



BALTIC REAL ESTATE

The special closed-ended type real estate investment company  
**INVL Baltic Real Estate, Consolidated Report**  
for 6 months of 2020

**Translation note:**

This version of the Consolidated Report for the 6 months of 2020 is a translation from the original, which was prepared in Lithuanian language. All possible care has been taken to ensure that the translation is an accurate representation of the original. However, in all matters of interpretation of information, views or opinions, the original language version takes precedence over this translation.

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## I. GENERAL INFORMATION

### 1 Legal basis for preparation of the Semi-Annual Consolidated Report and content of information

The semi-annual Consolidated Report of the public joint-stock company Special closed-ended type real estate investment company „INVL Baltic Real Estate“ (hereinafter may be referred as the Company or INVL Baltic Real Estate) has been prepared by the Company in accordance with 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 content of the consolidated semi-annual report is disclosed according to Law on Consolidated Financial Statements of Enterprises of the Republic of Lithuania and Law on Corporate Financial Reporting of the Republic 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 Report is divided into five (V) sections. These sections discloses 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 Annual Report is relevant for understanding the Company's performance, condition and impact of operations.

### 2 Reporting period for which the report is prepared

The report covers the financial period of INVL Baltic Real Estate, starting from 1 January 2020 and ending on 30 June 2020. The report includes significant events that occurred since the end of the reporting period.

The report was not audited.

### 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, 01109, Vilnius, Lithuania
Telephone	+370 5 279 0601
Fax	+370 5 279 0530
E-mail	breinfo@invl.com
Website	<a href="http://www.invlbalticrealestate.com">www.invlbalticrealestate.com</a>
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, licence No. VĮK-005
Depository	SEB bankas, AB, code 112021238, bank licence No. 2

### 3.2. INFORMATION ON COMPANY'S GOALS AND STRATEGY

INVL Baltic Real Estate (hereinafter – the Company or INVL Baltic Real Estate) – real estate investment company that was founded on 28 January 1997, former name – Invaldos Nekilnojamo Turto Fondas, AB. On 17 August 2015 the Company was merged with its parent company; therefore the Company took over all 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.

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 centers, manufacturing 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 has further development potential.

INVL Baltic Real Estate shares have been listed on Nasdaq Vilnius Baltic Secondary trading list since 4 June 2014. Since the start of trading until the end of the reporting period the share price of INVL Baltic Real Estate on the Nasdaq Vilnius exchange has risen 21.39%. The company has approved a Dividend Payment policy on 9<sup>th</sup> April 2020, which stipulates the annual payment of dividend per share of no less than EUR 0.09.

### 3.3. INFORMATION ABOUT THE ISSUER'S GROUP OF COMPANIES

Companies of INVL Baltic Real Estate - the structure of the group companies is disclosed below. At the moment of the release of the report the Company owns 4 real estate properties in Vilnius and Riga. The amount of owned real estate properties reduced due to the sale of IBC business centre located at A Juozapaviciaus str. and Seimyniskiu str. in Vilnius.

#### 3.3.1. COMPANIES OF INVL BALTIC REAL ESTATE (DATA AS OF 30 JUNE 2020):

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 <a href="mailto:breinfo@invl.com">breinfo@invl.com</a>
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 <a href="mailto:proprietas@invl.com">proprietas@invl.com</a>
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 <a href="mailto:breinfo@invl.com">breinfo@invl.com</a>
DOMMO biznesa parks SIA	Code 40003865398 Address – Lapegles, Stūnīši, Olaines pag., Olaines nov., LV-2127 Latvia Legal form – private limited liability company Registration date 13.10.2006	100 percent	investments into commercial rental real estate	Tel. +370 5 2790601 <a href="mailto:breinfo@invl.com">breinfo@invl.com</a>

*Continued on the next page*

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DOMMO SIA	Code 40003787271 Address – Lapegles, Stūnīši, Olaines pag., Olaines nov., LV-2127 Latvia Legal form – private limited liability company Registration date 05.12.2005	100 percent	Real estate	Tel. +370 5 2790601 <a href="mailto:breinfo@invl.com">breinfo@invl.com</a>
DBP Invest SIA	Code 40103463830 Address – Lapegles, Stūnīši, Olaines pag., Olaines nov., LV-2127 Latvia Legal form – private limited liability company Registration date 28.09.2011	100 percent	carries no activity	
Perspektyvi Veikla, UAB	Code 302607087 Address – Gynėjų str. 14, Vilnius Legal form – private limited liability company Registration date 25.03.2011	100 percent	carries no activity	Tel. +370 5 2790601 <a href="mailto:breinfo@invl.com">breinfo@invl.com</a>

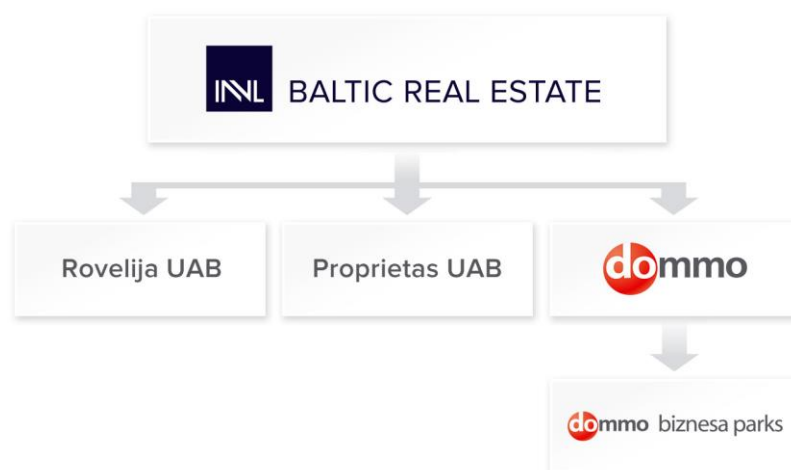


Fig. 3.3.2. Simplified group structure of INVL Baltic Real Estate as of 30 June 2020.



### 3.3.3. REAL ESTATE OBJECTS OWNED BY GROUP COMPANIES IN VILNIUS (LITHUANIA)



Fig. 3.3.2. Real estate objects owned by group companies of INVL Baltic Real Estate in Vilnius (Lithuania)

#### INVESTMENTS IN REAL ESTATE



Vilnius Gates is an excellent choice for those who value the chance to work in the very centre of the capital city, right beside Vilnius's main street – Gedimino Avenue – and one of the city's key transport arteries – Geležinio Vilko Street.

Renovated and reorganised, this business centre in an exclusive urban area is now even more luminous and convenient. Flexible planning of space and the option of a separate entrance just for your company ensure a sense of comfort and distinctiveness.

INVL Baltic Real Estate owns two floors of premises in this complex – they start from the playful inverted glass frustum edifice with a restaurant on the ground floor and continue along Gynėjų Street, also 67 parking spaces in the on the on ground and underground areas. The Company acquired the premises at the end of 2015.

The full Vilnius Gates complex comprises more than 53 sq. m. of varied-use premises, making it a highly attractive location for restaurants and providers of healthcare, fitness and other services. It's an ideal setting for service centres, creative agencies, providers of financial and legal services, IT firms and startups.

For more information please visit [www.vvartai.lt](http://www.vvartai.lt).



## Basic information

Total area	8,100 sq. m
Leased area	7,200 sq. m
Land area	0.26 ha
Property market value at the end of June 2020	EUR 15.5 million
Occupancy at the end of June 2020	95 percent



Main tenants: INVL Asset Management, BAIP, Etronika, Rockit, restaurant Stebuklai, Go Vilnius.

Address Gyneju str. 14, Vilnius



## OFFICE BUILDING IN THE CENTRE OF VILNIUS

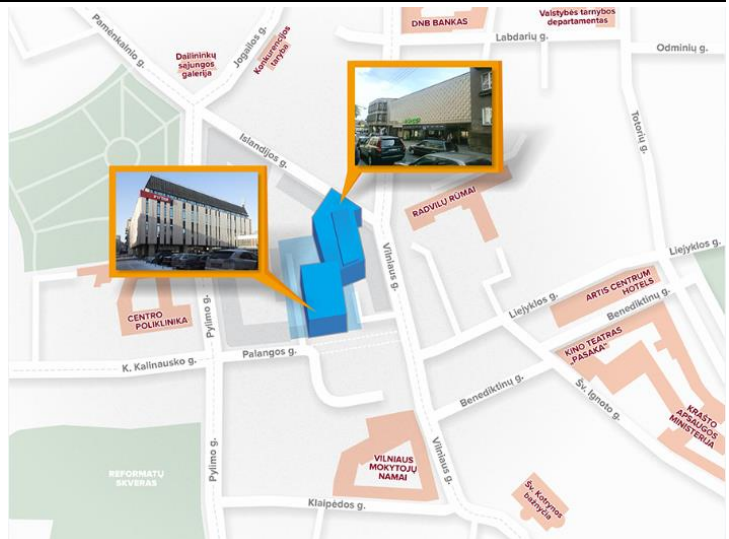
AREA 9,800 SQ.M.

