

The logo consists of the letters 'INVL' in a bold, white, sans-serif font, enclosed within a white square border.

BALTIC REAL ESTATE



Special Closed-End Type Real Estate Investment Company's „INVL Baltic Real Estate“

Consolidated Interim Report for the six months of 2022 and Consolidated Interim Condensed Not-audited Financial Statements for the six months ended 30 June 2022 prepared in accordance with International Financial Reporting Standards as adopted by the European Union

Vytautas Bakšinskas,
Real estate fund manager of the Management Company of INVL Baltic Real Estate, signs the Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2022, also Consolidated Interim Report for the 6 months of 2022 and Confirmation of responsible persons with a qualified electronic signature.

Agnė Vainauskienė,
Chief financier of the Management Company of INVL Baltic Real Estate, signs the Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2022, and Confirmation of responsible persons with a qualified electronic signature.

CONFIRMATION OF RESPONSIBLE PERSONS

19 August 2022

Following on Information Disclosure Rules of the Bank of Lithuania and the Law on Securities (article 13) of the Republic of Lithuania, management of INVL Baltic Real Estate hereby confirms that, to the best of our knowledge, the attached Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2022 are prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union, give true and fair view of the assets, liabilities, financial position and profit or loss of INVL Baltic Real Estate and Consolidated Group.

Presented Consolidated Interim Report for the 6 months of 2022 includes a fair review of the development and performance of the business and position of the Company and the consolidated group in relation to the description of the main risks and contingencies faced thereby.

ENCLOSURE:

1. Consolidated and Company's Interim Condensed Unaudited Financial Statements for the 6 months of 2022.
2. Consolidated Interim Report for the 6 months of 2022.

Real estate fund manager of the Management Company
INVL Asset Management

Vytautas Bakšinskas

Chief financier of the Management Company
INVL Asset Management

Agnė Vainauskienė

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Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

**CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2022**

(all amounts are in EUR thousand unless otherwise stated)

GENERAL INFORMATION

Management

Supervisory Board

Mrs. Eglė Surplienė
Mr. Raimondas Rajeckas
Mr. Audrius Matikiūnas

Management Company

UAB INVL Asset Management

Investment Committee

Mr. Vytautas Bakšinskas
Mr. Andrius Daukšas

Address of registered office and company code

Gynėjų Str. 14,
Vilnius,
Lithuania
Company code 152105644

Banks

AB Šiaulių Bankas
AB SEB Bankas
AS "SEB banka"

The financial statements were authorised for issue by the Management Company on 19 August 2022.

Mr. Vytautas Bakšinskas
Real estate fund manager at UAB
INVL Asset Management

Agnė Vainauskienė
Chief financier at UAB INVL Asset
Management

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of comprehensive income

	Notes	Group		Company	
		1 st Half Year 2022	1 st Half Year 2021	1 st Half Year 2022	1 st Half Year 2021
Revenue	4, 5	1,640	1,238	841	731
Interest income		7	9	7	9
Other income		-	1	-	-
Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss	3	-	-	555	534
Net profit from fair value adjustments on investment property		1,668	529	1,358	167
Premises rent costs	4, 5	(34)	(34)	(33)	(33)
Utilities	4	(247)	(118)	(1)	(2)
Repair and maintenance of premises	4	(187)	(244)	(29)	(118)
Management and Performance Fee	5, 16	(375)	(196)	(375)	(196)
Property management and brokerage costs	4	(13)	(12)	(75)	(77)
Taxes on property	4	(62)	(56)	(50)	(49)
Employee benefits expenses		(86)	(70)	-	-
Provision for impairment of trade receivables (reversal of impairment)		-	-	-	-
Depreciation and amortisation		(54)	(51)	(13)	(13)
Other expenses		(210)	(123)	(147)	(66)
Operating profit		2,047	873	2,038	887
Finance costs	6	(157)	(141)	(156)	(141)
Profit before income tax		1,890	732	1,882	746
Income tax credit (expenses)	7	(8)	14	-	-
NET PROFIT FOR THE PERIOD		1,882	746	1,882	746
Other comprehensive income for the period, net of tax		-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD		1,882	746	1,882	746
Attributable to:					
Equity holders of the parent	13	1,882	746		
Basic and diluted earnings per share (in EUR)		0.23	0.07		

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of financial position

	Notes	Group		Company	
		As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
ASSETS					
Non-current assets					
Property, plant and equipment		406	414	81	94
Investment properties	8	33,758	29,616	22,582	20,797
Intangible assets		12	14	-	-
Investments into subsidiaries measured at fair value through profit or loss	3	-	-	12,502	9,801
Financial lease receivables-long term		493	589	493	589
Deferred tax asset		41	42	-	-
Total non-current assets		34,710	30,675	35,658	31,281
Current assets					
Inventories, prepayments and deferred charges		153	65	24	52
Short-term loans		-	-	-	-
Trade and other receivables	9	145	196	39	94
Financial lease receivables – short term		191	189	191	189
Cash and cash equivalents		1,622	1,901	475	1,205
Total current assets		2,111	2,351	729	1,540
TOTAL ASSETS		36,821	33,026	36,387	32,821

(cont'd on the next page)

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

**Condensed consolidated and Company's statements of financial position
(cont'd)**

	Notes	Group		Company	
		As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
EQUITY AND LIABILITIES					
Equity					
Equity attributable to equity holders of the parent					
Share capital	10	11,689	11,689	11,689	11,689
Share premium	10	2,478	2,478	2,478	2,478
Reserves	10	3,431	2,479	3,669	2,719
Retained earnings	10	3,603	3,640	3,365	3,400
Total equity		21,201	20,286	21,201	20,286
Liabilities					
Non-current liabilities					
Non-current borrowings	12	12,747	8,777	12,747	8,777
Non-current lease liabilities		491	606	491	606
Provisions	5	541	259	541	259
Advances received		105	124	86	124
Total non-current liabilities		13,884	9,766	13,865	9,766
Current liabilities					
Current portion of non-current borrowings	12	701	365	460	365
Current portion of lease liabilities	12	229	228	229	228
Trade payables		115	1,675	26	1,579
Income tax payable		7	-	-	-
Provisions	5	32	34	32	34
Advances received		84	130	74	68
Other current liabilities	15	568	542	500	495
Total current liabilities		1,736	2,974	1,321	2,769
Total liabilities		15,620	12,740	15,186	12,535
TOTAL EQUITY AND LIABILITIES		36,821	33,026	36,387	32,821

