, and, based on currently signed lease agreements, the occupancy rate of the "Sąvaržėlė" business centre is 67%.

The Company anticipates that the remaining vacant premises within the Project will be successfully leased and that the Project will generate the expected rental income. Even though the Company is in negotiations with other parties regarding the remaining vacant premises and expects that the occupancy level of "Sąvaržėlė" will increase during 2026, it may nevertheless fail to attract the anticipated level of demand. This could result in sustained vacancies and

an adverse impact on the Company's rental income. Given the increasing supply of business centres in Vilnius and the competitive rental market, the Company may be required to offer rental discounts or undertake significant additional investments that cannot be accurately forecast. Additionally, broader economic factors, such as fluctuations in interest rates, changes in demand for commercial spaces, or shifts in tenant preferences, could also impact leasing efforts.

Moreover, inflation continues to be regarded locally and globally as one of the main macroeconomic factors posing a significant risk to economic growth and, consequently, affecting long-term transactions. As rental payments are indexed to inflation, elevated or sustained inflation levels could put pressure on tenants to seek renegotiation of lease terms, which may result in reduced rental income and lower net cash flows for the Company.

Although the Issuer considers that, as of the date of this Prospectus, the risks outlined herein are medium – given that the Project is nearing full completion, as well as the still remaining demand for new commercial spaces in Vilnius – the materialization of these risks could significantly affect the overall financial viability of the Project and the Company's ability to meet its financial obligations, including those to the Bondholders.

- 4.3. Section 3.1.4 “*Governance and internal control risks*” of the Prospectus shall be supplemented with the following risk factor:

Ownership risk

The Issuer's sole shareholder is the Fund. The Fund's operational term expires on 8 October 2026, unless extended for an additional period of 2 years in accordance with applicable law and the Fund's constitutional documents. Although the Management expects that the Fund's operational term will be extended, there can be no assurance that such extension will be approved or implemented in a timely manner, or at all.

If the Fund is unable to extend its operational term or otherwise continue its activities as planned, the Fund may be required to take measures in connection with the expiry of its term, including accelerated disposals of assets and closure. Such measures may also involve the sale of the Shares of the Issuer to other entities, including entities controlled by the Management Company, or to third parties.

Any accelerated sale of assets and change in the Issuer's ownership structure resulting from the approaching expiry of the Fund's operational term could adversely affect the Issuer's business, financial condition and prospects. Given that the Issuer's operations and the Project are materially supported by the Fund's ownership and involvement, any change in the Issuer's shareholder structure may also negatively affect the Issuer's ability to redeem the Bonds. In addition, such changes may result in or require early redemption of the Bonds, subject to the terms and conditions of the Bonds, which could adversely affect Bondholders, including due to reinvestment risk or loss of expected future interest income.

Although the Company assesses the likelihood of the Fund not extending its operational term as medium, the Company considers that, should this risk materialise, its impact on the Company could be high.

- 4.4. The fourth paragraph of “*Risk of insufficient value of the Collateral*” under Section 3.2.1 “*General risks*” of the Prospectus shall be amended and supplemented as follows:

Although the value of the Collateral already exceeds the total Issue amount as increased from EUR 50,000,000 to up to EUR 60,000,000, investors should note that the level of Collateral coverage should be assessed in light of the increased Issue amount and the expected further increase in the value of the Collateral following full completion of the Project and increased occupancy levels.

- 4.5. The first paragraph of “*There is no active trading market for the Bonds / Risk of De-listing Event or Listing Failure (put option)*” under Section 3.2.2 “*Offering and admission to trading on the Bond List of Nasdaq Vilnius related risks*” of the Prospectus shall be amended and supplemented as follows:

The Bonds in the aggregate amount of EUR 50,000,000 are admitted to trading on the Bond List of Nasdaq Vilnius. The additional Bonds to be issued under this Prospectus in Tranches will also be applied for admission to trading on the Bond List of Nasdaq Vilnius, but there is no assurance that Nasdaq will approve these applications, that any specific Tranche of the Bonds will be admitted (i.e., Listing Failure may occur), or that an active trading market will develop or the Bonds will not be subject to De-listing Event.