Business centre is located in one of the busiest places in the Old Town of Vilnius, between Vilnius, Pamenkalnio, Islandijos and Palangos streets.

Vilnius Old Town - one of the most important components of the city and its centre, the oldest part of the city of Vilnius, situated on the left bank of the Neris River. Old Town area - protected and managed in accordance with the special heritage protection well, small business and residential function are being supported. There is a closed, guarded parking and underground garage in the area, convenient public transport access.

The cooperation space Talent Garden Vilnius, occupying more than 2,000 sq. m, operates in the business center. The campus has over 230 workplaces, more than half of which are in private offices, as well as a 150-seat modern conference hall.

Radvilų Palace, Teacher's House, Lithuanian Technical Library, St. Catherine's Church and other cultural attractions, cafes, restaurants are located near the building.





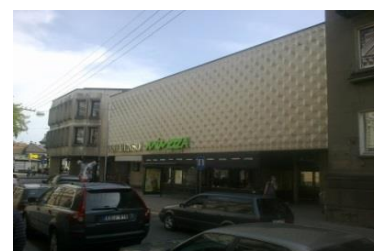
### Block A basic information

Total area	5,100 sq. m
Leased area	3,900 sq. m
Land area	0.49 ha (total area of the complex)
Property market value at the end of June 2020	EUR 6.0 million
Occupancy at the end of June 2020	95 percent (total complex occupancy)



### Block B basic information

Total area	4,700 sq. m
Leased area	2,900 sq. m
Land area	0,49 ha (total area of the complex)
Property market value at the end of June 2020	EUR 6.1 million
Occupancy at the end of June 2020	95 percent (total complex occupancy)



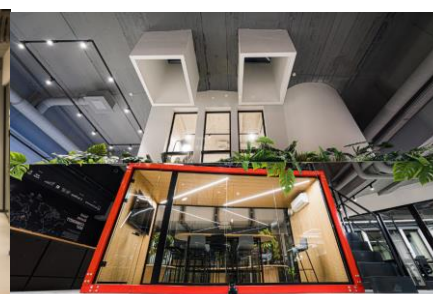
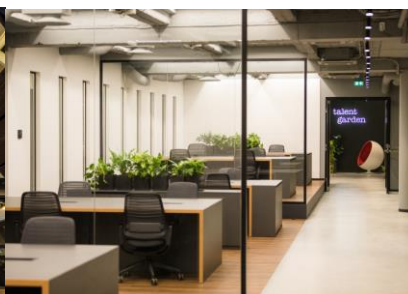
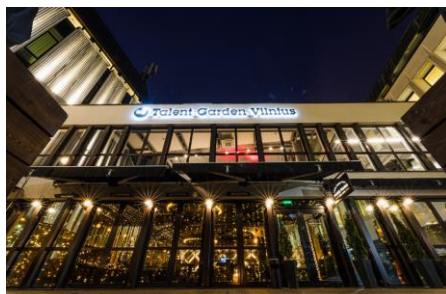
Main tenants: Talent Garden Vilnius, TransferGo, Telia LT, Uncle Sam's.

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



Talent Garden Vilnius' opened on 12<sup>th</sup> 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: <https://talentgarden.org/>



ŽYGIO  
VERSLO CENTRAS

ŽYGIS BUSSINESS CENTRE

AREA 3,200 SQ.M.

Zygio 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 miestas, 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	3,200 sq. m
Leased area	2,900 sq. m
Land area	0.4 ha
Property market value at the end of June 2020	EUR 3.0 million
Occupancy at the end of June 2020	69 percent



Main tenants: School Žirniukas, Innoforce.

Address: J. Galvydzio str. 7 / Zygio str. 97, Vilnius.



**IBC class A and B business centres at Seimyniskiu str. 1a, Seimyniskiu str. 3, A.Juozapaviciaus str. 6, Slucko str. 2 in Vilnius\***

**\* On 6 March 2020 a real estate sale transaction was completed** with the subsidiary companies Juozapavičiaus 6 UAB and Ateira UAB of the closed-end investment fund for informed investors Lords LB Baltic Green Fund (V), which is managed by Lords LB Asset Management UAB, **regarding the sale of the IBC Business Centre on A. Juozapavičiaus and Šeimyniškių streets in Vilnius which the Company owns.** Also sold was real estate at the address Kalvarijų Street 11a belonging to the INVL Baltic Real Estate company Roveliija. Transaction value – EUR 33 million. *For further information please visit Company's wb site (Section For investors —> News). Link: <https://bre.invl.com/lit/en/naujienu-centras>.*

### 2.3.2. REAL ESTATE OBJECTS OWNED BY GROUP COMPANIES IN RIGA (LATVIA)

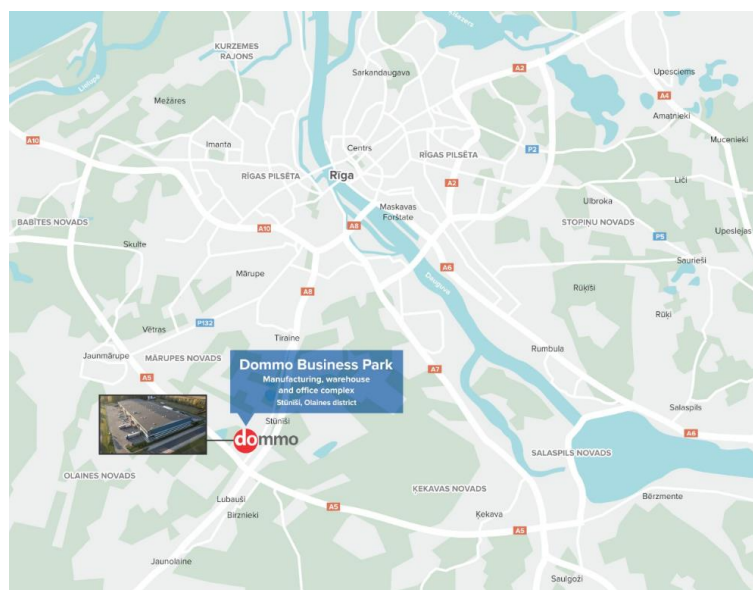


Fig. 2.3.3. Real estate objects owned by group companies of INVL Baltic Real Estate in Riga (Latvia)

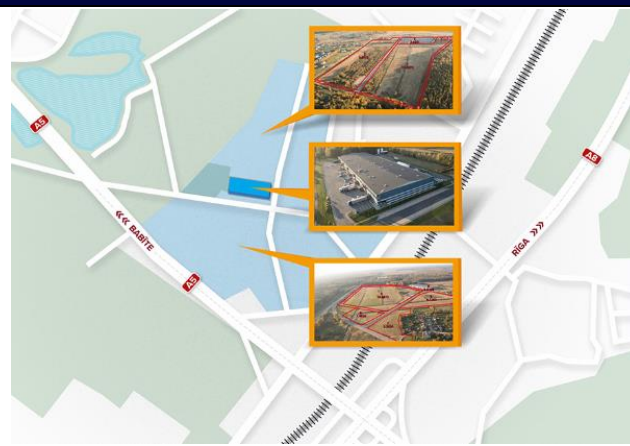
## DOMMO BUSINESS PARK MANUFACTURING, WAREHOUSE AND OFFICE COMPLEX

AREA 12,800 SQ.M.

Dommo Business Park manufacturing/warehouse and office premises complex in Latvia.

The area is strategically well-located, to the right of Jelgava road, in front of the intersection with Jurmala - Tallinn bypass. Distance to the centre of Riga and the airport is 13 km, the port - 16 km.

The area is suitable for the development of logistics centres.



### Basic information

Total area	12,800 sq. m
Leased area	12,800 sq. m
Land area	58.21 ha
Property market value at the end of June 2020	EUR 8.4 million
Occupancy at the end of June 2020	100 percent



Main tenant: Bohnenkamp, Tente, Rewico Baltikum, Inserve.

Address: Stūņi, Olaines region.





## II. FINANCIAL INFORMATION AND SIGNIFICANT EVENTS

### 4 Overview of the Issuer and its group activity

#### 4.1. COMMENT MADE BY INVL ASSET MANAGEMENT REAL ESTATE FUND MANAGER VYTAUTAS BAKŠINSKAS



INVL Baltic Real Estate's consolidated net operating income from its properties in the first half of 2020 was EUR 1.28 million, or 59.3% more than in the same period of 2019 (when it was EUR 0.8 million). INVL Baltic Real Estate's consolidated revenue in the first half of 2020 was EUR 2.29 million, or 23% less than in the same period of 2019 (when it was EUR 2.98 million). Of that, consolidated leasing income from property holdings decreased 27.4% to EUR 1.7 million. The decrease in leasing income was influenced by the completion in March of the sale of the IBC Business Centre, while the other properties that INVL Baltic Real Estate owns maintained a high level of occupancy and increased their leasing income. Net profit for the first half of the year was EUR 0.92 million, or 46% less than in the corresponding period of 2019. The reduction of net profit essentially was due to the significant change in the value of investment assets recorded in 2019.

