A CLASS BUSINESS CENTRE SECURED BONDS

INVESTOR PRESENTATION

KONSTITUCIJOS AVENUE 14A, VILNIUS

UAB "KVARTALAS"

RIGHT BANK DEVELOPMENT FUND

29 JUNE 2026

Disclaimer

This presentation has been prepared by UAB “Kvartalas” (the Issuer) for the sole purpose of providing the recipient with background information on the Issuer, its sole shareholder – the closed-ended real estate investment fund intended for informed investors, Right Bank Development Fund (the Fund) and the Fund’s management company UAB "Lords LB Asset Management".

The Issuer has successfully developed an A++ class business centre “SĄVARŽĖLĖ“ at Konstitucijos ave. 14A, Vilnius (the Project), and anticipates issuing additional secured fixed-term bonds in the total amount of up to EUR 10,000,000, forming part of the total EUR 60,000,000 bond issue, *inter alia*, to finance the remaining Project-related costs.

This document is not a prospectus within the meaning of Regulation (EU) No 2017/1129 and is intended solely for informational purposes. Investing entails risks, so in order to comprehensively understand the terms and conditions of the Issuer’s bond and risks associated with acquisition of bonds of the Issuer. Each prospective investor should carefully read the Issuer’s second base prospectus, approved by the Bank of Lithuania on 19 November 2025, as amended and supplemented by its first supplement dated 23 June 2026, together with the final terms of the 6th tranche of bonds, which form an inseparable part of the base prospectus, all of which are available at www.savarzele.lt/en/investment, and consult with his/her/its financial, business, legal, and tax advisors before making an investment decision. However, please note that the information contained in this presentation is consistent with the information in the base prospectus, as amended and supplemented under its first supplement, and final terms of the 6th tranche of bonds.

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Contents

Overview of the A-class Business Centre “SĄVARŽĖLĖ“

Key Project details

Location	• Konstitucijos ave. 14A, Vilnius CBD[1]
Land plot	• 6,430 m^2 (ownership: freehold)
Building area aboveground	• 7 floors, 19,218 m^2
Building area underground	• 2 floors, 11,048 m^2 , 346 parking spaces
Gross leasable area (GLA)	• 20,755 m^2
Construction status	• **Building commissioned on 10th March 2026** • **All major shell & core construction works are completed**
Project status	• **Largest tenant “Artea” bank has moved into the premises on 20th April 2026**
Sustainability	• A++ energy class • *BREEAM Outstanding* (*New Construction*)

Management company

RSHP

Architect

Artea[3]

Anchor tenant,
Arranger and dealer of Bonds

conres

General contractor

[1] Central Business District.
[3] Former Šiaulių bankas.

Overview of the Bonds

Lords LB Asset Management

- A leading Baltic real estate, energy, infrastructure and private equity fund manager, with assets under management (AUM) of EUR 1.42bn[1]

Managed by

Right Bank Development Fund

- Closed-ended real estate investment fund intended for informed investors
- Established in 2021, its sole investment is in business centre "SĄVARŽĖLĖ"

100% ownership

Bonds → **UAB "Kvartalas"** *Issuer*

- A Special-Purpose-Vehicle (SPV) established for the development of business centre "SĄVARŽĖLĖ"

Property ownership

Key general terms of the Bonds

Total issue size	• Up to EUR 60m
Already issued	• EUR 50m
Interest (coupon)	• 8.00% (fixed) per annum, paid semi-annually
Maturity	• 19 December 2026
Denomination	• EUR 100
Collateral	• 1st rank mortgage (building and land plot)

Key terms of the 6th tranche

Tranche size	• EUR 5m, which may be increased
Issue yield	• 6.00% per annum
Issue price	• EUR 101.2933 (incl. accrued interest)
Offering period	• 30 June – 3 July 2026, but can be terminated early[2]
Issue date	• 9 July 2026

[1] As of 31 December 2025
[2] The Issuer has the right to stop collection of subscription orders before the end of the offering period if it decides that sufficient demand has been reached.

Development of a Landmark Property in the Heart of Vilnius CBD

- Right Bank Development Fund, through its company UAB "Kvartalas" has finished construction of an A++ class, 7-storey business centre on Konstitucijos ave. 14A, in Vilnius CBD.
- Ground floor of the complex has been dedicated to retail, commercial, catering areas, and a conference hall.
- Levels 2 – 7 provides an A++ class office space, with a range of a floorplate area from 2,100 m^2 to 3,500 m^2, one of the largest in the CBD which could be suitable for corporate headquarters, while flexible layouts allow for single or multi tenant division per each floor.
- Parking needs of the tenants and guests are accommodated by the building's underground parking facilities, which are situated across 2 underground levels comprising 346 spaces. The underground level also includes e. vehicle charging docks (70 units), bicycle & scooter storage, e-scooter charging storage, shower-locker rooms.
- The business centre received a sustainability certificate *BREEAM Outstanding* (*New Construction*).
- In October 2024, the brand name of the business centre was introduced – "SĄVARŽĖLĖ" ("paper clip" in English). A simple paper clip is the epitome of functional simplicity, efficiency and longevity. "SĄVARŽĖLĖ" business centre was designed with all these qualities in mind, for the benefit of the business community and the environment.