5. AMENDMENTS TO SECTION 4 “INFORMATION INCORPORATED BY REFERENCE” OF THE PROSPECTUS

- 5.1. In Section 4 “*Information incorporated by Reference*” of the Prospectus, the 2025 Audited Financial Statement – available at www.savarzele.lt/en/investment/, shall be deemed to be incorporated in, and to form part of, the Prospectus.

6. AMENDMENTS TO SECTION 6 “TERMS AND CONDITIONS OF THE BONDS” OF THE PROSPECTUS

- 6.1. The following definitions under Section 6.2 “*Definitions*” of the Prospectus shall be amended and supplemented as follows:

“**Arranger**” or “**Dealer**” shall mean AB Artea bankas, legal entity code 112025254, registered address at Tilžės st. 149, LT-76348, Šiauliai, the Republic of Lithuania.

“**Collateral Agreement or Mortgage over Property**” shall mean a Lithuanian law governed maximum mortgage agreement dated 4 December 2024, notarial register No. 2103, identification code 30000145206962, creating a first ranking mortgage over the Collateral between the Trustee and the Company. In connection with the increase of the Maximum Aggregate Nominal Value of the Issue, the Collateral Agreement was amended on 20 May 2026 to increase the amount of the Secured Obligations, notarial register No. 2321. Any reference to the Collateral Agreement or Mortgage over Property in the Prospectus and these Terms and Conditions shall be deemed to refer to the Collateral Agreement or Mortgage over Property, as amended.

“**Decision of Sole Shareholder**” shall mean jointly or separately (i) the decision of the Sole Shareholder on the approval of the Issue dated 13 November 2024 and/or (ii) the decision of the Sole Shareholder on the approval of the increase of the Maximum Aggregate Nominal Value of the Issue dated 18 May 2026.

“**Mandate Letter**” shall mean the agreement (whether titled as a mandate letter or otherwise) for provision of Issue related services concluded between the Issuer and the Arranger on 22 June 2026, as amended and/or supplemented.

“**Maximum Aggregate Nominal Value of the Issue**” shall mean the maximum aggregate Nominal Value of the Bonds to be issued by way of all Tranches, which amounts to EUR 60,000,000.

- 6.2. Point (a)(i) of Section 6.3 “*Principal Amount and issuance of the Bonds, Offering Jurisdictions*” shall be amended and restated as follows:

(i) in an aggregate principal amount of EUR 19,391,300 (Bonds in the aggregate principal amount of EUR 9,391,300 have been issued under these Terms and Conditions, and the remaining Offering amount under these Terms and Conditions is up to EUR 10,000,000);

- 6.3. The first two paragraphs of part “*Admission to trading*” under Section 6.10 “*Offering and Admission of Bonds*” of the Prospectus shall be restated as follows:

Admission to trading. The Bonds in the aggregate amount of EUR 50,000,000 are admitted to trading on the Bond List of Nasdaq Vilnius.

In connection with this Prospectus, the Issuer shall submit an application regarding admission of each additional Tranche of the Bonds to trading on the Bond List of Nasdaq Vilnius.

- 6.4. Point (a) “*LTC ratio*” of Section 6.12 “*Covenants of the Issuer*” of the Prospectus shall be amended as follows:

(a) **LTC ratio.** The Issuer undertakes to ensure that until full redemption of the Bonds the Issuer’s LTC ratio does not exceed 70 % (as of 31 March 2026 the LTC ratio was 59.92%). The LTC shall be calculated based on the following formula:

$$LTC = \frac{\text{Net Issue Size}}{\text{Costs of the Project}} \times 100\%$$

LTC shall mean loan (debt) to cost ratio. A lower LTC ratio indicates less risk for the Bondholders, as the Issuer has a larger equity stake in the Project. The higher LTC ratio implies a greater Issuer’s reliance on borrowed funds.

Net Issue Size shall mean a total amount of outstanding Bonds (Nominal Value of Bonds) and other external loans for the development of the Project on the day when the LTC ratio is being calculated, less the amounts in the bank accounts of the Issuer (if any) and excluding all Related Parties’ loans and any other subordinated debt instruments permitted under point (b) below.