The Vilnius Gates Business Centre's leasing income in the first half of 2020 was EUR 0.59 million, or 4.6% more than in the same period a year before (when it was EUR 0.57 million).

Leasing income at the Žygis Street 97 Business Centre in the first half of 2020 was EUR 0.11 million, or 6.9% more than in the corresponding period of 2019 (when it was EUR 0.1 million).

The first half of 2020 stood out for the successful start of activities of the Talent Garden Vilnius coworking space, which helped increase the leasing income of the property at Palangos St. 4 / Vilniaus St. 33 by 24.55% to EUR 0.48 million (from EUR 0.39 million in 2019). Talent Garden Vilnius's operating results were negatively impacted by the quarantine declared in the country, but just after the end of the quarantine its occupancy reached 80%.

The coronavirus negatively impacted the company's results, but that impact was not material. The total discounts given to tenants whose activities were banned during the quarantine amounted to approximately EUR 50,000.

We are pleased with the company's positive results and for our part will strive to further increase the value of the assets being held.

#### 4.2. OPERATIONAL ENVIRONMENT

Minor changes took place in business center occupancy in the middle of 2020. They were caused by the development of new facilities, the migration of tenants, the pandemic and its management measures. Currently, business center vacancy rate amounts to approx. 2.8 percent of Class A, approx. 4.2 percent of Class B1 and approx. 4.3 percent of Class B2 premises. All segments face a common challenge of the increased number of home workers. It is likely that if this form of work persists in the future, tenants will take advantage of the opportunity to save. As supply in the market grows every year, competition between segments will increase. The funds released due to the reduction of the space of rented premises can be used for a better office location, and tenants of small premises in particular are likely to combine work from home and co-working spaces.

Rental price ranges have not changed during the half year. The price of Class A office premises is EUR 14–17 / sq.m., Class B1 - EUR 11–14 / sq.m. and Class B2 - EUR 7–10 / sq.m. Due to the pandemic and the particularly rapid development of business centers, rental prices have fallen slightly, but these discounts are more related to the tenant-landlord relationship, the size of the rented premises, the duration of the contracts and additional rental costs.

High occupancy of Vilnius business centers, stable rental prices and attractive sales conditions determine the continuous growth of the capital's office space market. If the efforts to avoid protracted construction due to the pandemic are successful, it is planned to complete 12 objects this year (approx. 120,000 sq. m). The figures of the development plans for next year are even more impressive, with twice as many objects (almost 300,000 sq. m) planned. On the other hand, at this point some of the objects only exist on drawings, so there is a possibility that their development may be delayed. If work from home persists, such a sharp rise in new space offering could lead to a significant increase in vacancy and lower rental prices, which could plunge the office market into a few years of stagnation.

The main factors that have shaped the Kaunas office market this year are the increased supply of offices and the pandemic. These circumstances gave the tenants a little more bargaining power in negotiating both the rental prices and the terms of the contract. The business centers opened at the end of 2019 significantly increased the vacancy rate of Class A business centers. If last year tenants were offered about 9 percent of all high-end premises, by mid-2020, vacancies had risen to 16.7 percent.

In the second quarter of this year, vacant Class B1 premises in Kaunas accounted for about 12 percent (slightly less than last year - 14.5 percent), and B2 - for 13.0 percent (14.0 percent).

There were no significant changes in office rental prices in the first half of this year, but due to the pandemic, tenants can expect small discounts and slightly more liberal rental conditions. The price range of new contracts is EUR 12-13 / sq.m. in Class A centers, EUR 9-11 / sq.m. in B1, and EUR 6-9 / sq.m. in B2 business centers.

The development plans for 2020 in Kaunas remained unchanged. It is expected that 6 new business centers will be opened in the temporary capital this year, which will offer the market a little more than 40,000 sq. m. Development plans for 2021 remain vague. It is known about the intention to develop only 3 new projects with 15,000 sq.m. of premises. The slightly slower development is determined not only by the inability to absorb new space, but also by the uncertainty of the impact of the pandemic on the real estate market, the country's and the world's economy. On the other hand, slower development will ensure the sustainability of this market segment.

Despite the particularly cautious development of offices, Klaipėda faces difficulties in filling vacant premises, although the city has a relatively large choice of premises and rental prices that are lower than those in Vilnius and Kaunas. The vacancy of Class A business centers has increased from 22.0 percent at the end of 2019 to 27.7 percent in the middle of this year, the vacancy rate of Class B1 premises - from 4.0 to 5.5 per cent and B2 - from 5.3 to 6.7 percent.

There were no changes in rental prices. Class A premises are currently still available for rent at the rate of EUR 9-12 / sq.m., the rent of Class B1 premises stands at EUR 7-11 / sq.m., and premises in B2 segment are currently available at the rate of EUR 5-7 / sq. m. It is likely that the continued low occupancy of Class A business centers could lead to a minor price war. On the other hand, rental prices in segment B are not high anyway, so it is likely that the differences in occupancy between the various classes may decrease slightly in the future.

In 2020, the Riga warehousing and logistics market should be supplemented by about 123,000 sq. m of newly-built warehouses, thus reaching 1,200,000 sq. m. of space available for rent. The largest project is the development of Rimi warehouses, which is about 41,000 sq.m. Due to the pandemic, rental prices did not increase and have stabilized at approx. EUR 4.1 / sq. m. on average.

#### Sources:

[https://www.inreal.lt/file/1/7/5/1/Ekonomikos-ir-NT-rinkos-apzvalga-2020\\_I-pusmetis\\_INREAL-Siauliu-bankas-COBALT\\_2020-07-23.pdf](https://www.inreal.lt/file/1/7/5/1/Ekonomikos-ir-NT-rinkos-apzvalga-2020_I-pusmetis_INREAL-Siauliu-bankas-COBALT_2020-07-23.pdf)  
<https://cbre.lv/wp-content/uploads/2020/07/Baltics-Industrial-MarketView-2019-2020.pdf>

### 4.3. KEY FIGURES OF INVL BALTIC REAL ESTATE

EUR million	Group		
	30.06.2018	30.06.2019	30.06.2020*
Managed common area	56,876 sq. m	56,876 sq. m	33,900 sq. m
Managed rental area	46,576 sq. m	46,876 sq. m	29,700 sq. m
The real estate value	57.5	60.0	38.9
Cash	0.6	0.7	3.1
Other assets	1.2	2.0	2.3
<b>Assets</b>	<b>59.3</b>	<b>62.7</b>	<b>44.3</b>
Equity	34.1	35.3	24.6
Borrowings from credit institutions	23.1	24.2	16.9
Other payables	2.1	3.2	2.8
<b>Total equity and liabilities</b>	<b>59.3</b>	<b>62.7</b>	<b>44.3</b>
<b>Total equity for one share</b>	<b>EUR 2.59</b>	<b>EUR 2.685</b>	<b>EUR 1.87</b>

\*Changes in financial indicators for 30 June 2020, compared to the same period in 2018 and 2019, was affected by the decrease in the Company's managed real estate portfolio due to the sale of the IBC business center on 6th March 2020. The value of the transaction amounted to EUR 33 million.



#### 4.4. RESULTS OF INVL BALTIC REAL ESTATE

EUR million	Group		
	01.01.2018 – 30.06.2018	01.01.2019 – 30.06.2019	01.01.2020 – 30.06.2020*
Revenue	2.9	3.0	2.3
<i>rental income from owned premises</i>	2.2	2.3	1.6
<i>rental income from subleased premises</i>	0.1	-	-
<i>other revenue</i>	0.6	0.7	0.7
Investment property revaluation	0,85	1.6	(0.1)
Net operating income from owned properties	1.7	0.8	1.3
Profit before tax	1.9	1.7	0.9
Net profit	1.9	1.7	0.9
Earnings per share	EUR 0.15	EUR 0.13	EUR 0.07

Net asset value of the Company amounted to EUR 24,561,436 or EUR 1.8678 per share on 30th June 2020\*. At the same period in 2019, the net asset value amounted to EUR 35,307,971 or EUR 2.685 per share.

\* Changes in financial indicators for 30 June 2020, compared to the same period in 2018 and 2019, was affected by the decrease in the Company's managed real estate portfolio due to the sale of the IBC business center on 6th March 2020. The value of the transaction amounted to EUR 33 million.

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 investor" → "Financial information and reports" → "net asset value"*). Link <https://bre.invl.com/lit/en/for-investors/reportsfinancial-information-and-reportsfinancial-information-and-reports/net-asset-value>

#### 4.5. SIGNIFICANT ISSUER'S AND ITS GROUP EVENTS DURING THE REPORTING PERIOD, EFFECT ON THE FINANCIAL STATEMENT

##### 4.5.1. SIGNIFICANT ISSUER'S EVENTS

##### REPURCHASE OF OWN SHARES OF THE COMPANY DUE TO MATERIAL CHANGES IN THE INCORPORATION DOCUMENTS

- On 25th June 2020 the Company announced about convocation of the General Shareholders Meeting on 9th April 2020 on repurchase of own shares of the Company due to material changes in the incorporation documents of the Company and taking into account that an obligation has arisen for the Company to buy back the shares of the Company of shareholders opposing the decisions or not participating in the meeting or abstaining from voting, on 25 June 2020 the Management Company provides an approved detailed procedure for the buy-back of the Company's shares, according to which the buy-back of the Company's shares shall be carried out. At the same time, it is announced that on 7 July 2020 share buy-back of the Company's shares begins and will last till 9 November 2020. The share buy-back price per share is EUR 1.8526, according to NAV as of 30 April 2020.