Latest Progress

Constructions are completed

Invested amount

31 December 2025 — **EUR 67.3m**

31 March 2026 — **EUR 74.95m**

+ EUR 7.65m

Key project milestones

- **April 2022:** RSHP wins competition to design the building
- **January 2023:** Lease agreement with Artea[1] signed
- **January 2024:** Construction started
- **December 2024:** 1st tranche of bond issue
- **March 2025:** Bonds listed on Nasdaq Vilnius
- **November 2025:** The second base prospectus for the bond issue has been approved
- **January 2026:** EUR 50m worth of bonds issued
- **March 2026:** Completion of construction
- **April 2026:** First tenant moved in
- **June 2026:** Increase of the bond issue size to up to EUR 60m

[1] Former Šiaulių bankas.

Contents

Key Investment Highlights

1. Development and construction were supported by a highly experienced developer, having successfully completed four office buildings in Vilnius CBD to date, and managing assets worth EUR 1.42bn[1]
2. Property located at the heart of Konstitucijos Avenue – Vilnius' most sought-after business centres' location
3. Landmark business centre designed by globally renowned international architecture firm "RSHP"
4. Reputable general contractor "Conres" with constructions completed in March 2026
5. Designed and built according to the highest sustainability standards with *BREEAM Outstanding* (*New Construction*) certification obtained and an A++ energy class rating
6. Project is 67% occupied with tenants. Nearly half of the building leased out to a blue-chip anchor tenant Artea Bank[2]
7. 1st rank mortgage, structured financing approach and robust set of covenants provided to bondholders

[1] As of 31 December 2025.
[2] Former Šiaulių bankas.

Experienced Management Team

	MARIUS ŽEMAITIS	ANDRIUS RADIUL	VILMA TVARONAVIČIENĖ	KRISTIJONAS FUDZINSKAS	GIEDRIUS ŽILINSKAS	MONIKA MUKOVOZIENĖ	RASA BARTUSEVIČIENĖ	DANA ČESŪNĖ
								
Position	Fund Manager & Board Member	Deputy Fund Manager	CEO	Finance director	Chief Risk Officer	Compliance Officer	Investor Relations Manager	Investor Relations Manager
Joined Lords LB Asset Management	2011	2023	2011	2025	2021	2020	2018	2023
Professional experience	16 years	7 years	23 years	17 years	10 years	9 years	21 years	16 years
Career highlights	*Newsec Baltics, McKinsey & Company*	*CBRE Baltics, Ekistics*	*Achema group*	*BBN Airlines, Citadele, SEB, KPMG*	*Danske Bank*	*Lewben*	*Swedbank*	*SEB Bank*

Right Bank Development Fund is Managed by Experienced Key Personnel With Top-class Real Estate Know-how Acquired Combinedly Over 50 Years

Lords LB Asset Management

MANAGEMENT BOARD

1 April 2023 – 1 April 2027

Jan Litborn (Chairman)

Mindaugas Marcinkevičius

Andrius Stonkus

Antanas Vainauskas

Marius Žemaitis

ANDRIUS STONKUS

Board member, Founder and Shareholder

- Mr. Stonkus is the founder of the leading RE advisory and asset management company in the Baltic States Re&Solution, which was later partly acquired by Newsec and became Newsec / Re&Solution.
- Mr. Stonkus founded Lords LB Asset Management in 2008 where he is responsible for raising funds and acquisitions. Before Re&Solution, during 2001 – 2004, Mr. Stonkus was the Director of RE investment company Prime Real Estate and held several financial and management positions at Prime Investment. During his career, Mr. Stonkus was managing and participating in RE transactions totalling EUR 1 billion.
- Mr. Stonkus holds a Bachelor's degree in Banking from Vilnius University and has taken various courses in finance and analysis.

MINDAUGAS MARCINKEVIČIUS

Board member and Shareholder

- Mr. Marcinkevičius has over 20 years of experience in real estate development within VP Group, the largest business consortium in the Baltics. In the Lords LB Management Company, Mr. Marcinkevičius is responsible for real estate development and project management.
- For ten years, he was a Chairman of Akropolis, the largest and most successful shopping centre developer in the Baltics with operations in Lithuania, Latvia, Estonia, and Bulgaria. Under Mr. Marcinkevičius' management, Akropolis developed over 250,000 m^2 of flagship retail & office space, which was recognized as the most valuable commercial real estate asset in Lithuania.
- Mr. Marcinkevičius holds a Master's degree in Real estate valuation and management from Vilnius Gediminas Technical University.