Costs of the Project shall mean (without double-counting) expenditure by the Issuer in carrying out the Project, including each of the following:

- (i) costs incurred by the Issuer with respect to the Project by 31 March 2026 (inclusive) in the amount of EUR 74,946,727.98;
- (ii) all sums paid from 1 April 2026 (inclusively) under the design, construction and other contracts with respect to the development of the Project;

- (iii) the aggregate of the invoices issued to the Issuer from 1 April 2026 (inclusively) for other costs such as legal, accounting, notarial, project management, and other professional fees, costs and expenses (including the costs of registries and any related taxes) incurred by the Issuer in connection with the Project; operating costs, including but not limited to administrative, management and employee costs and similar book-keeping entries and other costs with respect to the Project starting from 1 April 2026 (inclusively);
- (iv) the premium paid in respect of the insurances (other than insurances to be effected and paid for by any construction contractor) starting from 1 April 2026 (inclusively);
- (v) debt financing costs which become due and payable with respect to the Project.

Costs of the Project shall not include VAT.

7. AMENDMENTS TO SECTION 7 “FORM OF FINAL TERMS OF THE BONDS” OF THE PROSPECTUS

7.1. The following parts of Section 7 “*Form of Final Terms of the Bonds*” of the Prospectus shall be restated as follows:

FINAL TERMS OF THE BONDS

[Date]

UAB "KVARTALAS"

Issue of EUR [*Aggregate Nominal Value of the Tranche*] Bonds
under the EUR 60,000,000 Bond Issue

This document constitutes the Final Terms for the Bonds described herein and must be read in conjunction with the Company’s base prospectus drawn up by the Company, originally dated 19 November 2025, as amended by the first supplement dated 23 June 2026 (the **Prospectus**) and Terms and Conditions which are provided therein. Full information on the Company and the offer of the Bonds is only available on the basis of the combination of these Final Terms, the Terms and Conditions and the Prospectus. The Prospectus (including all its supplements) is and will be available for acquaintance at the Company’s website (www.savarzele.lt/en/investment/). Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Bonds.

Before making a decision to invest in the Bonds each prospective investor shall read the Prospectus, taking into account the risks outlined therein.

A summary of this Tranche of Bonds has been appended to these Final Terms. The Final Terms have been approved by the Decisions of Sole Shareholder dated 13 November 2024 and 18 May 2026. The Final Terms have been filed with the Bank of Lithuania but are not subject to approval proceedings.

3.	Maximum Nominal Value of the Issue	Aggregate	EUR 60,000,000
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As of this date, Bonds with an aggregate Nominal Value of EUR [*amount*] have been issued and admitted to trading on the Bond List of Nasdaq Vilnius.

8. AMENDMENTS TO SECTION 8 “HISTORICAL FINANCIAL INFORMATION OF THE ISSUER” OF THE PROSPECTUS

8.1. Section 8 “*Historical Financial Information of the Issuer*” of the Prospectus shall be restated as follows:

The following table is a summary of the Issuer’s financial information for the financial years ended 31 December 2025 (audited), 31 December 2024 (audited) and 31 December 2023 (audited).

The information set out in the table below has been extracted (without any material adjustment, although certain line item headings used in the Audited Financial Statements may not be identically worded) from and is qualified by reference to and should be read in conjunction with the Issuer’s Audited Financial Statements for the years ended 31 December 2025, 31 December 2024 and 31 December 2023, that are incorporated by reference to this Prospectus and form an integral part hereof (please see Section 4 “*Information incorporated by Reference*”). The Audited Financial Statements have been prepared in accordance with the LFRS.

Please consider the note in the auditor’s report included in the 2025 Audited Financial Statements regarding the Company’s ability to continue as a going concern, as cited in Section 12.7 “*Statutory Auditors*” of this Prospectus.