For more information please visit Company's website. The Company's web site section "For investor" → „Share buy-back 2020"). Link <https://bre.invl.com/lit/en/for-investors/share-buy-back-2020>

##### MANAGEMENT OF THE COMPANY

- On 18th May 2020 the Company informs that the the Management Company of INVL Baltic Real Estate approved the Prospectus and approved its publication. The Prospectus was submitted to the Bank of Lithuania in accordance with the Law on Managers of Alternative Investment Undertakings of the Republic of Lithuania, article 40 (9).

##### GENERAL SHAREHOLDERS MEETINGS

- On 18th April 2020 the Company announced about convocation of the General Shareholders Meeting on 9th April 2020. The Meeting was held at the premises of the Company, located at Gyneju str. 14, Vilnius. The draft agenda of

the General Shareholders Meeting of INVL Baltic Real Estate was announced - including questions regarding presentation of the consolidated annual report for 2019 and independent auditor's report on the financial statements and consolidated annual report of the Company. The agenda of the meeting also includes issues related to the approval of the consolidated and stand-alone of financial statements for 2019, profit distribution, recast of the dividend payment policy and approval of the Remuneration policy. Also amendment of the Articles of Association approval of new wording of the Articles of Association and appointment of the authorized person to sign new wording of the Articles of Association, termination of the depository service agreement between Company and AB SEB bankas and conclusion of a new depository service agreement with AB Šiaulių bankas. on buy-back of shares the Company due to the material change of the Articles of Association and change of the depository services provider and the main principles of the procedure for buy-back of shares. Shareholders meeting as it was announced, was held on 9th April 2020. On 30th March 2020 the Company announced that due to the pandemic of coronavirus, the shareholders meeting will be held, but shareholders of the Company are strongly urged to use the right to vote on the issues in the agenda of the general shareholders meeting by submitting properly completed general voting bulletins to the Company in advance.

#### INFORMATION RELATED TO THE ALLOCATION OF DIVIDENDS

- On 9th April 2020 the Company in order to implement resolutions of the General Shareholders Meeting regarding allocation of Company's profit, announced the procedure for the payout of dividends for 2019. The General Shareholders Meeting of INVL Baltic Real Estate decided to allocate EUR 1.55 dividend per share. Dividends were paid to the shareholders who on 24th April 2020 were shareholders of the Company. The Company informed that the dividends will be allocated from 7th May 2020.

#### FINANCIAL INFORMATION

- On 18th March 2020 the Company announced the audited annual information for 2019 together with the Confirmation of the Responsible persons and factsheet. The audited consolidated net profit of INVL Baltic Real Estate group amounted to EUR 10.40 million, the revenue was EUR 5.90 million for the period of 2019 (for 2018 – consolidated net profit was EUR 3.17 million, revenue was EUR 5.82 million). The audited net profit of INVL Baltic Real Estate itself amounted to EUR 10.63 million in 2019 and EUR 3.37 million in 2018.
- On 18th March 2020 the Company announced that the net asset value of the Company amounted to EUR 44,024,833 or EUR 3,3479 per share on 31st December 2019.
- On 30th April 2020 the Company announced the results for 3 months of 2020. Unaudited consolidated net profit of the INVL Baltic Real Estate group was EUR 0.4 millions, revenue was EUR 1.49 millions for 3 months of 2020 (for 3 months of 2019 consolidated net profit was EUR 0.24 millions, revenue was EUR 1.54 millions). The unaudited net profit of INVL Baltic Real Estate itself amounted to EUR 0.45 millions for 3 months of 2020 and EUR 0.29 millions for 3 months of 2019.
- On 30th April 2020 the Company announced that the net asset value of the Company amounted to EUR 44,428,162 or EUR 3.3786 per share on 31st March 2020.
- 25th May 2020 on repurchase of own shares the Company announced correction for investor's calendar for 2020.
- 25th June 2020 the net asset value as of 30th April 2020 was announced. According to the published net asset value, the shares of the Company will be repurchased from these shareholders of the Company who did not vote at the Meeting regarding material changes in the incorporation documents of the Company and express their wish to do so. The unaudited, interim net asset value of INVL Baltic Real Estate amounted to EUR 24,361,588 or EUR 1.8526 per share on 30th April 2020.

#### INVESTMENTS

- On 28th February 2020 the Company gave notification that, as of the expiration on 28 February 2020 of the Letter of Intent signed between INVL Baltic Real Estate and the fund managed by Lords LB Asset Management, a transaction on the possible sale of Assets, regarding possible sale transaction of Company's real estate about which was announced on 19th December 2019, had not been made.
- On 5th March 2020 the Company gave notification that taking into account the upcoming inside information disclosure and seeking to ensure protection of the shareholder's interest of INVL Baltic Real Estate (hereinafter may be referred as the Company), the Company submitted a request to Nasdaq Vilnius to suspend trading in INVL Baltic

Real Estate shares (ISIN LT0000127151) from 5th March 2020 (inclusive) until the announcement of the inside information disclosure.

- The Company gave notification that, after negotiations were renewed, on 6th March 2020 a real estate sale transaction was completed with the subsidiary companies Juozapavičiaus 6 UAB and Ateira UAB of the closed-end investment fund for informed investors Lords LB Baltic Green Fund (V), which is managed by Lords LB Asset Management UAB, regarding the sale of the IBC Business Centre on A. Juozapavičiaus and Šeimyniškių streets in Vilnius which the Company owns. Also sold was real estate at the address Kalvarijų Street 11a belonging to the INVL Baltic Real Estate company Rovelija. The value of the transaction is EUR 33 million. It is assessed that its impact on INVL Baltic Real Estate's 2019 profit will be EUR 7.6 million and its impact on the company's net asset value (NAV) per share will be EUR 0.58. At the end of September 2019, INVL Baltic Real Estate's NAV per share was EUR 2.72. The proceeds of the transaction will be used for pay-outs to shareholders and to reduce outstanding loans of the Company.
- On 10th March 2020 the Company gives notification that, after relinquishing ownership of the IBC Business Centre in Vilnius on 6 March 2020, the Company temporarily is not in conformity with the largest allowed level of debt specified in INVL Baltic Real Estate's Articles of Association. The Articles of Association envisage that up to 50 percent of the value of the real estate belonging to the Company may be borrowed on its behalf. The Law on Collective Investment Undertakings currently in effect allows a real estate fund's ratio of loans to real estate value to be up to 80 percent. Taking preliminary data for 31 December 2019, at the time of this announcement INVL Baltic Real Estate's ratio of loans to equity was approximately 56 percent. The Company's management company, INVL Asset Management UAB, is taking measures and preparing an action plan upon whose implementation would eliminate the discrepancy in the Company's loan to equity ratio.

The Company discloses publicly available information in Nasdaq Vilnius stock exchange news section ([link](#)), Central Storage Facility database ([link](#)), and in Company's web site ([link](#)).

#### **4.5.2. SIGNIFICANT GROUP'S EVENTS**

There were no important events in the activities of the real estate companies in the first half of 2020. The companies performed usual activity during the reporting period.

## **5 Significant events of the Issuer and its group since the end of the reporting period**

After the reporting period until the release of the report the Issuer and the group companies performed usual activity. No significant events were noted.

## **6 Estimation of Issuer's and Group's activity last year and activity plans and forecasts**

### **6.1. EVALUATION OF IMPLEMENTATION OF GOALS**

INVL Baltic Real Estate has succeeded in achieving the essential goals of improving the company's performance, as well as to start successful operations of the Talent Garden Vilnius cooperation space.

### **6.2. ACTIVITY PLANS AND FORECASTS**

INVL Baltic Real Estate will seek to continue to earn from investment in commercial real estate, ensuring rental income growth, cost optimization. Investments managed by INVL Baltic Real Estate allows us to expect a constant increase in the value of the property.

### 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, Company's Articles of Association was not amended. The General Shareholders Meeting of the Company held on 9<sup>th</sup> April 2020, approved the new wording of the Articles of Association, which will be changed after the approval of the Bank of Lithuania and after mandatory share purchase procedure (the Company has an obligation to purchase shares from the shareholders who voted against or did not vote during the General Shareholders Meeting for changes in the incorporation documents of the Company (Articles of Association and depository services agreement).

Currently actual wording of the Articles of Association of INVL Baltic Real Estate is dated as of 5th June 2019. The Articles of Association is available on the Company's website (*the Company's web site section "for investor" → "Legal-documents" → "articles-of-association"*). Link <https://bre.invl.com/lit/en/for-investors/articles-of-association>

#### 8 Structure of the authorized capital

##### 8.1. SHARE CAPITAL CHANGES

Table 8.1. Structure of INVL Baltic Real Estate authorised capital as of 30 June 2020.