The 5th Business Centre in Vilnius CBD by Lords LB Asset Management

Vilnius Central Business District:
Konstitucijos Avenue

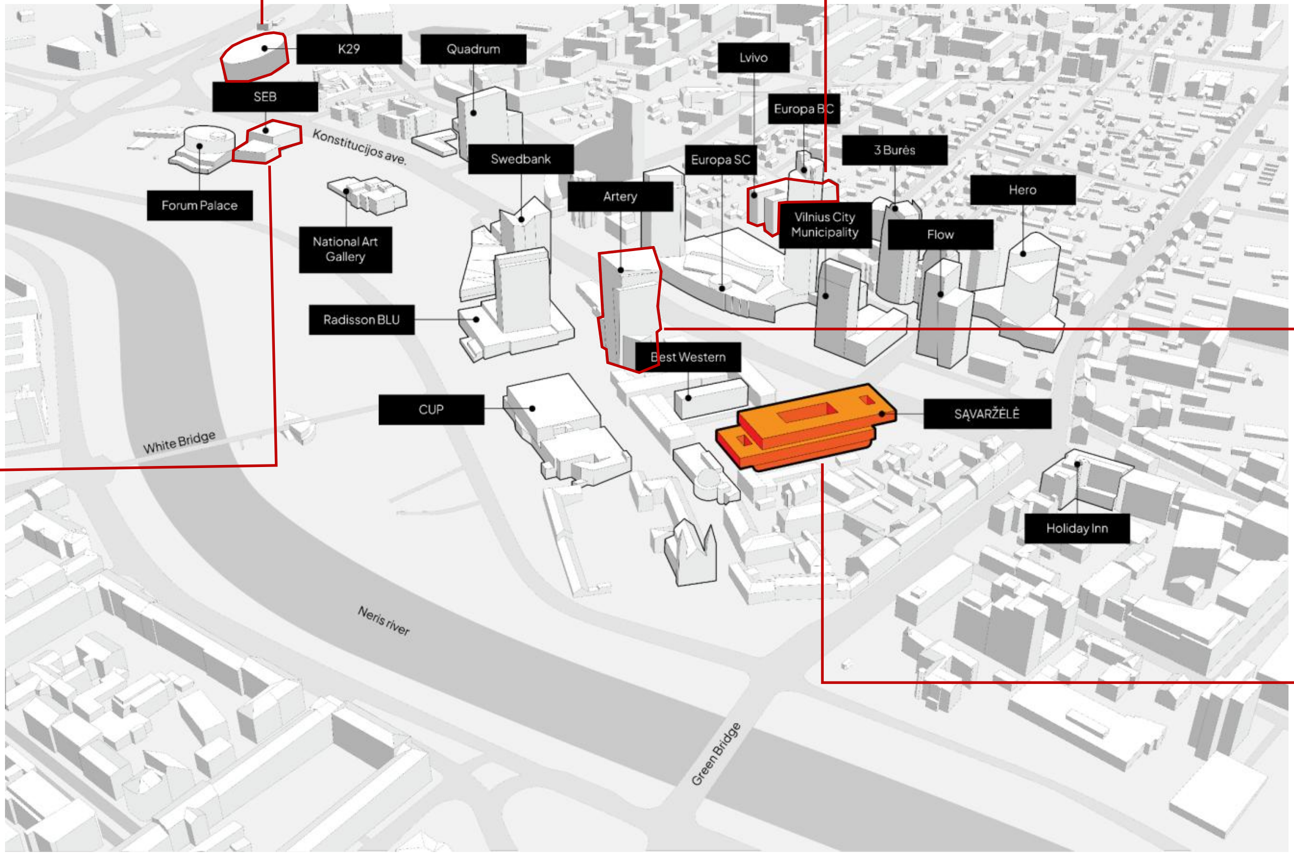
The most prestigious and sought-after location for business centres in Lithuania

BREEAM Excellent

K29 Business Centre
Completed in 2015

BREEAM Outstanding

SEB Lithuania HQ
Completed in 2020



BREEAM Outstanding

Lvivo Business Centre
Completed in 2021

BREEAM Outstanding

Artery Business Centre
Completed in 2023

BREEAM Outstanding[1]

SĄVARŽĖLĖ Business Centre
Completed in 2026

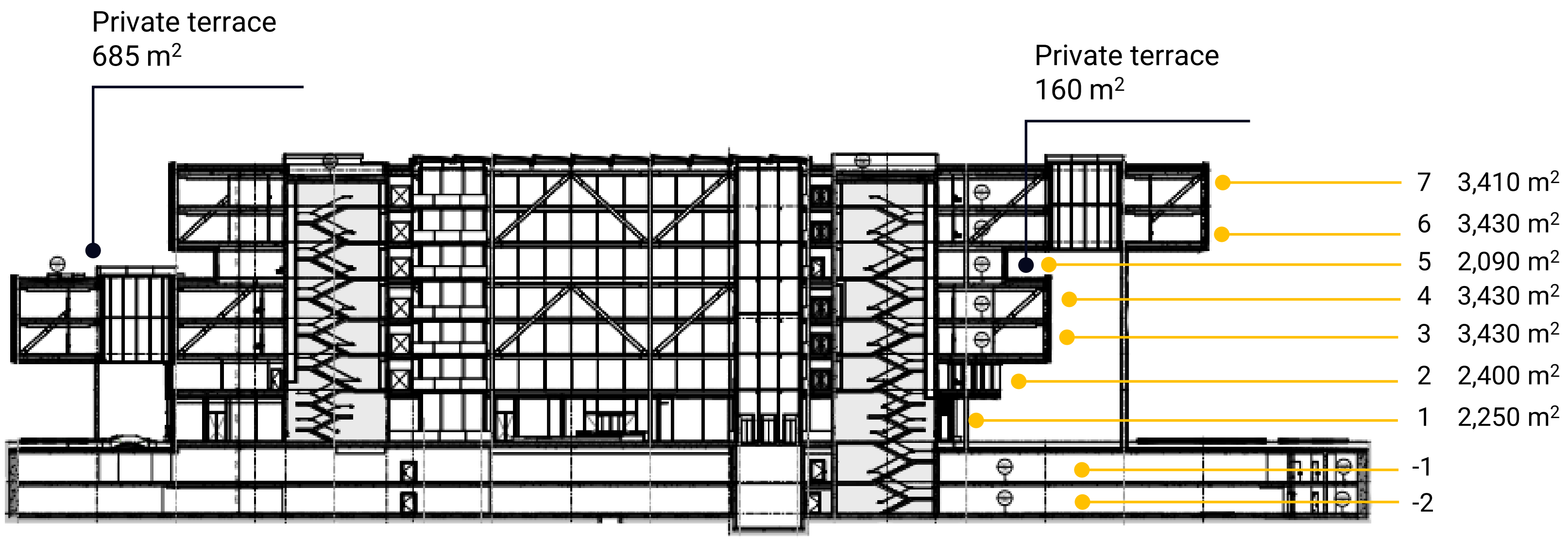
[1]*BREEAM Outstanding (New Construction)* obtained in June 2026.