Table 1: balance sheet summary of the Company as of 31 December 2025 and 31 December 2024 as well as 31 December 2023

		2025-12-31 (audited)	2024-12-31 (audited)	2023-12-31 (audited)
A	NON-CURRENT ASSETS	63,947,514	27,799,382	15,877,055
1	Intangible assets	-	-	-
2	Tangible assets	63,715,777	27,567,645	15,877,055
3	Financial assets	231,737	231,737	
4	Other Non-current Assets		-	-
B	CURRENT ASSETS	7,911,471	5,985,677	1,478,719
1	Inventories	185,843	15,410	1,333
2	Accounts receivable within one year	302,052	174,416	31,666
3	Short-term Investments	-	-	-
4	Cash and cash equivalents	7,423,576	5,795,851	1,445,720
C	DEFERRED EXPENSES AND ACCRUED INCOME	15,665	7,906	10,381
	TOTAL ASSETS	71,874,650	33,792,965	17,366,155
D	EQUITY	-1,901,745	1,620,350	2,644,634
1	Capital	4,034,000	4,034,000	4,034,000
2	Share premium	-	-	-
3	Revaluation reserve	-	-	-
4	Reserves	-	-	-
5	Retained earnings (losses)	-5,935,745	-2,413,650	-1,389,366
E	GRANTS, SUBSIDIES	-	-	-
F	PROVISIONS	-	-	-
G	ACCOUNTS PAYABLE AND OTHER LIABILITIES	73,763,740	32,167,465	14,715,271
1	Non-current amount payable and liabilities	756,056	28,957,462	14,533,046
2	Current amount payable and liabilities	73,007,684	3,210,003	182,225
H	ACCRUED EXPENSES AND DEFERRED INCOME	12,655	5,150	6,250
	TOTAL EQUITY AND LIABILITIES	71,874,650	33,792,965	17,366,155

Source: the Audited Financial Statements

Table 2: income statement of the Company for the years ended 31 December 2025, 31 December 2024 and 31 December 2023

	2025 (audited)	2024 (audited)	2023 (audited)
I. Sales revenue	0	947	135,335
II. Cost of sales	-	-	-
III. Change in fair value of biological assets	-	-	-
IV. GROSS PROFIT (LOSS)	0	947	135,335
V. Selling expenses	-	-	-
VI. General and administrative expenses	-678,055	-279,983	-130,179
VII. Other operating results	617	463	0
VIII. Income from investments into shares of a parent, subsidiaries and associates	-	-	-
IX. Income from other long-term investments and loans	-	-	-
X. Other interest and similar income	113,019	11,948	4,592

XI. Impairment of financial assets and short-term investments	-	-	-
XII. Interest and other similar expenses	-2,957,676	-757,659	-467,627
XIII. PROFIT (LOSS) BEFORE TAX	-3,522,095	-1,024,284	-457,879
XIV. Income tax	-	-	-
XV. NET PROFIT (LOSS)	-3,522,095	-1,024,284	-457,879

Source: the Audited Financial Statements

Table 3: cash flow statement summary of the Company for the years ended 31 December 2025, 31 December 2024 and 31 December 2023

	2025-12-31 (audited)	2024-12-31 (audited)	2023-12-31 (audited)
Net Cash flows from operating activities	-560,267	-195,764	620,549
Net Cash flows from investing activities	-28,158,264	-9,063,391	-1,834,252
Net Cash flows from financing activities	30,346,256	13,609,286	2,500,000

Source: the Audited Financial Statements

9. AMENDMENTS TO SECTION 9 “REASONS FOR OFFERING AND USE OF PROCEEDS” OF THE PROSPECTUS

9.1. Section 9 “Reasons for Offering and use of Proceeds” of the Prospectus shall be amended and restated as follows:

Bonds in the aggregate principal amount of EUR 9,391,300 have been already issued under this Prospectus. The proceeds from such issuance, after deduction of the costs and expenses incurred by the Company in connection with the Offering and covered from the proceeds of the Offering, have been applied towards: (i) financing the construction and fit-out of the Project, including financing costs related to the Project, in an amount of EUR 9,091,300; and (ii) financing the redemption of part of the intercompany bonds, as disclosed in Section 13.5 “Related Party Transactions” of the Prospectus, together with accrued interest from the Fund, in amount of EUR 300,000.

The proceeds from the issuance of additional Bonds in the principal amount of EUR 10,000,000 under the Prospectus will be used for:

- (i) financing remaining Project-related costs, including financing costs related to the Project, primarily remaining payments to contractors and fit-out works, in an amount of up to EUR 9,500,000; and
- (ii) financing the redemption of part of the intercompany bonds disclosed in Section 13.5 “Related Party Transactions” of the Prospectus, together with accrued interest from the Fund up to the maximum amount of EUR 500,000.