(the end)

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of changes in equity

Group	Notes	Reserves					Retained earnings	Total
		Share capital	Share premium	Own Shares	Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2021		11,689	2,478	-	1,592	887	3,640	20,286
Net profit for the six months ended 30 June 2022		-	-	-	-	-	1,882	1,882
Total comprehensive income for the six months ended 30 June 2022		-	-	-	-	-	1,882	1,882
Purchase of own shares	10	-	-	-	-	-	-	-
Dividends approved	11	-	-	-	-	-	(967)	(967)
Transfer to reserves	10	-	-	-	(661)	1,613	(952)	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	(661)	1,613	(1,919)	(967)
Balance as at 30 June 2022		11,689	2,478	-	931	2,500	3,603	21,201

Group	Notes	Reserves					Retained earnings	Total
		Share capital	Share premium	Own Shares	Legal reserve	Reserve of purchase of own shares		
Balance as at 31 December 2020		19,068	2,478	(187)	1,316	439	5,757	28,871
Net profit for the six months ended 30 June 2021		-	-	-	-	-	746	746
Total comprehensive income for the six months ended 30 June 2021		-	-	-	-	-	746	746
Purchase of own shares	10	-	-	(11,017)	-	-	-	(11,017)
Dividends approved	11	-	-	-	-	-	(967)	(967)
Transfer to reserves	10	-	-	-	276	4,274	(4,550)	-
Total transactions with owners of the Company, recognised directly in equity		-	-	(11,017)	276	4,274	(5,517)	(11,984)
Balance as at 30 June 2021		19,068	2,478	(11,204)	1,592	4,713	986	17,633

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of changes in equity (cont'd)

Company	Notes	Share		Reserves		Retained earnings	Total	
		Share capital	premium	Own shares	Legal reserve			Reserve of purchase of own shares
Balance as at 31 December 2021		11,689	2,478	-	1,832	887	3,400	20,286
Net profit for the six months ended 30 June 2022		-	-	-	-	-	1,882	1,882
Total comprehensive income for the six months ended 30 June 2022		-	-	-	-	-	1,882	1,882
Purchase of own shares	10	-	-	-	-	-	-	-
Dividends approved	11	-	-	-	-	-	(967)	(967)
Transfer to reserves	10	-	-	-	(663)	1,613	(950)	-
Total transactions with owners of the Company, recognised directly in equity		-	-	-	(663)	1,613	(1,917)	(967)
Balance as at 30 June 2022		11,689	2,478	-	1,169	2,500	3,365	21,201

Company	Notes	Share		Reserves		Retained earnings	Total	
		Share capital	premium	Own shares	Legal reserve			Reserve of purchase of own shares
Balance as at 31 December 2020		19,068	2,478	(187)	1,556	439	5,517	28,871
Net profit for the six months ended 30 June 2021		-	-	-	-	-	746	746
Total comprehensive income for the six months ended 30 June 2021		-	-	-	-	-	746	746
Purchase of own shares	10	-	-	(11,017)	-	-	-	(11,017)
Dividends approved	11	-	-	-	-	-	(967)	(967)
Transfer to reserves	10	-	-	-	276	4,274	(4,550)	-
Total transactions with owners of the Company, recognised directly in equity		-	-	(11,017)	276	4,274	(5,517)	(11,984)
Balance as at 30 June 2021		19,068	2,478	(11,204)	1,832	4,713	746	17,633

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of cash flows

	Notes	Group		Company	
		1 st Half Year 2022	1 st Half Year 2021	1 st Half Year 2022	1 st Half Year 2021
Cash flows from (to) operating activities					
Net profit for the period		1,882	746	1,882	746
Adjustments for non-cash items and non-operating activities:					
Net gains from fair value adjustments on investment property		(1,668)	(529)	(1,358)	(167)
Depreciation and amortization		54	51	13	13
Net loss from sale of non-current assets		-	-	-	-
Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss	3	-	-	(555)	(534)
Interest income		(7)	(9)	(7)	(9)
Finance costs	6	157	141	156	141
Deferred taxes	7	1	(11)	-	-
Current income tax expenses	7	7	(3)	-	-
Provisions	5	280	(77)	280	(77)
Provision for impairment of trade receivables (reversal of impairment)	9	-	-	-	-
Changes in working capital:					
Decrease (increase) in inventories		-	-	-	-
Decrease (increase) in trade and other receivables		51	15	55	487
Decrease (increase) in other current assets		(88)	8	28	13
(Decrease) increase in trade payables		(1,560)	30	(1,553)	(64)
(Decrease) increase in other current liabilities		(40)	(77)	(45)	(106)
Cash flows from(to) operating activities		(931)	439	(1,104)	597
Income tax paid		-	(4)	-	-
Net cash flows from (to) operating activities		(931)	435	(1,104)	597

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Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED
30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

Condensed consolidated and Company's statements of cash flows (cont'd)