Type of shares	Number of shares, units	Total voting rights granted by the issued shares, units	Nominal value, EUR	Total nominal value, EUR	Portion of the authorised capital, %
Ordinary registered shares	13,150,000	13,150,000	1.45	19,067,500	100

All shares are fully paid-up and no restrictions apply on their transfer.

##### 8.2. INFORMATION ABOUT THE ISSUER'S TREASURY SHARES

INVL Baltic Real Estate or its portfolio companies have not implemented acquisition of shares in INVL Baltic Real Estate directly or indirectly under the order of subsidiary by persons acting by their name.

#### 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	13,150,000
Shares with voting rights, units	13,150,00
Nominal value, EUR	1.45
Total nominal value, EUR	19,067,500
ISIN code	LT0000127151
LEI code	529900GSTE0HKA0R1M59
Name	INR1L
Exchange	AB Nasdaq Vilnius, XLIT
List	Baltic Secondary list
Listing date	04.06.2014
Included into indexes	B8600GI, OMX BALTIC REAL ESTATE GI, (SE0004384188) B8600PI, OMX BALTIC REAL ESTATE PI, (SE0004384477) OMXBGI, OMX BALTIC ALL SHARE GROSS INDEX, (SE0001849977) OMXBPI, OMX BALTIC ALL SHARE PRICE INDEX, (SE0001849985) VILSE, OMX VILNIUS INDEX, (LT0000999963)

Company has signed a market-making agreement with Šiaulių bankas, AB on 1 March 2016.

Table 9.2. Trading in INVL Baltic Real Estate shares

	30-06-2018	30-06-2019	30-06-2020
Share price, EUR:			
open	2.360	2.420	3.000
high	2.420	2.540	3.880
low	2.210	2.100	1.890
medium	2.179	2.466	2.663
last	2.300	2.440	1.900
Turnover, units	202,827	97,241	239,127
Turnover, EUR	442,046.92	239,751.00	636,853.71
Traded volume, units	393	227	1,414

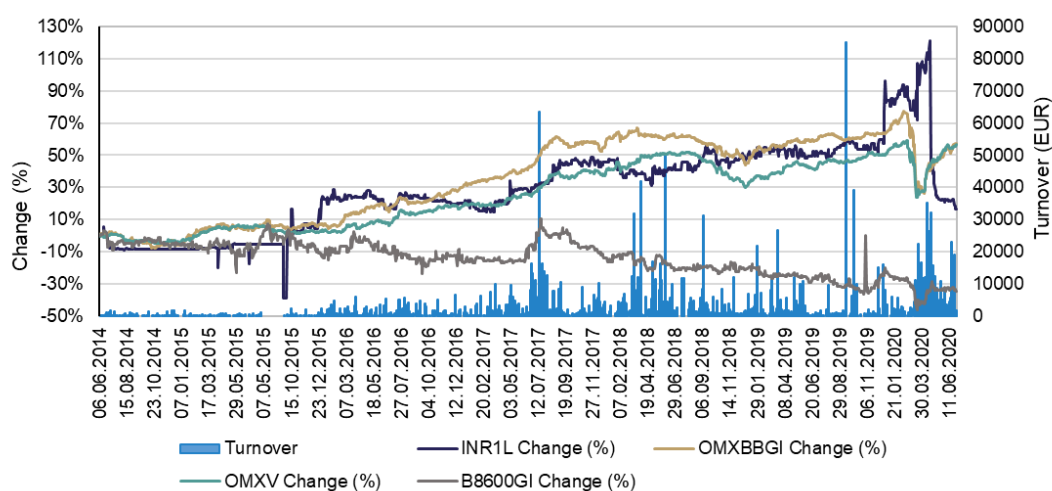
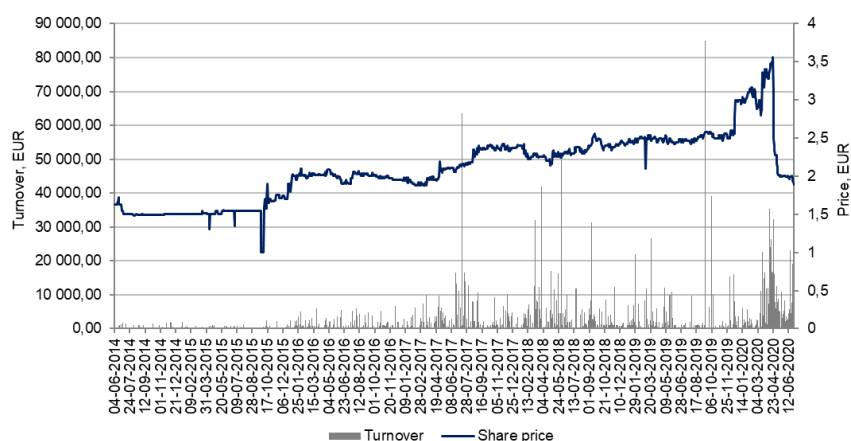

Fig. 9.3. INVL Baltic Real Estate change of share price and indexes<sup>1</sup>


Fig. 9.4. Change of share price of INVL Baltic Real Estate and turnover

<sup>1</sup> 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).



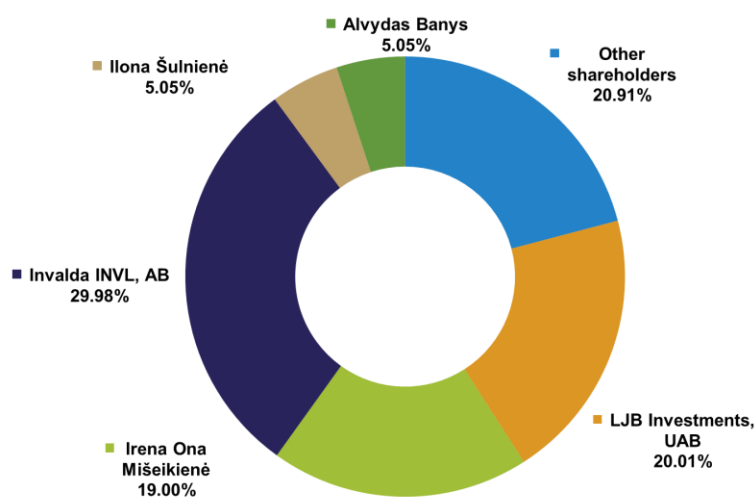
## 10 Shareholders

### 10.1. INFORMATION ABOUT COMPANY'S SHAREHOLDERS

The total number of shareholders in INVL Baltic Real Estate was about 3,700 on 30 June 2020. 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 2020.

Name of the shareholder or company	Number of shares held by the right of ownership, units	Share of the authorised capital held, %	Share of the votes, %		
			Share of votes given by the shares held by the right of ownership, %	Indirectly held votes, %	Total, %
LJB Investments, UAB code 300822575, Juožapavičiaus str. 9A, Vilnius	2,631,695	20.01	20.01	0	20.01
Irena Ona Mišeikienė	2,498,596	19.00	19.00	0	19.00
Invalda INVL, AB code 121304349, Gynėjų str. 14, Vilnius	3,942,273	29.98	29.98	2.46 <sup>2</sup>	32.44
Alvydas Banys	663,640	5.05	5.05	20.01 <sup>3</sup>	25.06
Ilona Šulnienė	664,710	5.05	5.05	0	5.05



10.1.1. Fig. Votes as of 30 June 2020

### 10.2. RIGHTS AND OBLIGATIONS CARRIED BY THE SHARES

Property, non-property rights and obligations to shareholder granted by the Company's shares in the first half of 2020 are not different from the the description of the rights and obligations carried by the shares presented in the Company's consolidated annual report for 2019.

<sup>2</sup> According to section 1 of article 16 of the Law on Securities of the Republic of Lithuania, Invalda INVL, AB is considered to hold the voting rights of the controlled company UAB Imoniu grupė Inservis.

<sup>3</sup> 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 Investments.

## 11 Dividends

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

Persons have the right to receive dividends if they were shareholders of the company at the end of the tenth working day after the day of the General Shareholders' Meeting which issued the resolution to pay dividends.

According to the Lithuanian Law on Personal Income Tax and the Lithuanian Law on Corporate Income Tax, 15 % tax is applied to the dividends since 2014. The company is responsible for calculation, withdrawn and transfer (to the benefit of the State) of applicable taxes<sup>4</sup>.

The General Shareholders Meeting of the Company held on 9th 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 9th April 2020, the General Shareholders Meeting of INVL Baltic Real Estate decided to allocate EUR 1.55 dividend per share. On 6<sup>th</sup> March 2020, the Company successfully completed the sale of the IBC Business Center for EUR 33 million. The company offered to distribute the received funds to the dividend allocation for 2019.

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 24th April 2020 were shareholders of the Company.