Exceptional Location in Vilnius Office Market Landscape

Modern A-class Business Centre Well-suited for Wide Range of Tenants

6,430 m^2	19,218 m^2	20,755 m^2	346	7	A++
Land plot (freehold)	Aboveground gross building area	Gross leasable area	Parking spaces in 2 levels of underground parking, of which 70 EV spaces	Number of floors above ground	Energy class certificate

BREEAM OUTSTANDING

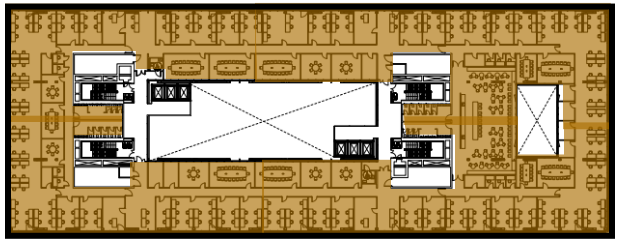


2 – 7 Floors
Office

Ground Floor
Retail, catering, commercial

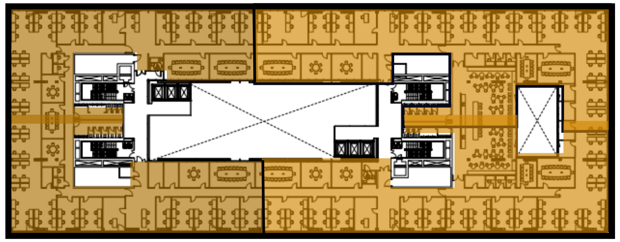
Underground
Parking, EV charging, bicycle storage, scooter charging, shower-lockers

Convenient and Flexible Workspace



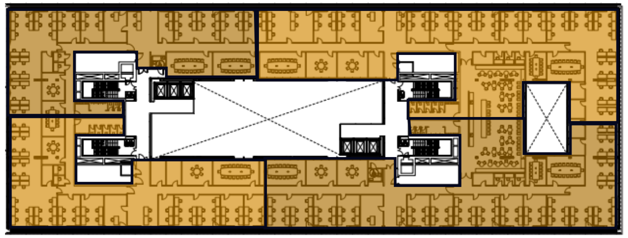
1 tenant per floor

2,090 – 3,430 m²



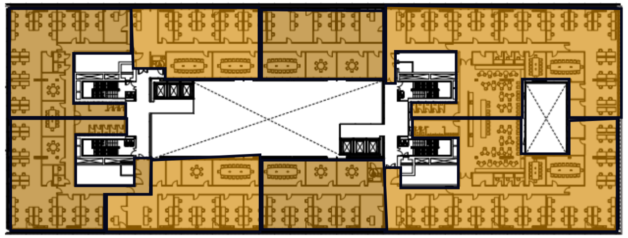
2 tenants per floor

1,050 – 1,750 m² each



4 tenants per floor

500 – 800 m² each



8 tenants per floor

250 – 450 m² each

Examples or tenant diversification

Project offers office spaces tailored to the unique needs and scale of most companies. Each floor features flexible layouts to accommodate a range of tenants, from single occupants to multiple enterprises, with office areas spanning from 250 to an impressive 3,500 m². Boasting some of the largest floor plates in Vilnius, this business centre is perfectly suited for housing large companies.

Location

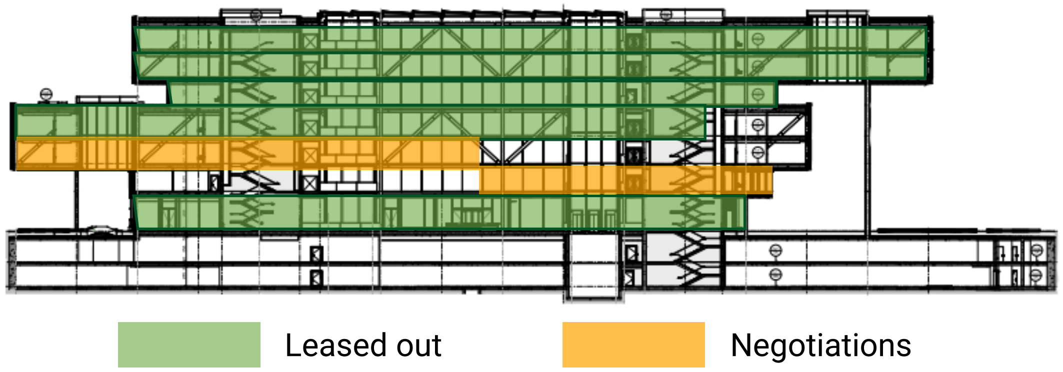
Nearly Half of the Building Leased Out to a Blue-chip Anchor Tenant

Artea[1]

Other tenants

The lunch restaurant "Lumo" and a “Julius Meinl“ brand café will occupy the first floor of the building. Other tenants in the building will be “Audifina” and “The Motor Insurers‘ Bureau of the Republic of Lithuania”, “Omnisend”