	Notes	Group		Company	
		1 st Half Year 2022	1 st Half Year 2021	1 st Half Year 2022	1 st Half Year 2021
Cash flows from (to) investing activities					
Acquisition of non-current assets (except investment properties)		(44)	(16)	-	-
Proceeds from sale of non-current assets (except for investment properties)		-	-	-	-
Acquisition of (investment in existing) investment properties	8	(427)	-	(427)	-
Proceeds from sale of investment properties	8	363	-	-	-
Acquisition of subsidiaries, net of cash acquired		(2,182)	-	(2,216)	-
Reduction of authorized capital of subsidiaries		-	-	70	-
Loans granted		-	-	(100)	(7,502)
Repayment of loans granted		-	-	100	10,610
Interest received		7	10	7	12
Proceeds from settlement of finance lease receivables		94	92	94	92
Net cash flows from (to) investing activities		(2,189)	86	(2,472)	3,212
Cash flows from (to) financing activities					
Cash flows related to Group owners:					
Purchase of own shares		-	(11,017)	-	(11,017)
Dividends paid to equity holders of the parents		(949)	(963)	(949)	(963)
		(949)	(11,980)	(949)	(11,980)
Cash flows related to other sources of financing					
Proceeds from loans	12	4,650	-	4,650	-
Repayment of loans	12	(597)	(172)	(593)	(172)
Lease payments		(113)	(109)	(113)	(109)
Interest paid	1212	(150)	(142)	(149)	(142)
		3,790	(423)	3,795	(423)
Net cash flows from (to) financing activities		2,841	(12,403)	2,846	(12,403)
Net increase (decrease) in cash and cash equivalents		(279)	(11,882)	(730)	(8,594)
Cash and cash equivalents at the beginning of the period		1,901	16,034	1,205	10,392
Cash and cash equivalents at the end of the period		1,622	4,152	475	1,798

(the end)

Notes to the interim condensed financial statements

1 General information

Special Closed-Ended Type Real Estate Investment Company INVL Baltic Real Estate (hereinafter 'the Company', previous name AB Invaldos Nekilnojamojo Turto Fondas, code 152105644) is a joint stock company registered in the Republic of Lithuania. It was established on 28 January 1997.

On 22 December 2016 the Company was issued a closed-end investment company (UTIB) licence by the Bank of Lithuania. Under the Company's Articles of Association, the Company will operate until 22 December 2046, with an extension possibility for additional term of twenty years.

As the Company obtained the status of a closed-end investment company, its management was thereafter undertaken by UAB INVL Asset Management ('the Management Company'), which is entitled to the Management Fee and the Performance Fee. Rights and duties of the Board and the head of the Company was also transferred to the Management Company.

Based on the Articles of Association, for the sake of efficiency of the Company's activities and control over its investments, an Investment Committee shall be formed by a decision of the Board of the Management Company. The Investment Committee shall consist of 3 (three) members, to the positions of which the representatives of the Management Company (employees, members of management bodies of the Management Company, other persons appointed by a decision of the Board of the Management Company) shall be appointed. Members of the Investment Committee shall be appointed and removed from office by the Board of the Management Company. An approval of the Investment Committee must be obtained for all investments of the Company and for their sale. At the moment of the release of the financial statements two 2 (members) of the Investment Committee was operating, the third member is not nominated.

On 29 April 2021, the Ordinary General Meeting of Shareholders of the Company approved the establishment of the Supervisory Board of the Company. The Supervisory Board is a collegial body supervising the activities of Company. The Supervisory Board ensures the representation of the interests of the Company's and the company's shareholders, the accountability of this body to the shareholders and the objective and impartial supervision of Company's activities. At the moment of the release of the financial statements three (members) of the Supervisory Board was operating.

The Company also signed an agreement on depository services with AB SEB Bankas, which acts as a depository of the Company's assets.

The Group consists of the Company and its directly and indirectly owned subsidiaries (hereinafter 'the Group', Note 5 of annual financial statements for year ended 31 December 2021).

The address of the office is Gynėjų str. 14, Vilnius, Lithuania.

The Group was established on 29 April 2014 by spinning-off from AB Invalda INVL (code 121304349) the investments into entities, which business is investment into investment properties held for future development, into commercial real estate and renting thereof. On 17 August 2015 the parent entity AB INVL Baltic Real Estate (hereinafter 'the Former Parent Company', code 30329973) was merged to the Company, which continues its operations under the name INVL Baltic Real Estate and became the parent of the Group.

The Group has invested in commercial real estate: business centres and warehouse properties in Lithuania and Latvia. All the properties generate leasing income and most of them offer prospects for further development.

The Group seeks to earn profit from investments in commercial real estate by ensuring the growth of leasing income. When it makes business sense, the Company also considers investments in the reorganisation of its existing portfolio of properties, taking advantage of their good location.

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

1 General information (cont'd)

The Management Company shall manage the Company's portfolio of investment instruments following the principles of diversification (the conformity of the Company's portfolio of investment instruments to the diversification principles shall be achieved within four years after the Bank of Lithuania has issued a permission to certify the Company's incorporation documents and to choose the Depository) as set forth in the Articles of Association. The Company cannot invest directly or indirectly more than 30% of its net asset value into a single real estate object. The total amount of investments into real estate objects under construction cannot exceed 20% of net asset value of the Company. The total amount of investments into a real estate object and movable property and/or equipment necessary for its use cannot exceed 40% of net asset value of the Company. The Company cannot invest more than 30% of its net asset value into any single issuer of the instruments. More detailed requirements are set out in the Articles of Association of the Company.

As at 30 June 2022 the Company's share capital is divided into 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each (as at 31 December 2021 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each). All the shares of the Company were fully paid. Subsidiaries did not hold any shares of the Company. As at 30 June 2022 and 31 December 2021 the shareholders of the Company were:

	As at 30 June 2022		As at 31 December 2021	
	Number of shares held	Percentage	Number of shares held	Percentage
UAB „INVL Life“ (controlling shareholder AB „Invalda INVL“)	1,889,123	23.43	-	-
AB Invalda INVL	-	-	1,889,123	23.43
Mrs. Irena Ona Mišeikienė	1,308,596	16.23	1,308,596	16.23
UAB LJB property (controlling shareholder Mr. Alvydas Banys)	1,251,695	15.53	1,251,695	15.53
Mrs. Ilona Šulnienė	664,710	8.25	664,710	8.25
Mr. Alvydas Banys	663,640	8.23	663,640	8.23
Other minor shareholders	2,283,650	28.33	2,283,650	28.33
Total	8,061,414	100.00	8,061,414	100.00

The Company's shares are traded on the Baltic Secondary List of Nasdaq Vilnius from 16 September 2015. Before the merger the shares of the Former Parent Company were traded on the Baltic Secondary List of Nasdaq Vilnius from 4 June 2014 until 17 August 2015.