The Company may also use the proceeds from the Issue to support its working capital needs. For further details regarding the financing of the Company’s activities and the Project’s cost structure, please refer to Sections 13.2 “Financing of Activities” and 14.4 “The Project Schedule and Cost” of the Prospectus.

Provided that all the Bonds subject to the Offering under this Prospectus are subscribed for and issued by the Company, the expected amount of gross proceeds, calculated on the basis of the Nominal Value of the Bonds, would be up to EUR 19,391,300, less the amounts of costs and expenses incurred in connection with the Offering, as prescribed below.

The Company will bear approximately up to EUR 200,000 in total of fees and expenses in connection with the Offering of the Bonds under this Prospectus (including the maximum amount of any discretionary commission, admission to trading on the Bond List of Nasdaq Vilnius related costs, legal costs, etc.). To the extent such costs have not already been covered from the proceeds of the Offering, they will be covered from the proceeds of the Offering of the additional Bonds.












10. AMENDMENTS TO SECTION 12 “MANAGEMENT” OF THE PROSPECTUS

10.1. The second paragraph of Section 12.2 “Management Company” of the Prospectus shall be amended as follows:

The Management Company currently manages these collective investment undertakings: 10 real estate funds, 1 private capital fund, 1 energy and infrastructure fund and 3 investment companies. The total value of assets managed by the collective investment undertakings reached EUR 1.42B at the end of December 2025.

10.2. Figure 2 under Section 12.3 “Management of the Management Company” shall be replaced with a new Figure 2 as follows:

Figure 2: Management team of the Management Company

								
	VILMA TVARONAVIČIENĖ	KRISTIJONAS FUZINKAS	RASA BARTUSEVIČIENĖ	DANA ČESUNĖ	GIEDRIUS ŽILINKAS	MARIUS ŽEMAITIS	RYTIS ZALOGA	ROKAS ADLIS
Position	CEO	CFO	Investor relations manager	Investor relations manager	Chief Risk Officer	Fund manager Central Development Fund, Special Fund I Subfund A, Right Bank Development Fund, Special Fund III	Fund manager Baltic Fund IV, Small Cap Fund, European Property Fund, Special Fund IV	Fund manager Baltic Opportunity
Career Highlights	Achema group	PwC, EY	Swedbank	SEB Bank	Danske Bank	Newsec, McKinsey & Company	Hanner	EQT Exeter, Cerberus
								
	PAULIUS NEVINSKAS	IEVA ANTANAITYTĖ-GENEVIČIENĖ	MANTAS AURUŠKEVIČIUS	ARTŪRAS ŠILINIS	POVILAS URBONAVIČIUS	DOMINYKAS SVETIKAS		
Position	Fund manager Tewox	Fund manager Baltic Green Fund (V) BGFV Inter Cap Fund	Fund manager Atsinaujinamasis Energetikos Investicijos, Green Energy Growth Fund	Fund manager Private Equity Fund I	Fund manager Special Fund V	Fund manager Energy and Infrastructure SME Fund		
Career Highlights	VP Group, SBA Group	Omberg Group, Sirin Development, Rewe Group	EY	Kapitalo srutai, Ūkio bankas	Darnu Group, Omberg Group	Covalis Capital		

Source: the Management Company

10.3. The first paragraph of point (b) “Interest of natural and legal persons involved in the Offering” under Section 12.6 “Conflicts of Interests” of the Prospectus shall be amended as follows:

The Arranger/Dealer, AB Artea bankas, is appointed by the Issuer as responsible person in the Republic of Lithuania, Latvia and Estonia for the purposes of arranging the Issue, Offering in the Republic of Lithuania, Latvia and Estonia and admission of the Bonds to trading on the Bond List of Nasdaq Vilnius, and/or for any other purposes and services as provided for in the Prospectus. The Issuer is paying fees (commissions) established in the Mandate Letter for the services provided to the Issuer.