Building occupancy is 67%

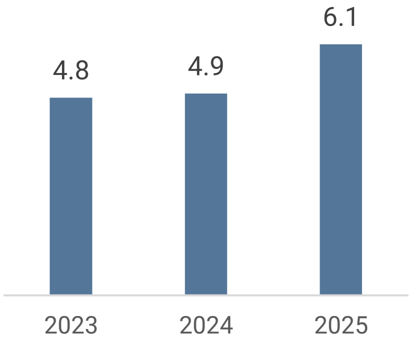


Key facts about Artea

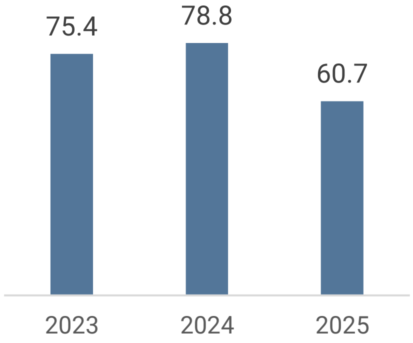
- Established in 1992 and now the largest independently owned financial institution in Lithuania;
- Provides over 50 banking, asset management and life insurance products;
- Operates the widest branch network in Lithuania and has over 1,100 employees;
- One of the most actively traded stocks on Nasdaq Vilnius with a market capitalization of nearly EUR 615m at the end of 2025.

Key figures

Total assets, EURbn



Net profit, EURm



Source: Artea
[1] Former Šiaulių bankas.


Artea

Artea


Artea
Konsultacijų
centras

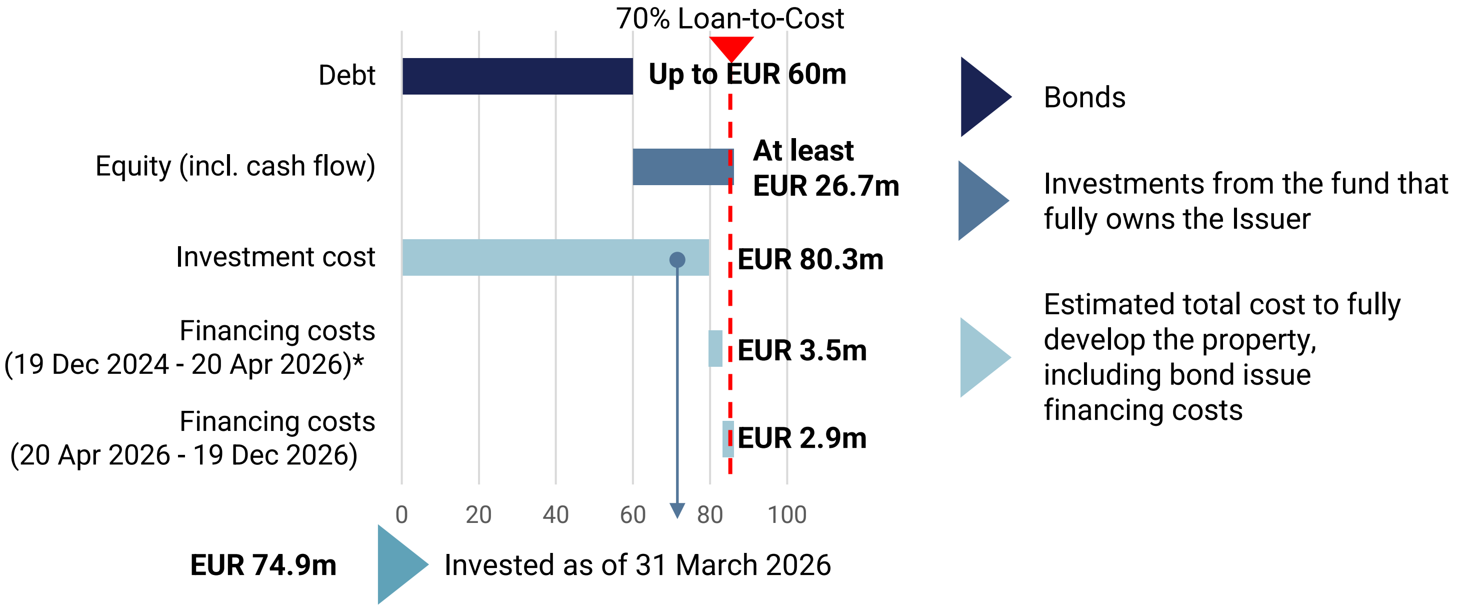
1st Rank Mortgage, Structured Financing Approach and Robust Set of Covenants

Collateral

The 1st rank mortgage over the land plot and the building

Loan-to-Cost

Anticipated financing structure



Covenants[1]