2 Accounting policies

Basis of preparation

The interim condensed financial statements for the 6 months ended 30 June 2022 have been prepared in accordance with IAS 34 Interim Financial Reporting.

The interim condensed financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's and the Company's annual financial statements as at 31 December 2021.

Significant accounting policies

The accounting policies adopted in the preparation of the interim condensed financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2021, except adoption of new Standards and Interpretations as of 1 January 2022, noted below.

A number of new or amended standards became applicable for the current reporting period:

- Annual Improvements to IFRSs 2018-2020 cycle (amendments to IFRS 1 *First-time Adoption of International Financial Reporting Standards*, IFRS 9 *Financial Instruments*, IFRS 16 *Leases* and IAS 41 *Agriculture*) and narrow scope amendments to IAS 16 *Property, Plant and Equipment*, IAS 37 *Provisions, Contingent Liabilities and Contingent Assets* and IFRS 3 *Business Combinations* (effective for annual periods beginning on or after 1 January 2022).

The amendments to existing standards are not relevant to the Group.

Special Closed-Ended Type Real Estate Investment Company INV L BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

3 Investments into subsidiaries and short – term loans granted to subsidiaries

Fair value of investments into subsidiaries

Investments into subsidiaries together with loans granted to subsidiaries are measured at fair value through profit or loss in the Company's stand-alone financial statements for six months ended 30 June 2022 and for the year ended 31 December 2021. It is Level 3 fair value measurement. The fair value of investments is measured at the fair value of their net assets including loans granted by the Company. The main assets of dormant entities are cash. The main assets of active subsidiaries are investment properties, which are measured at fair value using the income approach. The main liabilities of subsidiaries are payables to external suppliers, whose carrying amount is approximated their fair value because they are short-term and the impact of discounting is immaterial.

If the Company grant short-term loans to subsidiaries for purpose not related with investment activities they are classified as financial assets measured at amortised cost, because they are solely payments of principal and interest and are held to collect contractual cash flows.

The breakdown of the carrying amounts of investments in subsidiaries by legal form is presented below:

	<u>As at 30 June 2022</u>	<u>As at 31 December 2021</u>
Shares	1,727	221
Loans granted	10,775	9,580
	<u>12,502</u>	<u>9,801</u>

Key inputs to valuation on subsidiaries as at 30 June 2022:

<u>Significant unobservable inputs</u>	<u>Value of input or range</u>
Discount rate (%)	10
Capitalisation rate for terminal value (%)	9
Vacancy rate (%)	2
Increase of rents per year (%)	1.3
Inflation (%)	1.3

Key inputs to valuation on subsidiaries as at 31 December 2021:

<u>Significant unobservable inputs</u>	<u>Value of input or range</u>
Discount rate (%)	10
Capitalisation rate for terminal value (%)	9
Vacancy rate (%)	2
Increase of rents per year (%)	1.3 – 1.5
Inflation (%)	1.3 – 1.4

The sensitivity analysis of fair value of subsidiaries as at 30 June 2022 is as follows:

<u>Reasonable possible shift +/- (%)</u>	<u>Increase of estimates</u>	<u>Decrease of estimates</u>
Change in Increase of rents per year and inflation by 100 bps	98	(98)
Change in expected vacancy rates by 20%	(28)	27
Change in discount and capitalization rate by 50 bps	(287)	320

The sensitivity analysis of fair value of subsidiaries as at 31 December 2021 is as follows:

<u>Reasonable possible shift +/- (%)</u>	<u>Increase of estimates</u>	<u>Decrease of estimates</u>
Change in Increase of rents per year and inflation by 100 bps	95	(98)
Change in expected vacancy rates by 20%	(26)	27
Change in discount and capitalization rate by 50 bps	(274)	307

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3 Investments into subsidiaries and short – term loans granted to subsidiaries (cont'd)

Fair value of investments into subsidiaries (cont'd)

The table below shows changes in financial instruments in Level 3 during the 1st Half Year of 2022:

Fair value as at 31 December 2021	9,801
Gains and losses recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	555
Acquisitions	2,216
Reduction of authorized capital of subsidiaries	(70)
Granted loan	100
Repaid loan with interest	(100)
Fair value as at 30 June 2022	12,502

The table below shows changes in financial instruments in Level 3 during the 1st Half Year of 2021:

Fair value as at 31 December 2020	9,026
Gains and losses recognized in profit or loss (within 'Net changes in fair value of investments in subsidiaries measured at fair value through profit or loss')	534
Granted loan	192
Repaid loan with interest	(102)
Fair value as at 30 June 2021	9,650

Short-term loans granted to subsidiaries

2021 m. the Company has received cash from disposed investment properties and cash amount exceeded the banks limits from which negative interests are applied. The Company has transferred cash to subsidiaries' bank accounts to mitigate expenses of negative interests by granting interest-free short-term loans.

The movements of short-term loans granted to subsidiaries of the Company were:

	Company	
	1 st Half Year 2022	1 st Half Year 2021
As at 1 January	-	5,000
Loans granted during the year	-	7,310
Loans repaid during the year	-	(10,510)
As at 30 June	-	1,800

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4 Segment information

Management of the Company has determined the operating segments based on the reports reviewed by the Investment Committee that are used to make strategic decisions. The Investment Committee analyses performance of the Group on property-by-property basis of owned premises. Performance is evaluated based on net operating income. Net operating income is calculated by deducting from revenue premises rent costs (excluding provision for onerous contract), utilities expenses, repair and maintenance expenses, property management and brokerage costs, taxes on property and insurance costs. Segment assets and liabilities are not reported to the Investment Committee. Management of the Company has determined following reportable segments:

- Owned property in Lithuania. The reportable segment comprises three on a property-by-property basis, which are aggregated according to separate objects of own property. The operating segments have similar economic characteristics because all owned premises are located in Vilnius, Lithuania. These are office buildings. Most of them have further development opportunities. Two out of three have multiple tenants. Corporate tenants dominate, but some premises are also leased to governmental and retail tenants.
- Owned property in Latvia. Revenue is earned from warehouse located in Riga, Latvia.