10.4. Section 12.7 “Statutory Auditors” of the Prospectus shall be supplemented with the following information as follows:

The 2025 Audited Financial Statements were prepared in accordance with the LFRS and audited by the audit company PricewaterhouseCoopers, UAB, legal entity code 111473315, having its registered address at Lvivo st. 21-101, Vilnius, the Republic of Lithuania. The 2025 Audited Financial Statements are incorporated into this Prospectus by reference. The auditor Rimvydas Jogėla is the independent auditor of the 2025 Audited Financial Statements. Please note that the independent auditor’s report included in the 2025 Audited Financial Statements contains a section titled “Reporting on other information, including the management report”. For the purposes of that auditor’s report, “other information” comprises the management report, including information on corporate governance and remuneration matters, but does not include the financial statements or the auditor’s report thereon. The auditor’s opinion on the financial statements does not cover such “other information”. The independent auditor’s report on the 2025 Audited Financial Statements contains the following paragraph regarding material uncertainty relating to the Issuer’s ability to continue as a going concern:

Material uncertainty related to going concern

We draw attention to Note 3.18 in the financial statements, which describes material uncertainty regarding the refinancing of the bonds. As stated in Note 3.18, these events or conditions, along with other matters as set forth in Note 3.18, indicate that a material uncertainty exists that may cast significant doubt on the Company’s ability to continue as a going concern. Our opinion is not modified in respect of this matter.

11. AMENDMENTS TO SECTION 13 “BUSINESS OVERVIEW” OF THE PROSPECTUS

11.1. Section 13.1 “*Principal activities of the Company*” of the Prospectus shall be amended and restated as follows:

The Company has successfully developed an A++ class business centre at Konstitucijos ave. 14A, Vilnius. The Project consists of seven above-ground floors, offering a total aboveground gross building area of 19,218 m² dedicated to office and commercial spaces. Additionally, there are two underground levels with a gross building area of 11,017 m², primarily serving as a car parking facility.

The ground floor of the business centre is dedicated for office, retail, commercial, and other service providers. Floors 2 through 7 are dedicated to office spaces. Collectively, these areas constitute the primary income-generating components of the Project.

The underground car parking offers 346 car parking spaces and is designed to accommodate electric vehicle charging stations, with capacity for 70 electric vehicle parking spaces. It also features dedicated areas for bicycles, scooters, e-scooters, as well as shower and locker facilities available for the tenants of the business centre. The underground car parking constitutes a second income generating unit. It is operated by the leading parking company in the Republic of Lithuania – “Unipark”.

The construction of the Building was completed in the beginning of March 2026, with 100% completion duly registered with the Real Estate Register. Considering the remaining works related to the Project, as disclosed in Section 14 “*The Project Schedule and Cost*”, the Issuer estimates that the total investment cost of the Project at its full completion will amount to EUR 86.8 million.

For further details on the Project, please refer to Section 14 “*Development of the A++ Class Business Centre*” below.

11.2. The first three paragraphs of Section 13.2 “*Financing of Activities*” of the Prospectus shall be amended and restated as follows:

The total Project cost is estimated to be EUR 86.8 million. The Company has issued Bonds with an aggregate Nominal Value of EUR 50 million and has applied the proceeds, *inter alia*, towards the development and construction of the Project. Following the increase of the Maximum Aggregate Nominal Value of the Issue from EUR 50 million to up to EUR 60 million, the Company intends to use the proceeds from the issuance of additional Bonds in the amount of up to EUR 9,500,000 to further finance the Project, including remaining Project completion costs, tenant-related fit-out works and final settlements with contractors. Therefore, it is anticipated that the Project will be financed from Bonds in the total amount of up to EUR 57 million.

The equity portion of the Project is expected to amount to EUR 26.8 million in total. Since the commencement of the Project, the Company issued intercompany bonds to the Fund in the total amount of EUR 24,550,000 and the proceeds were used for the development and construction of the Project. Intercompany bonds amounting to EUR 3,843,998 (nominal value) were capitalized in December 2022, i.e., the conversion to equity and the share capital increase were reflected in the Articles of Association of the Company, registered in the Register of Legal Entities of the Republic of Lithuania on 23 December 2022, and the intercompany bonds (together with accrued interest) in the amount of EUR 2,500,000 were redeemed from the Fund, as permitted by the Decision of Sole Shareholder. As of 31 December 2025, the outstanding nominal balance of these bonds was EUR 18,505,743, as disclosed in Section 13.5 “*Related Party Transactions*” and EUR 500,000 of the intercompany bonds (together with accrued interest) remains subject to redemption from the proceeds of the Offering under this Prospectus. The mentioned intercompany bonds are subordinated to the Bonds issued under this Prospectus, subject to the permitted exception regarding the limit of remaining redemption, as disclosed above.