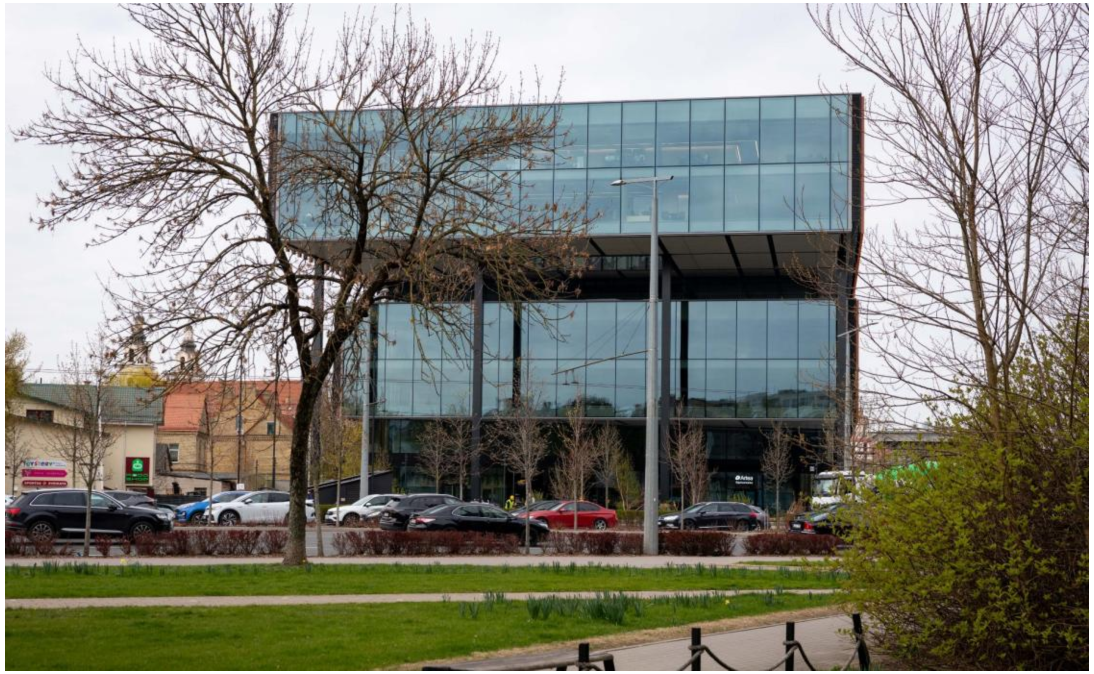
- **Loan-to-Cost:** external interest-bearing debt will constitute less than 70% of the total costs of the Project
- **Negative borrowing:** the Issuer will not raise external interest-bearing debt other than the Bonds[2] and/or fully subordinated debt from related parties in favour of the Bonds
- **Mortgage over property:** The mortgage agreement concluded by the Issuer will remain registered in the Real Estate Register until the redemption of the bonds
- **Disposal of property:** the Issuer is only permitted to sell the property for funding the redemption of the bonds
- **Corporate status**
- **Decisions**
- **Reporting obligations**

[1] For the full description of the covenants see section 6.12 "Covenants of the Issuer" of the Prospectus, as amended and supplemented by the First Supplement to the Prospektcus, as available at www.savarzele.lt/en/investment/.

[2] Except for debt raised for the purpose of refinancing of the Bonds and debt not exceeding EUR 50,000 during a year.

*Premises handed over for lease to "Artea" bank 20 April 2026

Construction of the Project Has Been Completed




OPEN HOUSE VILNIUS


A





Artea
Kasdienė
bankininkystė

Globally Recognized Architect, Having Designed a Number of Landmark Buildings

RSHP	**Architect**
UNITECTUS architektų grupė	**Architect of record (Lithuania)**

- Project is designed by the international British architectural firm RSHP[1] founded in 1977.
- RSHP's talented team of 180 people support a diverse range of projects from studios in London, Melbourne, Sydney, Shanghai, Shenzhen, and New York.

Leadenhall Building, London

Lloyd's Building, London

3 World Trade centre, New York City

European Court of Human Rights HQ, Strasbourg

Pompidou Centre, Paris

International Towers, Sydney

Source: RSHP
[1] Previously also known as Rogers Stirk Harbour + Partners.

RSHP Architecture Studio and Their Approach

"We practice architecture to create and inspire meaningful change"

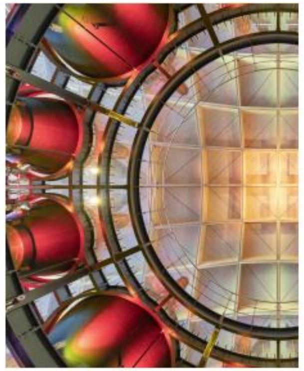
- RSHP's journey began in 1977 with the founding of 'Richard Rogers Partnership.' In 2007, the firm was rebranded as 'Rogers Stirk Harbour + Partners,' honoring partners Graham Stirk and Ivan Harbour, before eventually becoming RSHP. Throughout its extensive history, this architectural studio has crafted an array of projects across multiple continents.

- With RSHP's offices spanning across Europe and other continents, their project portfolio is diverse. Some of the studio's achievements include the Pompidou National Art and Culture Center in Paris, the European Court of Human Rights headquarters in Strasbourg, 3 World Trade Center in New York, the International Towers in Sydney, and the Lloyd's and Leadenhall buildings in London. These landmarks, among others, underscore RSHP's global impact and architectural prowess.


Office


Health, Science & Education


Cultural


Industrial


Residential

Source: RSHP

RSHP Brings Uncommon Thinking to Building Projects of All Types and Scales

Founder partner, architect

- **Richard George Rogers, Baron Rogers of Riverside** (23 July 1933 – 18 December 2021) was a British-Italian architect noted for his modernist and constructivist designs in high-tech architecture.
- **Education:** Architectural Association School of Architecture (1954–59), Yale University (1961–62)
- **Career Milestones:** Co-designed the Centre Pompidou in Paris (1977). Founded RSHP (Rogers Stirk Harbour + Partners)
- **Awards:** RIBA Gold Medal (1985), Thomas Jefferson Medal (1999), Stirling Prize (2006, 2009), Pritzker Prize (2007), and AIA Gold Medal (2019)
- **Philosophy:** Focused on architecture as a social and sustainable force, emphasizing public spaces and transparency in design
- **Honours:** Rogers was knighted in 1991 by Queen Elizabeth II. He was created Baron Rogers of Riverside, of Chelsea in the Royal Borough of Kensington and Chelsea in October 1996. He sat as a Labour peer in the House of Lords until 2021.