The Company started to allocate dividends for the year 2019 from 7th May 2020. 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 shares\*

Company's	30 June 2018	30 June 2019	30 June 2020**
Net Asset Value per share, EUR	2.59	2.69	1.87
Price to book value (P/Bv)	0.89	0.91	1.02
Dividend yield	5.7	5.3	81.6

\*\*Changes in financial indicators for 30 June 2020, compared to the same period in 2018 and 2019, was affected by the sale of the IBC business center on 6th March 2020, and dividend allocation for the year 2019, allocating EUR 1.55 per share.

\*The Company publishes Alternative performance measures (APR), 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“ → „Reports“ → „Indicator formulas“. The link is provided <https://bre.invl.com/lit/en/for-investors/reports/formulas-of-performance-indicators>

<sup>4</sup>This information should not be treated as tax consultation.

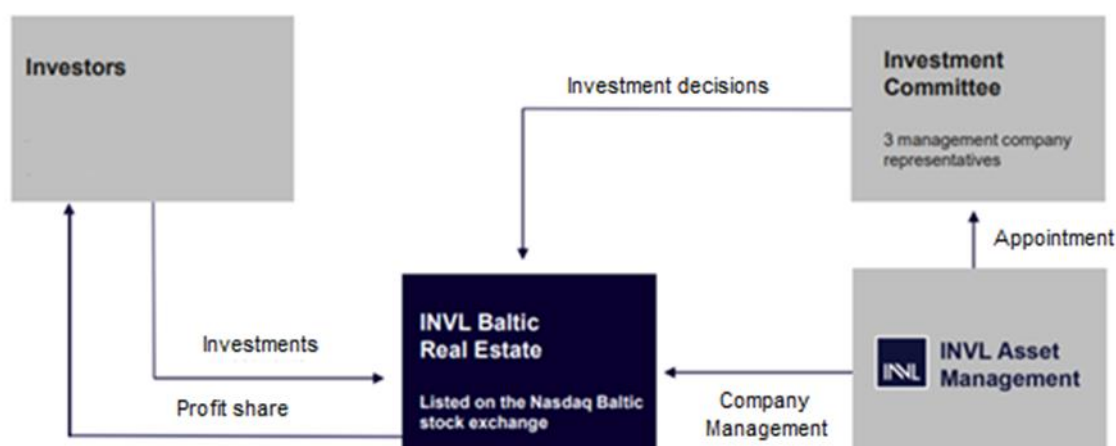
## IV. ISSUER'S MANAGING BODIES

### 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. Managing bodies of the Company is not formed.

In order 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 fig. 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 section *For Investors*.

The General Manager of the Management company is Laura Križinauskienė.

Darius Šulnis (the chairman), Nerijus Drobavičius and Vytautas Plunksnis are members of the Board of the Management company since 19 January 2015. After the reporting period (on 14th January 2019) the Board of Management Company was re-elected for the new 4 years of office, after the Bank of Lithuania granted their permission. The composition of the Board remained unchanged: Darius Šulnis (the Chairman), Nerijus Drobavičius and Vytautas Plunksnis. During the reporting period the Board of the Management company remained unchanged.

Currently there are 2 (two) members in the Investment Committee: Vytautas Bakšinskas and Andrius Daukšas.

The Advisory Committee is not formed.



**Darius Šulnis** - Chairman of the Board of the Management company.

*Main workplace* – Invalda INVL, AB (code 121304349, Gynėjų str. 14, Vilnius) - president

Educational background and qualifications	Duke University (USA). Business Administration. Global Executive MBA. Vilnius University. Faculty of Economics. Master in Accounting and Audit. Financial broker's license (General) No. A109.
Work experience	2015 – October 2017 General manager of INVL Asset Management, UAB Since May 2013 Invalda INVL, AB – President 2006 – 2011 Invalda, AB – President. 2011 – 2013 Invalda, AB – Advisor 2002 – 2006 Invalda Real Estate, UAB (current name Inreal Valdymas) – Director 1994 – 2002 FBC Finasta, AB – Director
Owned amount of shares in INVL Baltic Real Estate	-
Participation in other companies	Invalda INVL, AB (code 121304349, Gynėjų str. 14, Vilnius) – Member of the Board, the President Šiaulių bankas, AB (code 112025254, Tilžės str. 149, Šiauliai) – Member of the Supervisory Board INVL Baltic Farmland, AB (code 303299781, Gynėjų str. 14, Vilnius ) – Member of the Board Litagra, UAB (code 304564478, Savanorių ave. 173, Vilnius) – Member of the Board INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund – Investment Committee Member



**Nerijus Drobavičius** – Member of the Board of the Management company

*Main workplace* – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius)  
Private Equity Partner

Educational background and qualifications	In 1998 graduated Vytautas Magnus University and gained his Bachelor's degree in Business management. Graduated Vytautas Magnus University in 2000 and gained his Master's degree in banking and finance.
Work experience	Since 2015 till August 2018 Head of Finance unit of INVL Asset Management, UAB. From August 2018 – Private Equity Partner of INVL Asset Management, UAB Since 2014 works at Invalda INVL, AB group 2012 – 2014 Independent financial expert 2007 – 2011 CFO in Sanitas Group 2001 – 2007 Sampo Bank. Head of Accounting and Reporting unit, later – CFO of the bank
Owned amount of shares in INVL Baltic Real Estate	-

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Participation in other companies	<p>INVL Technology, CEF (code 300893533, Gynėjų str. 14, Vilnius) – Member of the Investment Committee</p> <p>Andmevara AS (code 10264823, Parnu mnt. 158, 11317, Tallinn, Estonia) – Chairman of the Supervisory Board</p> <p>Inservis, UAB (code 126180446, A.Juozapavičiaus str. 6, Vilnius) – Chairman of the Board</p> <p>Imonių grupė Inservis, UAB (code 301673796, Gynėjų str. 14, Vilnius) – Chairman of the Board</p> <p>Jurita, UAB (code 220152850, Justiniškių str. 64, Vilnius) – Chairman of the Board</p> <p>BSGF Sanus, UAB (code 304924481, Gynėjų str. 14, Vilnius) - Director</p> <p>Montuotojas, UAB (code 121520069, Naugarduko str. 34, Vilnius) - Member of the Supervisory Board (until 07 2020)</p> <p>InMedica, UAB (code 300011170, L. Asanavičiūtės str. 20-201, Vilnius) – Chairman of the Board</p> <p>INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund – Investment Committee Member</p>
	<p><b>Vytautas Plunksnis</b> – Member of the Board of the Management company</p> <p><i>Main workplace</i> – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius)</p> <p>Head of Private Equity</p>
Educational background and qualifications	<p>Graduated the studies in economics at Kaunas University of Technology in 2001, gained Bachelor's degree in Management.</p> <p>Financial broker's licence (General) No. G091.</p>
Work experience	<p>Since 2016 - INVL Asset Management, UAB, Head of Private Equity Funds</p> <p>2009 – 2015 Fund Manager at Invalda INVL, AB</p> <p>2006 – 2009 Finasta Asset Management, UAB – analyst, fund manager, strategic analyst</p> <p>2004 ELTA redactor (business news)</p> <p>2002 – 2004 Baltic News Service business journalist</p>
Owned amount of shares in INVL Baltic Real Estate	<p>Personally: 1,000 units of shares; 0.01% of authorised capital and votes.</p>
Participation in other companies	<p>INVL Technology, CEF (code 300893533, Gynėjų str. 14, Vilnius) – Member of the Investment Committee</p> <p>Norway Registers Development AS (code NO 985 221 405, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board</p> <p>NRD Systems, UAB (code 111647812, Gynėjų str. 14, Vilnius) – Member of the Board</p> <p>NRD CS, UAB (code 303115085, Gynėjų str. 14, Vilnius) – Member of the Board</p> <p>Algoritmu sistemos, UAB (code 125774645, Gynėjų str. 14, Vilnius) – Chairman of the Board</p> <p>Investuotojų Asociacija (code 302351517, Konstitucijos pr. 23, Vilnius) – Chairman of the Board</p> <p>NRD Companies AS (code NO 921 985 290, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board</p> <p>BC Moldova-Agroindbank SA (MAIB) (code 1002600003778, 9 Cosmonautilor stree, Chisinau, Moldova) – Member of the Supervisory Board, Chairman of the Supervisory Board (from 07 2020)</p>

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Montuotojas, UAB (code 121520069, Naugarduko str. 34, Vilnius) - Chairman of the Supervisory Board (until 06 2020), Member of the Board (from 07 2020)  
Eco Baltia, AS (code 40103446506, Krasta str. 105, Riga, Latvia)- Chairman of the Supervisory Board (from 06 2020)  
PET Baltija, AS (code 42103029708, 18 Aviācijas Str. Jelgava, Latvia) - Chairman of the Supervisory Board (from 06 2020)  
BSGF Salvus, UAB (code 305160086, Gynėjų str. 14, Vilnius) – Consultant (from 07 2020)  
INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund  
INVL Baltic Sea Growth Fund – Investment Committee Member