The following table presents performance of reportable segments of the Group for the six months ended 30 June 2022:

	Owned property in Lithuania	Owned property in Latvia	Total
Six months ended 30 June 2022			
Rent income	660	289	949
Other revenue (utilities and other service)	704	-	704
Revenue	1,364	289	1,653
Expenses			
Premises rent costs	(37)	(1)	(38)
Utilities	(246)	(1)	(247)
Repair and maintenance of premises	(265)	(15)	(280)
Property management and brokerage costs	-	(13)	(13)
Taxes on property	(50)	(12)	(62)
Insurance costs	(3)	(1)	(4)
Net operating income for the period	763	246	1,009

The following table presents performance of reportable segments of the Group for the six months ended 30 June 2021:

	Owned property in Lithuania	Owned property in Latvia	Total
Six months ended 30 June 2021			
Rent income	519	277	796
Other revenue (utilities and other service)	406	-	406
Revenue	925	277	1,202
Expenses			
Premises rent costs	(35)	(2)	(37)
Utilities	(117)	(1)	(118)
Repair and maintenance of premises	(277)	(9)	(286)
Property management and brokerage costs	-	(12)	(12)
Taxes on property	(49)	(7)	(56)
Insurance costs	(3)	(1)	(4)
Net operating income for the period	444	245	689

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4 Segment information (cont'd)

The following table presents reconciliation of the Group's operating profits from net operating income, rent costs and revenue.

	01.01.2022 – 30.06.2022				01.01.2021 – 30.06.2021			
	Net operating income to operating profit	Premises rent costs	Repair and maintenance of premises	Revenue	Net operating income to operating profit	Premises rent costs	Repair and maintenance of premises	Revenue
From reportable segment	1,009	(38)	(280)	1,653	689	(37)	(286)	1,202
Provision for onerous contracts	4	4	-	-	3	3	-	-
Other revenue not included in reportable segments	2	-	-	2	2	-	-	2
Rent revenue not included in reportable segment due to application of IFRS 16	(15)	-	-	(15)	34	-	-	34
Add back insurance costs and other expenses (included within 'other expenses')	97	-	93	-	46	-	42	-
Management and Performance Fee	(375)	-	-	-	(196)	-	-	-
Impairment of trade receivables (reversal of impairment)	-	-	-	-	-	-	-	-
Employee benefits expenses	(86)	-	-	-	(70)	-	-	-
Depreciation and amortisation	(54)	-	-	-	(51)	-	-	-
Other expenses	(210)	-	-	-	(123)	-	-	-
Other income	7	-	-	-	10	-	-	-
Net gains from fair value adjustments on investment	1,668	-	-	-	529	-	-	-
Total	2,047	(34)	(187)	1,640	873	(34)	(244)	1,238

The table below presents distribution of the Group non-current assets (other than financial instruments and deferred tax assets) by geographical area as at 30 June 2022 and 31 December 2021:

	Lithuania	Latvia	Total
As at 30 June 2022	24,800	9,376	34,176
As at 31 December 2021	21,225	8,819	30,044

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5 Revenue, lease expenses and provisions

Revenue

The Group, as a lessor, leases the Group's investment property in accordance with the lease agreements for commercial property. Most of the contracts have a maturity from 1 to 6 years.

Analysis of revenue by category:

	Group		Company	
	1 st Half Year 2022	1 st Half Year 2021	1 st Half Year 2022	1 st Half Year 2021
Rent income	934	830	835	727
Utilities revenue	177	74	-	1
Other services revenue	529	334	6	3
Total revenue	1,640	1,238	841	731

From 1 January 2018 subsidiary UAB Proprietas provide property management services for the Company and utilities and other services to the tenants of the Company. Therefore, from 1 January 2018 most of utilities and other services revenue is earned by the subsidiary, not by the Company.

Analysis of revenue of the Group by geographical areas:

	Group	
	1 st Half Year 2022	1 st Half Year 2021
Lithuania	1,348	959
Latvia	292	279
Total	1,640	1,238

Expenses and provisions

The Company was leasing premises from an external party until August 2017 under the lease agreement of 10 August 2007, except for one property, which is leased until the expiry of the current sublease agreement (31 December 2025). The Company had a one off deposit in the amount of EUR 825 thousand corresponding to the 6 months rental fee amount which will be set-off against the last part of lease payment at the termination of the lease. The rent payments are subject to an indexation at the end of August each year on the basis of harmonised consumer price index, if the latter is more than 1%, but there is a cap for annual indexation of 3.8%. In November of 2016 the amendment to the lease agreement was signed. According to the amendment, EUR 275 thousand of prepayments was set off against lease payables in 2016, EUR 450 thousand of prepayments was set off in 2017, and EUR 100 thousand of prepayments has to be set off in 2025.

The lease agreement of 10 August 2007 is an onerous contract, therefore there is a provision of EUR 54 thousand and EUR 48 thousand to cover the loss anticipated in connection with this contract recognised in the statement of financial position as at 30 June 2022 and 31 December 2021, respectively. This amount represents the present value of forecast of indexation of future rent payment, which is not measured by recognizing lease liabilities in accordance with IFRS 16. In addition, after the sale of investment property located at Gyneju 14, Vilnius, the Company/the Group is committed to further ensure to rent the parking places for one of previous tenant of Gyneju 14. The commitment is onerous contract, therefore, additional provision of onerous contract amounting for 16 thousand EUR and 26 thousand EUR was formed as at 30 June 2022 and 31 December 2021 respectively. These amounts represent the present value of future cash flows related to the lease contracts. Future cash flows projections are based on the estimates of future rent income from subleased premises, contractual lease payments.