Lead architects of the Project

Jack
Evans-Newton

Simon
Smithson

Re-imagining the workspace

- Attitudes towards work and the workplace have been radically impacted by the pandemic. This presents challenges but also opportunities for office building developers. RSHP’s design aims to create a working environment that is integrated with the city, celebrates the office as an exciting place to come to, and is both healthy and flexible – able to capture and retain tenants over the long term.
- According to the architects, the design of the workplace has the power to achieve many things: • Foster a sense of belonging to an organization • Establish an identity for a tenant or tenant companies • Facilitate change management • Encourage collaboration • Harness the full potential of teamwork • Make work enjoyable • Contribute to productivity
- RSHP’s design of Project, therefore, addresses all these challenges head-on. Their objective is to create a place of work that encourages accessibility and an architecture that makes the workplace attractive and inspiring.

RSHP team, London

Highest Sustainability Standards

Obtained in September 2024

BREEAM

OUTSTANDING
Design Stage

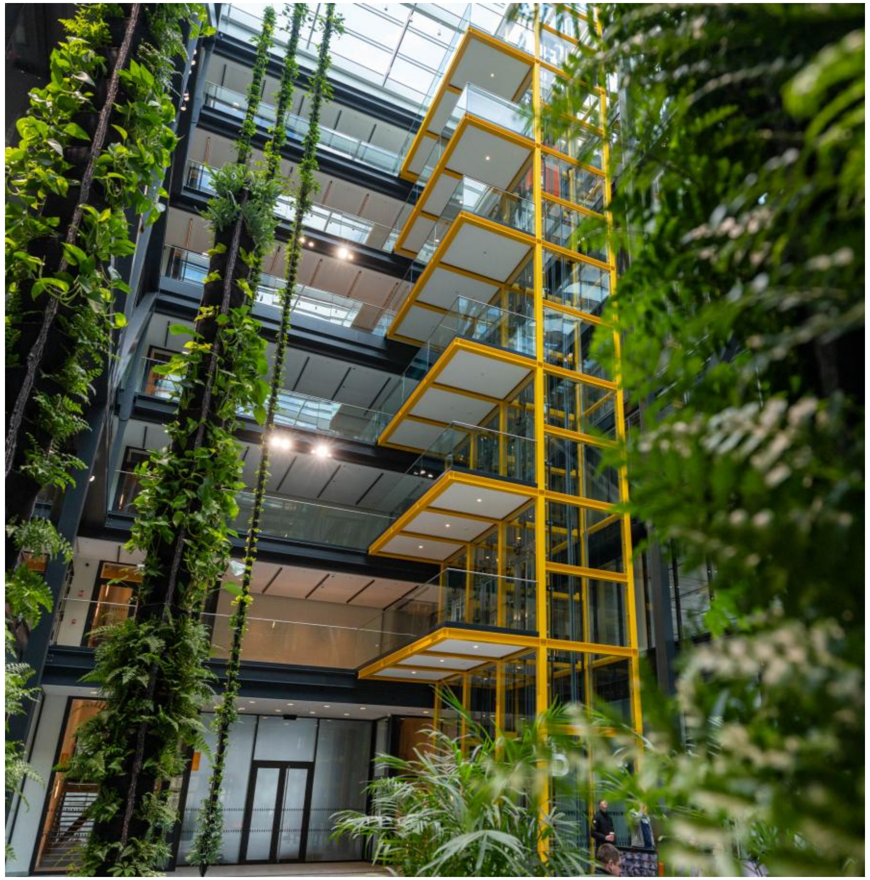
Obtained in June 2026

BREEAM

OUTSTANDING
New Construction

and

A++
Energy efficiency class



Cutting-edge engineering and technological solutions

- Rooftop vegetation
- Double-glazed facade with external shades
- Smart Building Management System (BMS)
- Cooling system based on water circulation[1]
- Ventilation, cooling, and humidity control systems

[1] In compliance with the EU regulations to reduce the use of freon gas by 2027 and onwards.

Contents

Key Terms and Conditions of the Bonds

General terms and conditions

Issuer	• UAB "Kvartalas", company code 305475438, LEI 98450090J5CC5A19F957
ISIN	• LT0000411167
Use of proceeds	• To finance 1) construction and fit-out of "SĄVARŽĖLĖ" Business Centre (incl. financing costs) in an amount up to EUR 57m[1] ; remaining financing amount 9,500,000 EUR; and • 2) redemption of the subordinated intercompany bonds (incl. accrued interest) in an amount up to EUR 3m; allowed amount to be redeemed EUR 500,000.
Total issue size	• Up to EUR 60,000,000
Issued already	• EUR 50,000,000 (in 5 tranches)
Interest (coupon)	• 8.00% (fixed) per annum, paid semi-annually on 19 December 2026
Maturity	• 19 December 2026 (2 years from the issue date of the 1st tranche)
Early redemption	• At par within the period of 6 months to maturity
Collateral	• 1st rank mortgage on the land plot and the building
Covenants	• <70% Loan-to-Cost, Negative Borrowing, Mortgage Over Property, Disposal of Property, Corporate Status, Decisions, Reporting Obligations
Denomination	• EUR 100
Offering	• Public offering to retail and institutional investors in Lithuania, Latvia and Estonia • Simultaneously may be offered in EEA through private placement in compliance with applicable laws
Listing	• The Bond List of Nasdaq Vilnius, admitted within 4 months from an issue date of each tranche
Arranger and dealer	• Artea bankas

6th tranche

Tranche size	• EUR 5,000,000, but the Issuer has the right to increase it
Issue yield	• 6.00% per annum
Issue price incl. accrued interest	• EUR 101.2933
Accrued interest	• EUR 0.4371
Issue price excl. accrued interest	• EUR 100.8562
Offering period	• 30 June – 3 July 2026, but the Issuer has the right to terminate early[2]
Announcement of offering results	• 3 July 2026 or earlier if offering period is terminated early
Issue date	• 9 July 2026
Subscription	• Subscription through a Nasdaq Vilnius auction via banks and investment firms that hold Exchange Member status on Nasdaq Vilnius/Riga/Tallinn

[1] Proceeds may also be used to support the Issuer's working capital needs.
[2] The Issuer has the right to stop collection of subscription orders before the end of the offering period if it decides that sufficient demand has been reached.