**Laura Križinauskienė** – General Manager of the Management company

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

Educational background and qualifications	Vilnius Gediminas Technical University, Master's degree in Management and Business Administration
Work experience	2016-2017 Danske Bank A/S Lithuanian branch – Operational manager, Head of Global Function 2012-2016 Baltpool UAB – general manager, member of the Board 2010-2012 Finasta bank AB – Director of the Capital market department 2005-2012 held various positions in Finasta FMĮ AB, Finasta bank AB, Finasta investicijų valdymas (currently INVL Asset Management)
Owned amount of shares in INVL Baltic Real Estate	-
Participation in other companies	FMI Finasta, UAB (code 304049332, Gynėjų str. 14, Vilnius) – Member of the Board IPAS INVL Asset Management (code 40003605043, Smilšu iela 7-1, Riga, Latvia) – Member of the Supervisory Board AS INVL atklātais pensiju fonds (code 40003377918, Smilšu iela 7-1, Riga, Latvia) – Member of the Supervisory Board



**Vytautas Bakšinskas** – Member 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 – 31.12.2016 – director at Dizaino institutas, UAB 2016 – 31.12.2016 – director at Variagis, UAB 2014 – 31.12.2016 – director at Riešės investicija, UAB 2013 – 31.12.2016 – director at Tripolio valda, UAB 2013 – 31.12.2016 – director at Paralelių valda, UAB
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	<p><i>The beginning of the information is on the previous page</i></p> <p>2013 – 31.12.2016 – director at Dipolio valda, UAB  2013 – 31.12.2016 – director at Etanija, UAB  2012 – 31.12.2016 – director at Justiniškių valda, UAB  2011 – 31.12.2016 – head of Lease department at Inreal valdymas, UAB  2015-06 – 2016-01 – director at Elniakampio namai, UAB  2014-03 – 2016-06 – director at Akvilas, UAB  2014-03 – 2015-07 – director at Aikstentis, UAB  2014-03 – 2015-07 – director at Trakų kelias, UAB  2013-01 – 2013-02 – project manager at Naujoji švara, UAB  2010-04 – 2013-02 – project manager at Sago, UAB  2008-11 – 2011-08 – project manager at Inreal valdymas, UAB  2007-01 – 2008-10 – assistant of project manager at Inreal valdymas, UAB</p>
Owned amount of shares in INVL Baltic Real Estate	-
Participation in other companies	Proprietas, UAB (code 303252098, 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 at the Faculty of Economics of Vilnius University. Financial broker's license (general) No. G311.
Work experience	<p>Since 22 December 2016 – Investment Manager at INVL Asset Management  3 January 2016 – 21 December 2016 – deputy director at INVL Baltic Real Estate  December 2014 - January 2016 – director at INVL Baltic Real Estate  March 2010 – 21 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</p>
Owned amount of shares in INVL Baltic Real Estate	Personally: 5,000 units of shares, 0.04% of authorised capital and votes.
Participation in other companies	<p>Imonių Grupe Inservis, UAB (code 301673796, Gynėjų str. 14, Vilnius) - Member of the Board, director  Inservis, UAB (code 301673796, Gynėjų str. 14, Vilnius) - Member of the Board  Jurita, UAB (code 220152850, Justiniškių str. 64, Vilnius) - Member of the Board  Kelio Zenklai, UAB (code 185274242, Vilkaviškio dist., Pilviškių village Geležinkelio str. 28) - Member of the Board  Informacinio verslo paslaugų imone, UAB (code 123043773, Eigulių str. 21, Vilnius) - Chairman of the Board, Director (from 08 2020)</p>

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 Report of INVL Baltic Real Estate for the year 2019 (IV chapter 12 section „Structure, authorities, the procedure for appointment and replacement“).

During the reporting period (starting - 1st January 2020, ending – 30th June 2020) 15 (fifteen) Investment Committee meetings were held. All the appointed members of the Investment Committee– Vytautas Bakšinskas and Andrius Daukšas - participated in these meetings. The Board of the Management Company is familiarized with the agenda and related material of the Investment Committee meetings.

During the reporting period 1 (one) General Shareholders Meeting was held. The meeting took place on 9th April 2020. The shareholders of the Company was introduced with the consolidated annual report for 2019 and independent auditor's report on the financial statements and consolidated annual report of the Company. The agenda of the meeting also includes issues related to the approval of the consolidated and stand-alone of financial statements for 2019, profit distribution, recast of the dividend payment policy and approval of the Remuneration policy. Also amendment of the Articles of Association approval of new wording of the Articles of Association and appointment of the authorized person to sign new wording of the Articles of Association, termination of the depository service agreement between Company and AB SEB bankas and conclusion of a new depository service agreement with AB Šiaulių bankas. on buy-back of shares the Company due to the material change of the Articles of Association and change of the depository services provider and the main principles of the procedure for buy-back of shares.

### 13 Information about the Audit Committee of the company.

The Audit Committee consists of 2 (two) independent 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 of office.

The main functions of the Audit Committee are the following:

- provide recommendations to the Management company with selection, appointment, reappointment and removal of an external audit company of the Company as well as the terms and conditions of engagement with the audit company;
- monitor the process of external audit of the Company;
- monitor how the external auditor and audit company follow the principles of independence and objectivity;
- observe the process of preparation of financial reports of the Company;
- monitor the efficiency of the internal control and risk management systems of the Management company directly related to the management of the Company. Once a year review the need of the dedicated internal audit function for the Company within the Management company;
- monitor if the Management company gives due consideration to the recommendations or comments provided by the audit company regarding management of the Company;
- 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 a 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.

The General Shareholders Meeting which took place on 11 April 2017 decided to elect Dangutė Pranckėnienė, the partner at Moore Stephens Vilnius, UAB, and Tomas Bubinas, CFO at Biotechpharma UAB to the Audit Committee of INVL Baltic Real Estate for the 4 (four) years term of office. Both members are independent.


**Dangutė Pranckėnienė – Independent Member of the Audit Committee**

The term of office	Since 2017 until 2021
Educational background and qualifications	1995 - 1996 Vilnius Gediminas Technical University, Master of Business Administration. 1976 - 1981 Vilnius University, Master of Economics. The International Coach Union (ICU), professional coach name, license No. E-51. Lithuanian Ministry of Finance, the auditor's name, license No. 000345.
Work experience	Since 1997 the Partner at Moore Stephens Vilnius, UAB 1996 - 1997 Audit Manager, Deloitte & Touche 1995 - 1996 Lecturer, Vilnius Gediminas Technical University 1982 - 1983 Lecturer, Vilnius University
Owned amount of shares in INVL Baltic Real Estate	-


**Tomas Bubinas – Independent Member of the Audit Committee**

The term of office	Since 2017 till 2021
Educational background and qualifications	2004 - 2005 Baltic Management Institute (BMI), Executive MBA 1997 - 2000 Association of Chartered Certified Accountants. ACCA. Fellow Member 1997 Lithuanian Sworn Registered Auditor 1988 - 1993 Vilnius University, Msc. in Economics
Work experience	Since 2013 Chief Operating Officer at Biotechpharma, UAB 2010 - 2012 Senior Director, Operations. TEVA Biopharmaceuticals (USA) 2004 - 2010 CFO for Baltic countries, Teva Pharmaceuticals 2001 - 2004 m. CFO, Sicor Biotech 1999 - 2001 Senior Manager, PricewaterhouseCoopers 1994 - 1999 Senior Auditor, Manager, Coopers & Lybrand.
Owned amount of shares in INVL Baltic Real Estate	-

#### 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 187 thousand and a Performance Fee EUR 1,382 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.

During the reporting period company's managing bodies, which are mentioned in the section 11 of the report, were paid EUR 7,905 of dividends, net of tax. There were no assets transferred, no guarantees granted, no bonuses paid and no special payouts made by the company to its managing bodies. The managing bodies were not granted with bonuses by other companies of INV L Baltic Real Estate group.

During the reporting period INV L Baltic Real Estate Group and the Company for the company providing accounting services respectively paid EUR 7 thousand and EUR 3 thousand (in 2019 respectively paid EUR 7 thousand and EUR 3 thousand).

## V. OTHER INFORMATION

### 15 Agreements with intermediaries on public trading in securities

INVL Baltic Real Estate has signed these agreements with this intermediary:

- Siaulių bankas (Seimyniskiu str. 1A, Vilnius, Lithuania. tel. +370 5 203 2233) – the agreement on management of securities accounting, the market maker services agreement, service agreement on the payment of dividends and agreement regarding investment services.
- AB SEB bankas (Gedimino pr. 12, Vilnius, 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 six months of 2020 there were no significant changes from the information about the principal risks and uncertainties disclosed in the latest Consolidated annual report. For the next six months of this financial year, there aren't expecting any changes in principal risks and uncertainties rather than already disclosed in the latest annual report of the Company.

Principal risk and uncertainties of the Company are published in the web page of INVL Baltic Real Estate. All the information is disclosed in the Company's web site section „For Investors“ → „Investment risks“. The link is provided <https://bre.invl.com/lit/en/for-investors/investment-risks>

### 18 Significant investments made during the reporting period

In 2020 In the first half of the year, the main investments made by INVL Baltic Real Estate were to into development of the Rock IT space in the Vilnius Vartais business center, the amount of investments amounted to EUR 85 thousand.