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5 Revenue, lease expenses and provisions (cont'd)

The changes in the provision for onerous contract during the 1st Half Year of 2022 and 2021 are presented below:

	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>
As at 1 January	74	84
Re-estimation of provision at the end of the reporting period	1	8
Amount used (recognised as a reduction of 'Premises rent costs')	(5)	(11)
The reversal of the discount effect and changes in the discount rate	-	-
As at 30 June	70	81
	As at 30 June 2022	As at 31 December 2021
Non-current	38	40
Current	32	34
Total	70	74

As at 30 June 2022 the Company recognised non-current provision for the Performance Fee of EUR 503 thousand (as at 31 December 2021 - EUR 219 thousand)

The changes in the provision for the Performance Fee is presented below:

	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>
As at 1 January	219	1,556
Re-estimation of provision at the end of the reporting period	284	80
Reclassification of payable to "Other current liabilities"	-	(1,516)
As at 30 June	503	120

6 Finance costs

	Group		Company	
	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>
Interest expenses of bank borrowings	(149)	(132)	(148)	(132)
Interest expenses of borrowings from related parties	-	-	-	-
Interest expenses arising from the lease liabilities	(8)	(9)	(8)	(9)
Unwinding of the discount effect of provision for onerous contract	-	-	-	-
Other financial expenses	-	-	-	-
	<u>(157)</u>	<u>(141)</u>	<u>(156)</u>	<u>(141)</u>

7 Income tax

	Group		Company	
	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>	<u>1st Half Year 2022</u>	<u>1st Half Year 2021</u>
Components of the income tax expenses				
Current income tax expense	(7)	-	-	-
Prior year current income tax correction	-	3	-	-
Deferred income tax expense	(1)	11	-	-
Income tax expense charged to profit or loss – total	<u>(8)</u>	<u>14</u>	<u>-</u>	<u>-</u>

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8 Investment properties

The movements of investment properties of the Group were:

Fair value hierarchy	Other investment properties valued using sales comparison method	Properties leased out by the entity	Investment properties held for future redevelopment	Total
	Level 2	Level 3	Level 3	
Balance as at 31 December 2020	3,629	20,504	-	24,133
Subsequent expenditure	-	-	-	-
Sale	-	-	-	-
Gain from fair value adjustment	168	361	-	529
Loss from fair value adjustment	-	-	-	-
Balance as at 30 June 2021	3,797	20,865	-	24,662
Balance as at 31 December 2021	6,626	22,990	-	29,616
Additions	427	-	-	427
Acquisitions through the purchase of a subsidiary	2,450	-	-	2,450
Subsequent expenditure	-	-	-	-
Gain from fair value adjustment	133	1,535	-	1,668
Disposals	(403)	-	-	(403)
Balance as at 30 June 2022	9,233	24,525	-	33,758
Unrealized gains or losses for the period, included within 'Net gain (losses) on fair value adjustments of investment property' in profit or loss	56	1,535	-	1,591

The movements of investment properties of the Company were:

Fair value hierarchy	Other investment properties valued using sales comparison method	Properties leased out by the entity	Investment properties held for future redevelopment	Total
	Level 2	Level 3	Level 3	
Balance as at 31 December 2020	-	15,774	-	15,774
Subsequent expenditure	-	-	-	-
Sale	-	-	-	-
Gain from fair value adjustment	-	167	-	167
Loss from fair value adjustment	-	-	-	-
Balance as at 30 June 2021	-	15,941	-	15,941
Balance as at 31 December 2021	2,630	18,167	-	20,797
Additions	427	-	-	427
Subsequent expenditure	-	-	-	-
Gain from fair value adjustment	43	1,315	-	1,358
Balance as at 30 June 2022	3,100	19,482	-	22,582
Unrealized gains or losses for the period, included within 'Net gain (losses) on fair value adjustments of investment property' in profit or loss	43	1,315	-	1,358

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8 Investment properties (cont'd)

During 2022 The company purchased two garages with a plot of land from private individuals for EUR 427 thousand, including transaction costs. The purchased real estate is located on the same plot of land as other real estate owned by the Company. The company acquired 100 percent UAB "RE 1" shares for EUR 2,216 thousand. It should be noted that RE 1 owns a non-residential premises-cafe located at Vilniaus str. 37, Vilnius. The area of the remaining purchased premises is 257 sq. m., which are estimated at EUR 2,450 thousand, determining the value of the acquired company. After this transaction, INVL Baltic Real Estate's total area of managed premises on Vilniaus str. 37, in Vilnius, reaches 1,990 sq. m.

The Company's subsidiary SIA "Dommo Grupa" sold a 3.4 ha plot of land located in the 58 ha logistics and industrial park "Dommo Logistics and Industrial Park" for EUR 403 thousand. The preliminary sales contract was signed in 2021 and then EUR 40 thousand was transferred. euro advance. In June 2022 the remaining money (EUR 363 thousand euros) was transferred to the escrow account and the ownership of the plot of land was rewritten in the register on the behalf of the Buyer. On 4 July 2022 the money was transferred from the escrow account to the current account of the subsidiary. In the statement of financial position, the money was recognized in the article of cash and cash equivalents as early as at 30 June 2022.

Investment properties are measured at fair value. During the 1st Half Year of 2022, properties leased out by the entity in Lithuania were valued as at 30 April 2022 and 31 October 2021, respectively, by an accredited valuer UAB OBER-HAUS Nekilnojamosis Turtas (hereinafter together with SIA OBER-HAUS Vertešanas Serviss referred to as 'Oberhaus') using the income and comparative approaches. During the 1st Half Year of 2022 and 2021 investment properties located in Latvia were valued as at 30 April 2022 and 31 October 2021, respectively, by an accredited valuer SIA OBER-HAUS Vertešanas Serviss using a market approach for land and using an income approach for warehouse. Investment properties were measured at fair value. There were no significant changes in the market during period from valuation date till end of reporting periods that could have an effect on the value of investment properties, therefore the updated valuation was not performed as at 30 June 2022 and as at 31 December 2021.

The split of carrying amounts of the properties leased out by the entity by type:

	Group		Company	
	As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
Offices premises in city centre – Lithuania	19,482	18,167	19,482	18,167
Warehouse – Latvia	5,043	4,823	-	-
	26,325	22,990	19,482	18,167

Description of valuation techniques used and key inputs to valuation on investment properties located in Lithuania as at 30 June 2022:

	Valuation technique	Significant unobservable inputs	Range (weighted average) Oberhaus
Properties leased out by the entity	Discounted cash flows	Discount rate (%)	9
		Capitalisation rate for terminal value (%)	7.25-7.5 (7.30)
		Vacancy rate (%)	0-25
		Office premises in city centre - Rent price EUR per sq. m. (without VAT)	5-23 (14.54)

All inputs in the Company are the same as in the Group.