The Bonds mature on 19 December 2026. The Company plans to secure a refinancing bank loan for the redemption of the Bonds, with the likelihood of obtaining financing significantly increasing when the Building is occupied by tenants. The anchor tenant, AB Artea bankas, has already commenced operations in the Building, with other tenants expected to occupy premises by mid-2026.

11.3. Point (ii) under part “*Financing agreements*” of Section 13.4 “*Material Agreements*” of the Prospectus shall be amended as follows:

(ii) the Company has issued Bonds with an aggregate Nominal Value of EUR 50,000,000.

11.4. Second paragraph of part “*Lease agreements*” of Section 13.4 “*Material Agreements*” of the Prospectus shall be amended and supplemented as follows:

AB Artea bankas has already moved into the Building. However, the lease agreement with AB Artea bankas may be terminated due to the fault of either party in the event of a material breach, subject to penalties and other contractual compensation. The Company has also entered into lease agreements with the audit and consulting company UAB “Audifina” and the operators of the restaurant “Lumo” and the café “Julius Meini”. Moreover, the Motor Insurers’

Bureau of the Republic of Lithuania and UAB “Omnisend” will also operate in “Sąvaržėlė”. According to currently signed lease agreements, the occupancy of the “Sąvaržėlė” business center is 67%.

11.5. The following information under point (i) of “*Other material Project related agreements*” of Section 13.4 “*Material Agreements*” of the Prospectus shall be amended and/or deleted as follows:

Amended:

- Price of the General Works Agreement (excl. VAT): EUR 48,443,062 (excl. tenant fit-out expenses).

Deleted:

- (iii) Expected building commissioning: until 31 December 2025.

11.6. The following information under point (iii) of “*Other material Project related agreements*” of Section 13.4 “*Material Agreements*” of the Prospectus shall be amended as follows:

- End of construction maintenance: the construction maintenance services will continue until all contractual obligations under the Building Maintenance Agreement have been duly fulfilled.

11.7. The table 6 and the following paragraph under Section 13.5 “*Related Party Transactions*” of the Prospectus shall be amended as follows:

Table 6: Related Party transactions (2025-12-31)

Related Party	Type	Currency	Outstanding nominal amount	Annual interest rate
Closed-ended real estate investment fund intended for informed investors Right Bank Development	Intercompany bonds	EUR	18,505,743	4.00%

Source: the Company

The Related Party is the Fund – the Sole Shareholder of the Company. The intercompany bonds mentioned are subordinated to the Bonds issued under this Prospectus, including the Terms and Conditions and Final Terms. This means the Issuer cannot redeem the intercompany bonds or make any payments to the Fund related to the intercompany bonds until all payment obligations to the Bondholders have been fully met, except as to redemption of the intercompany bonds together with accrued interest from the Fund up to the maximum amount of EUR 500,000.

11.8. Section 13.8 “*Significant Change in Financial Position*” of the Prospectus shall be amended and restated as follows:

There has been no significant, material adverse change in the Company’s financial position since the last reporting year, except for the Company’s principal amount of debt obligations under the Bonds increased from EUR 40,608,700 to EUR 50,000,000 since 31 December 2025.

As disclosed in the notes to the Company’s financial statements for the year ended 31 December 2025, the Company had outstanding liabilities nearing maturity, including the Bonds, and no secured financing agreements in place for their refinancing as at 31 December 2025. In relation to the Company’s ability to continue as a going concern, please take into consideration the information disclosed in Section 12.7 “*Statutory Auditors*” of this Prospectus. Although the Project is nearing full completion, the Company has secured leases for 67% of the Project and the Company is actively reviewing refinancing offers from banks in respect of the Bonds, no binding refinancing agreement has yet been concluded. Accordingly, if the Company does not refinance its outstanding debt, including the Bonds, in a timely manner, there is a material risk that the Company may not be able to continue as a going concern.

Other than as disclosed above and elsewhere in the Prospectus, the Management is aware of no trends, uncertainties, demands, commitments or events that are reasonably likely to have a material effect on the Company’s prospects for at least the current financial year outside the course of its regular business activities.