### 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 which would come into force, be amended or cease to be valid if there was a change in issuer's controlling shareholder.

### 20 Information on the related parties' transactions

Information on the related parties' transactions is disclosed in 16 point of explanatory notes of consolidated interim condensed financial statements for the six months ended 30 June 2020.

### 21 Disclosure of the impact of the COVID-19 pandemic

18th March 2020 the Company announced that in the opinion of the management of INVL Baltic Real Estate, the Company's activities will be insignificantly affected by coronavirus. Although the virus may affect the decline in rental income, management does not expect the decrease in rental income to be material. In addition, the Company emphasizes that it has sufficient financial resources to fulfill all its liabilities and to implement planned activities. In the event of a change in circumstances or with clearer consequences, the Company will to provide the information in a separate notice. The Company's management company INVL Asset Management, UAB does not foresee any malfunction of the management of the Company due to coronavirus.

The management of the Company evaluated the coronavirus effect on Company's performance and states that pandemic had a negative impact on the company's results, but the impact was not significant - the total amount of discounts granted to tenants whose activities were affected during quarantine amounted to about EUR 50 thousand. Considering the tenant structure of INVL Baltic Real Estate and the impact of the coronavirus pandemic at the beginning of this year on the tenants' activities and the company's results, it can be predicted that pandemic will not have a significant impact on this year's results.

## 22 Information regarding transactions with related parties

Information regarding Transactions with Related Parties, according to the Law on Companies article 37<sup>2</sup>, is published on the Company's web site – „For Investors“ → „Related parties transactions“. The link to the Company's website: <https://bre.invl.com/lit/en/for-investors/documents/legal-documents/related-parties-transactions>

Related party transaction policy of UTIB Baltic Real Estate was approved during the General Shareholders Meeting held on 26th March 2018. The policy is published on the Company's website: <https://bre.invl.com/lit/en/for-investors/documents/legal-documents>

At the time the report was published, the Company provides information about Company's Transactions with Related Parties published on the Company's web site:

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Rovelija, UAB was signed on 25th October 2018 No. BRE/181025/01 for the amount of EUR 10 thousand. The loan was return on 31th December 2018.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Rovelija, UAB was signed on 28th December 2018 No. BRE/181228/01 for the amount of EUR 286,237.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 30th November 2018 No. BRE/181228/02 for the amount of EUR 54,665.67	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A settlement with Proprietas UAB on the determination of the remuneration and its payment procedure was signed on 28-12-2017, the settlement was an annex to a 28/12/2017 Property Simple Administration Agreement No. 28/12/2017 signed on 28th December 2017. Remuneration is determined on the basis of the documentation of Transaction Services of Proprietas, UAB, applying 5 percent performance overcharge	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 30 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the maintenance of engineering systems in the facility Juozapavičiaus 6, Vilnius. Transaction value EUR 145.20 with VAT per month.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 29 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the maintenance of engineering systems in the facility Palangos 4, Vilnius. Transaction value EUR 60.50 with VAT per month.	

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 31 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the on new hourly rates for technical facilities services in the facilities served.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Rovelija, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a settlement on 2nd January 2019 regarding supplementing and amending the lease agreement for non-residential premises dated on 1st February 2010. Transaction value EUR 592.03 with VAT per month. The settlement was terminated after sale of the premises.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Rovelija, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an agreement on 2nd January 2019 regarding the maintenance and provision of services for the facility's general use facilities for facility and facility maintenance services. Transaction value EUR 16.69 with VAT per month. The settlement was terminated after sale of the premises.	
Invalda INVL, AB Code 121304349 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	Shareholder of UTIB INVL Baltic Real Estate, owning 30 percent of shares in the Company	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate on 21th December 2018 signed a settlement to accounting service provision contract No. 20140531/02. Amount of salary changed to EUR 605 with VAT per month.	
INVL Asset Management, UAB Code 126263073 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	The Company signed a settlement to a Non-residential Lease Agreement (dated 30th October 2015 No. 2015-10-30/1) with INVL Asset Management, UAB on 28th September 2018. On the basis of the settlement additional premises was rented. Transaction value EUR 3,149.45 with VAT per month.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a Services Agreement No. PL-2018/01/11 on 1st November 2018. Hourly service charges is provided in the contract.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INVL Baltic Real Estate signed a Premises Lease Agreement No. 27122018/1 on 27th December 2018. Transaction value EUR 309.60 with VAT per month.	



Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INV L, AB. Invalda INV L, AB owns 30 percent of shares in UTIB INV L Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INV L Baltic Real Estate signed a Services Agreement No. 01/01/2019-DBP on 1st February 2018, regarding repairment work in the premises. Transaction value EUR 14,001.80 with VAT.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INV L, AB. Invalda INV L, AB owns 30 percent of shares in UTIB INV L Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INV L Baltic Real Estate signed a Services Agreement No. 01/02/2019-DBP on 1st February 2018, regarding repairment work in the premises. Transaction value EUR 10,357.47 with VAT.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INV L, AB. Invalda INV L, AB owns 30 percent of shares in UTIB INV L Baltic Real Estate	Dommo Bizness parks, SIA, Code 40003865398, indirectly managed by UTIB INV L Baltic Real Estate signed a Services Agreement No. 01/02/2020 on 26th February 2020, regarding repairment work in the premises. Transaction value EUR 27,956.95 with VAT.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INV L Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INV L Baltic Real Estate signed a Loan Agreement No. 26062018/1 on 26th June 2018. Loan amount – EUR 200.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INV L Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INV L Baltic Real Estate signed a Loan Agreement No. 16012019/1 on 16th January 2019. Loan amount – EUR 500.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INV L Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INV L Baltic Real Estate signed a Loan Agreement No. 08012020/1 on 8th January 2020. Loan amount – EUR 350.	
Dommo SIA Code 40003787271 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INV L Baltic Real Estate	IPAS INV L Asset Management, Code 40003605043, 100 percent owned by Invalda INV L, AB signed a Premises Lease subagreement No. 19/12/2019 on 19th December 2019. Transaction value EUR 140 without VAT per month per workplace and utility costs.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INV L Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 19th September 2019. No BRE/190919/01 for the amount of EUR 250,000.	

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Invalda INVL, AB Code 121304349 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	Shareholder of UTIB INVL Baltic Real Estate, owning 30 percent of shares in the Company	A loan agreement with Invalda INVL, AB was signed on 26th November 2019. No P/191126/01 for the amount of EUR 1,500,000. The Company is the Borrower.  The Company returned a loan on 9th March 2020 No. P/191126/01 for the amount of EUR 1,500,000 EUR according to the loan agreement	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 8th October 2019. No BRE/191008/01 for the amount of EUR 60,000.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company has signed a Share Purchase agreement on 12-12-2019, according to which increases Authorised capital of Proprietas UAB by additional cash contribution which amounts to EUR 232,000 (increasing the Authorised capital from EUR 20,300 to EUR 252,000, issuing 800,000 units of ordinary registered shares with the nominal value of EUR 0.29). Increased authorised capital of Proprietas UAB registered in the Register of Legal Entities on 19-12-2019.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company has signed a Share Purchase agreement on 12-12-2019, according to which increases Authorised capital of Proprietas UAB by additional cash contribution which amounts to EUR 5,800 (increasing the Authorised capital from EUR 348,000 to EUR 353,800, issuing 20,000 units of ordinary registered shares with the nominal value of EUR 0.29). Increased authorised capital of Rovelija UAB registered in the Register of Legal Entities on 18-12-2019.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company entered into an agreement on 09-01-2020 regarding partial amendment of the Loan Agreement No. BRE/181228/02 as of 28-12-2018 signed with Proprietas UAB. Extension of loan repayment term has been made.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company entered into an agreement on 09-01-2020 regarding partial amendment of the Loan Agreement No. BRE/181228/01 as of 28-12-2018 signed with Rovelija UAB. Extension of loan repayment term has been made. The loan was return on 19th May 2020.	

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 26th March 2020 No. BRE/200326/01 for the amount of EUR 10.85 million. The loan was return on 8th May 2020.	
Dommo Grupa SIA Code 40003733866 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. BRE/200522/1 on 22th May 2020. Loan amount – EUR 1.45 million	
Dommo Bizness parks, SIA Code 40003865398 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate and Dommo Bizness Parks, SIA 100 percent indirectly owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. DG/25052020/1 on 25th May 2020. Loan amount – EUR 1.43 million	Loan was granted by Dommo Grupa SIA Code 40003733866 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, Code 40003865398, indirectly managed by UTIB INVL Baltic Real Estate signed a Services Agreement No. 28/05/2020 on 28th May 2020, regarding repairment work in the premises. Transaction value EUR 11,040.43 with VAT.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. 13072020/1 on 13th July 2020. Loan amount – EUR 150.	

## 23 Information related to the compliance with the Governance Code

During the six months of 2020 there were no significant changes in principles and recommendations contained in the Governance Code rather than disclosed in the latest Consolidated annual report of the Company.

Real estate fund manager of the Management Company  
INVL Asset Management

Vytautas Bakšinskas