Description of valuation techniques used and key inputs to valuation on investment properties located in Lithuania as at 31 December 2021:

	Valuation technique	Significant unobservable inputs	Range (weighted average) Oberhaus
Properties leased out by the entity	Discounted cash flows	Discount rate (%)	9
		Capitalisation rate for terminal value (%)	7.5
		Vacancy rate (%)	0- 25
		Office premises in city centre - Rent price EUR per sq. m. (without VAT)	4.93 - 20 (13.88)

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8 Investment properties (cont'd)

All inputs in the Company are the same as in the Group.

Description of valuation techniques used and key inputs to valuation on investment properties located in Latvia as at 30 June 2022:

	Valuation technique	Significant unobservable inputs	Value of input or range Oberhaus
Properties leased out by the entity	Discounted cash flows (five years estimated)	Discount rate (%)	10
		Capitalisation rate for terminal value (%)	9
		Vacancy rate (%)	2
		Increase of rents per year (%)	1.3
		Inflation (%)	1.3

Oberhaus is used for valuation of current contractual rent prices and has indexed these prices by input of increase of rents per year.

Description of valuation techniques used and key inputs to valuation on investment properties located in Latvia as at 31 December 2021:

	Valuation technique	Significant unobservable inputs	Value of input or range Oberhaus
Properties leased out by the entity	Discounted cash flows (five years estimated)	Discount rate (%)	10
		Capitalisation rate for terminal value (%)	9
		Vacancy rate (%)	2
		Increase of rents per year (%)	1.3-1.5
		Inflation (%)	1.3-1.4

The sensitivity analysis of investment properties located in Lithuania valued using income approach as at 30 June 2022 is as follows:

Group/Company Reasonable possible shift +/- (%)	Increase of estimates	Decrease of estimates
	Properties leased out by the entity	Properties leased out by the entity
Change in future rental rates by 10 %	2,100	(2,100)
Change in expected vacancy rates by 20%	(300)	400
Change in discount and capitalization rate by 50 bps	(1,300)	1,500

The sensitivity analysis of investment properties located in Latvia valued using income approach as at 30 June 2022 is as follows:

Reasonable possible shift +/- (%)	Increase of estimates	Decrease of estimates
	Change in Increase of rents per year by 100 bps or change in future rental rates by 1%	98
Change in expected vacancy rates by 20%	(28)	27
Change in discount and capitalization rate by 50 bps	(287)	320

The sensitivity analysis of investment properties located in Lithuania valued using income approach as at 31 December 2021 is as follows:

Group/Company Reasonable possible shift +/- (%)	Increase of estimates	Decrease of estimates
	Properties leased out by the entity	Properties leased out by the entity
Change in future rental rates by 10 %	1,800	(2,000)
Change in expected vacancy rates by 20%	(500)	300
Change in discount and capitalization rate by 50 bps	(1,300)	1,200

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8 Investment properties (cont'd)

The sensitivity analysis of investment properties located in Latvia valued using income approach as at 31 December 2021 is as follows:

Reasonable possible shift +/- (%)	Increase of estimates	Decrease of estimates
Change in Increase of rents per year and inflation by 100 bps	95	(93)
Change in expected vacancy rates by 20%	(26)	27
Change in discount and capitalization rate by 50 bps	(274)	307

As at 30 June 2022 the Group's investment properties with carrying amount of EUR 23,327 thousand (EUR 18,137 thousand as at 31 December 2021) were pledged to the banks as collateral for the loans.

As at 30 June 2022 the Company's investment properties with carrying amount of EUR 21,527 thousand (EUR 18,137 thousand as at 31 December 2021) were pledged to the banks as collateral for the loans.

As at 31 December 2016 a written consent is required for sale of investment property from AB SEB bankas as a depository service provider. According to the Lithuanian Law on Collective Investment Undertakings, the sale price of investment properties may not be lower by more than 15% of the value determined by the independent qualified valuer. Having concluded a contract on sale of investment properties, when the above-described condition is not satisfied, the Management Company must, in exceptional cases and provided that interests of participants of the Company are not harmed, notify the supervisory authority thereof immediately.

There were no restrictions on the realisation of investment properties or the remittance of income and proceeds of disposals during the 1st Half Year of 2022 and 2021. No contractual obligations to purchase, construct, repair or enhance investment properties existed at the end of the period.

9 Trade and other receivables

	Group		Company	
	As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
Trade receivables, gross	171	189	49	93
Accrued lease income, gross	19	33	19	33
Taxes receivable, gross	4	23	3	-
Total trade and other receivable, gross	194	245	71	126
Less: provision for impairment of trade and other receivables	(49)	(49)	(32)	(32)
Less: Write off still subject to enforcement activity	-	-	-	-
Trade and other receivable net of expected credit losses	145	196	39	94

Changes in provision for impairment of trade and other receivables for the year 2022 and 2021 have been included within 'Provision for impairment of trade receivables' in the statement of comprehensive income.

Trade and other receivables are non-interest bearing and are generally with a credit term of 30 days.