How Can Investors Subscribe for the Bonds in the 6th Tranche?

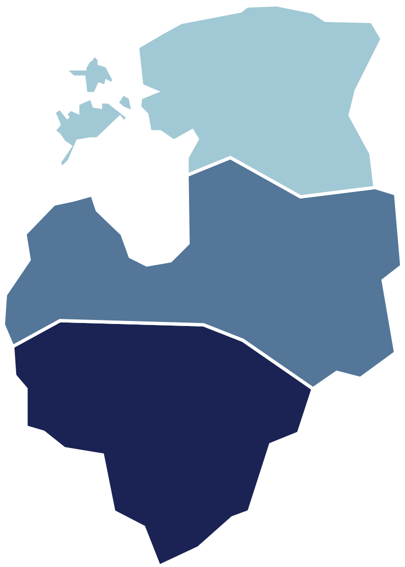
1 You will need a securities account. If you don't have one, you can open it at any Baltic financial institution that provides investment services

2 You can subscribe for the Bonds by submitting subscription orders to any Baltic financial institution where you hold a securities account.

This can be done through an internet bank or any other method accepted by your financial institution[1]

3 Subscription period runs from **30 June** until **3 July 2026**[2], but the Issuer has the right to **stop collection of orders earlier** if sufficient demand has been reached

Examples of financial institutions where you can submit subscription orders for the Bonds



Swedbank SEB Luminor LHV

Swedbank SEB Luminor Citadele SIGNET BluOr Bank

Swedbank SEB Luminor Artea Citadele ORION

Subscription can be terminated early

30 June	3 July	3 July	9 July
1st day of subscription period	Last day of subscription period	Announcement of subscription results (or earlier if subscription is terminated early)	Settlement and issue date – investors receive bonds

[1] Please consult with your financial institution on its accepted methods for submitting a subscription order.
[2] The deadline for submitting your subscription order may vary depending on your financial institution. Please consult your financial institution to confirm the specific cutoff time.

Contents

Financial Statements: Balance Sheet

EUR	31 Dec 2023 Audited	31 Dec 2024 Audited	31 Dec 2025 Audited
NON-CURRENT ASSETS	**15,877,055**	**27,799,382**	**63,947,514**
Property, plant and equipment	15,877,055	27,567,645	63,715,777
Other non-current assets	-	231,737	231,737
CURRENT ASSETS	**1,478,719**	**5,985,677**	**7,911,471**
Inventories	1,333	15,410	185,843
Receivables within one year	31,666	174,416	302,052
Cash and cash equivalents	1,445,720	5,795,851	7,423,576
DEFERRED EXPENSES AND ACCRUED INCOME	**10,381**	**7,906**	**15,665**
TOTAL ASSETS	**17,366,155**	**33,792,965**	**71,874,650**
EQUITY	**2,644,634**	**1,620,350**	**-1,901,745**
Capital	4,034,000	4,034,000	4,034,000
Retained earnings (-loss)	-1,389,366	-2,413,650	-5,935,745
PAYABLES AND OTHER LIABILITIES	**14,715,271**	**32,167,465**	**73,763,740**
Payables after one year and other liabilities	14,533,046	28,957,462	756,056
Payables within one year and other liabilities	182,225	3,210,003	73,007,684
ACCRUALS AND DEFERRED INCOME	**6,250**	**5,150**	**12,655**
TOTAL EQUITY AND LIABILITIES	**17,366,155**	**33,792,965**	**71,874,650**

The financial statements have been prepared in accordance with the Lithuanian Financial Reporting Standards as adopted by the Republic of Lithuania.

Financial Statements: Income Statement

EUR	31 Dec 2023 Audited	31 Dec 2024 Audited	31 Dec 2025 Audited
Sales revenue	**135,335**	**947**	**-**
Cost of sales	-	-	-
Gross profit (-loss)	**135,335**	**947**	**-**
Selling expenses	-	-	-
General and administrative expenses	-130,179	-279,983	-678,055
Other operating results	-	463	617
Other interest and similar income	4,592	11,948	113,019
Interest and other similar expenses	-467,627	-757,659	-2,957,676
Profit (-loss) before tax	**-457,879**	**-1,024,284**	**-3,522,095**
Income tax	-	-	-
Net profit (-loss)	**-457,879**	**-1,024,284**	**-3,522,095**

Financial Statements: Cash Flow Statement

EUR	31 Dec 2023 Audited	31 Dec 2024 Audited	31 Dec 2025 Audited
Net cash flows from operating activities	620,459	-195,764	-560,267
Net cash flows from investing activities	-1,834,252	-9,063,391	-28,158,264
Net cash flow from financing activities	2,500,000	13,609,286	30,346,256

The financial statements have been prepared in accordance with the Lithuanian Financial Reporting Standards as adopted by the Republic of Lithuania.

Contacts

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