12. AMENDMENTS TO SECTION 14 “DEVELOPMENT OF A++ CLASS BUSINESS CENTRE “SAVARŽĖLĖ” OF THE PROSPECTUS

12.1. The first paragraph under Section 14.1 “*Location*” of the Prospectus shall be amended as follows:

The Issuer has developed the Project on the land plot at Konstitucijos ave. 14A, located in the central business district of Vilnius, the capital of the Republic of Lithuania.

- 12.2. The first two paragraphs and the last paragraph of Section 14.2 “*Building*” of the Prospectus shall be amended and supplemented as follows:

First two paragraphs:

The Project is located on the 6,430 m² Land Plot, and has 30,236 m² of gross building area, out of which 19,218 m² is aboveground and 11,017 m² is underground, including 346 parking spaces, of which 70 are suitable for electric vehicles. The underground parking accommodates bicycle and e-scooter storage and charging facilities, showers and lockers.

The gross leasable area is 20,755 m² and the building has 7 floors aboveground and 2 floors underground.

<unchanged text omitted>

Last paragraph:

The typical floor plate is rectangular and the floors from 3 to 4 and from 6 to 7 floors are approx. 3,450 m², with a 5th floor comprising 2,090 m² with two private terraces. The terrace on the Southern part of the building comprises 685 m² and is overlooking the Gediminas tower and Vilnius old town, while the other terrace on the Northern part of the building comprises 160 m² and is overlooking the Konstitucijos avenue. The 2nd floor comprises 2,400 m² with its unique curvy shape. The 2,250 m² ground level accommodates a restaurant, commercial and retail services.

- 12.3. The first three paragraphs of Section 14.3 “*Building*” of the Prospectus shall be amended and supplemented as follows:

The business center was designed and is constructed to the highest standards of environmental sustainability, including features such as rooftop vegetation, double-glazed facades with external shades, a cooling system based on water circulation in compliance with the EU regulations to reduce the use of freon gas by 2027 and onwards.

Advanced amenities and technical solutions of this business center ensure a healthy environment for employees. High-performance façade with mechanical ventilation and heat recovery for both summer and winter. Blinds offer adaptable solar and glare protection while maintaining outward views.

Modern ventilation and air purification systems provide clean air, while ergonomic workspaces and natural light enhance overall well-being. The atrium form offers flexibility and efficient, rectangular office space planning with great interconnectivity.

- 12.4. Section 14.4 “*Project Schedule and Cost*” of the Prospectus shall be amended and restated as follows:

Total costs of the Project are expected to reach EUR 86.8 million.

On 10 March 2026, the completion of the Building with unique No. 4400-6487-5418 at 100% was registered in the State Enterprise Centre of Registers.

As of date of this Prospectus, remaining construction works include fit-out works in the tenants’ area, final landscaping and outdoor green areas works. These remaining works do not affect the Building’s full operational status.

- 12.5. Section 14.5 “*Anchor Tenant*” of the Prospectus shall be restated as follows:

AB Artea bankas occupies 46% of the total Project’s GLA and already operates in the premises. AB Artea bankas is the anchor tenant of the Project with a strong reputation in the market as the longest-established and largest bank with Lithuanian capital. AB Artea Bankas brings a strong and stable presence to the Project, enhancing its overall commercial value and appeal.

AB Artea bankas is the largest independently owned financial institution in Lithuania. It was first established in 1992. Its shares have been listed on NASDAQ Vilnius Stock Exchange since 1994 and as of 31 December 2025 its market capitalization stood at EUR 615 million. The bank offers a full suite of products consisting of over 50 banking, asset management and life insurance products. AB Artea bankas operates the widest branch network in Lithuania and has over 1,100 employees. At the end of December 2025 its total assets amounted to EUR 6.1bn while deposits stood at EUR 3.5bn.

13. AMENDMENTS TO THE LAST PAGE OF THE PROSPECTUS

- 13.1. The information under the heading “Arranger and Dealer” set out on the last page of the Prospectus shall be replaced as follows:

ARRANGER AND DEALER
AB Artea bankas
(Tilžės st. 149, Šiauliai, the Republic of Lithuania)

