



AB Tewox is a closed-end real estate investment company targeting cash flow generating commercial real estate and land plots suitable for further development in the Baltic Sea Region. The Company is aimed at institutional and informed investors and is established under the Law of the Republic of Lithuania on the Collective Investment Undertakings.

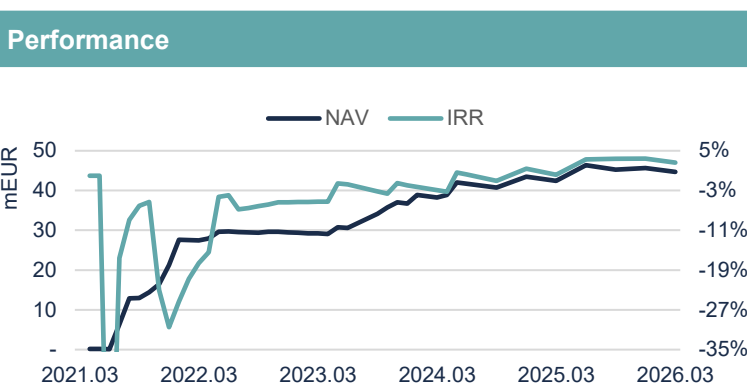
Statistics	as of 2026.03.31
Net asset value, EUR	44,662,690
Share price, EUR	1.0669
NET IRR	2.64%
Total company shares	41,863,344
Equity invested, EUR	41,863,980
Total payouts, EUR	1,674,534
No. of investors	36
Leverage	74.21%

Facts	
Company type	Closed-ended
Company inception date	2021.04.26
Company term	50 years ¹
Company manager	Paulius Nevinskas
Depository	Swedbank
Auditors	PWC

Targets	
NET IRR	12-15%
Pay-outs	5-6%
Leverage	60% (max 80%)

Profile	
Investment strategy	Opportunistic
Acquisition target	Commercial real estate
Geography	Baltic Sea Region
Investment profile	Income generating / under development retail properties

Assets	Operating assets in LT	Operating assets in PL	Land plots for dev.	Total
No. of objects	10	9	7	26
GLA, ksqm	33.8	61.1	n/a	94.9
Fair Value, mEUR	71.2	110.4	13.7 ²	195.3
Occupancy, %	99.8%	95.4%	n/a	97.0%



Fees	
Management fee	1.50% on NAV < 150 mEUR 1.00% on NAV between 150 & 250 mEUR 0.75% on NAV > 250 mEUR
Success fee	20% over 9% hurdle rate
High watermark	Yes

- | 2026 Q1 key events |
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- Acquisition of an operational retail park (opened in 2023) in Konin, Poland, has been completed. The property has a total leasable area of approximately 5,440 sqm. The acquisition was financed by Deutsche Pfandbriefbank (pbb). The retail park is situated in the central part of Konin, integrated with the train station in a high-traffic zone. The property has strong tenants such as Biedronka, Pepco, Rossmann, TEDI, and others.
 - Construction of a grocery store in Vilnius, located at Burbiškių St. 31, has been completed. Total investment in the project amounts to nearly €5 million. The property is leased on a long-term basis to the supermarket chain Iki. The total leasable area is approximately 1,780 sqm.
 - Construction of two new grocery stores in Vilnius and Pabradė has started. Both stores, with a gross leasable area of approximately 2,100 sqm each, will be leased to the supermarket chain Iki. Openings are planned for the second half of 2026. Total investments are projected to reach approximately €6 million for the Vilnius project and €5 million for the Pabradė project.

¹By the end of 2027, the Investment Committee will decide on a public listing, changing the Company's status from closed-ended to open-ended, or changing the term to 8 years with a possible 2-year extension.

²Fair value of land plots includes prepayments for acquisition and amounts paid for construction in progress since last independent valuation.

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