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9 Trade and other receivables (cont'd)

Movements in the accumulated impairment losses on credit impaired accounts receivable of the Group and in the write-off were as follows:

	Impairment losses	Group Write off still subject to enforcement activity	Total
Balance as at 31 December 2020	44	1	45
Charge for the year	-	-	-
Write-offs charged against the provision	-	-	-
Enforcement activity ended	-	(1)	(1)
Recoveries of amounts previously impaired or written off	-	-	-
Balance as at 30 June 2021	44	-	44
Balance as at 31 December 2021	49	-	49
Charge for the year	2	-	2
Write-offs charged against the provision	-	-	-
Enforcement activity ended	-	-	-
Recoveries of amounts previously impaired or written off	(2)	-	(2)
Balance as at 30 June 2022	49	-	49

Movements in the accumulated impairment losses on credit impaired accounts receivable of the Company and in the write-off were as follows:

	Impairment losses	Company Write off still subject to enforcement activity	Total
Balance as at 31 December 2020	32	1	33
Charge for the year	-	-	-
Write-offs charged against the provision	-	-	-
Enforcement activity ended	-	(1)	(1)
Recoveries of amounts previously impaired or written off	-	-	-
Balance as at 30 June 2021	32	-	32
Balance as at 31 December 2021	32	-	32
Charge for the year	-	-	-
Write-offs charged against the provision	-	-	-
Enforcement activity ended	-	-	-
Recoveries of amounts previously impaired or written off	-	-	-
Balance as at 30 June 2022	32	-	32

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9 Trade and other receivables (cont'd)

The credit quality of trade receivables of the Group as of 30 June 2022 and 31 December 2021 can be assessed on the ageing analysis disclosed below:

	Current	Less than 30 days	30-60 days	61-90 days	More than 90 days	Credit impaired	Total
As at 30 June 2022							
Trade receivables net of write off	73	22	15	4	4	53	171
Accrued lease income	19	-	-	-	-	-	19
Expected credit losses	-	-	-	-	-	(49)	(49)
Trade and other receivable net of expected credit losses	92	22	15	4	4	4	141
As at 31 December 2021							
Trade receivables net of write off	87	38	4	3	3	54	189
Accrued lease income	33	-	-	-	-	-	33
Expected credit losses	-	-	-	-	-	(49)	(49)
Trade and other receivable net of expected credit losses	120	38	4	3	3	5	173

The credit quality of trade receivables of the Company as of 30 June 2022 and 31 December 2021 can be assessed on the ageing analysis disclosed below:

	Current	Less than 30 days	30-60 days	61-90 days	More than 90 days	Credit impaired	Total
As at 30 June 2022							
Trade receivables net of write off	6	4	1	1	1	36	49
Accrued lease income	19	-	-	-	-	-	19
Expected credit losses	-	-	-	-	-	(32)	(32)
Trade and other receivable net of expected credit losses	25	4	1	1	1	4	36
As at 31 December 2021							
Trade receivables net of write off	33	23	-	1	-	36	93
Accrued lease income	33	-	-	-	-	-	33
Expected credit losses	-	-	-	-	-	(32)	(32)
Trade and other receivable net of expected credit losses	66	23	-	1	-	4	94

As at 30 June 2022 and 31 December 2021 most of trade receivables were secured by advances received from tenants.

The ageing analysis of the credit impaired trade receivables of the Group disclosed below:

	Current	Less than 30 days	30-60 days	61-90 days	91-180 days	More than 180 days	Total
Trade receivables net of write off as at 30 June 2022	1	-	-	-	1	51	53
Trade receivables net of write off as at 31 December 2021	1	-	-	1	1	51	54

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9 Trade and other receivables (cont'd)

The ageing analysis of the credit impaired trade receivables of the Company disclosed below:

	Current	Less than 30 days	30–60 days	61–90 days	91–180 days	More than 180 days	Total
Trade receivables net of write off as at 30 June 2022	-	-	-	-	-	36	36
Trade receivables net of write off as at 31 December 2021	-	-	-	-	-	36	36

10 Share capital and reserves, own shares

As at 30 June 2022 the Group's/Company's share capital is divided into 8,061,414 ordinary registered shares with the nominal value of EUR 1.45 each.

All the shares of the Company were fully paid.

Changes during the first half of 2022

On 12 April 2022 EUR the annual general meeting has decided to transfer from the legal reserve EUR 663 thousand to retained earnings and 1,613 thousand from retained earnings to reserves for purchase of own shares.

Changes during the first half of 2021

On 29 April 2021 EUR the annual general meeting has decided to transfer from retained earnings EUR 276 thousand to the legal reserve and 4,274 thousand from retained earnings to reserves for purchase of own shares.

Due to resolution of the General Shareholders Meeting of the Company that was held on 14 January 2021 on material changes in the incorporation documents of the Company 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. The Company's shares buy-back began on 25 January 2021 and lasted till 25 March 2021. The share buy-back price per share was EUR 2.2103, according to net assets value as at 30 November 2020. The total number of shares that could be submitted for buy-back was 8,988,051. During buy-back 4,988,155 shares (37.93% of share capital) were acquired for EUR 11.047 thousand, including brokerage fees. 29 April 2021, it was determined that in 30 November 2020 the value of the net assets was overestimated. The recalculated share buy-back price per share was EUR 2.2043. EUR 30 thousand were paid to the redeemed shareholders in excess. The losses incurred by the Company due to the excessive redemption price of the unit were covered by the Management Company. Losses covered by the Management Company reduce the acquisition cost of own shares.

11 Dividends

Payment of dividends of EUR 0.12 per share and total dividends of EUR 967 thousand in respect of the year ended 31 December 2021 was approved at the Annual General Meeting of Shareholders on 12 April 2022.

Payment of dividends of EUR 0.12 per share and total dividends of EUR 967 thousand in respect of the year ended 31 December 2020 was approved at the Annual General Meeting of Shareholders on 29 April 2021.

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

12 Borrowings

	Group		Company	
	As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
Non-current:				
Non-current bank borrowings	12,747	8,777	12,747	8,777
Non-current other borrowings	-	-	-	-
	<u>12,747</u>	<u>8,777</u>	<u>12,747</u>	<u>8,777</u>
Current:				
Current portion of non-current borrowings	701	365	460	365
Borrowings from related parties	-	-	-	-
	<u>701</u>	<u>365</u>	<u>460</u>	<u>365</u>
Total borrowings	<u>13,448</u>	<u>9,142</u>	<u>13,207</u>	<u>9,142</u>

All borrowings are expressed in EUR.

Borrowings with fixed or floating interest rate (with changes in 6 months period) were as follows:

Interest rate type:	Group		Company	
	As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
Fixed	-	-	-	-
Floating	13,448	9,142	13,207	9,142
	<u>13,448</u>	<u>9,142</u>	<u>13,207</u>	<u>9,142</u>

As at 30 June 2022 and at 31 December 2021 all Group entities have complied with bank loan covenants.

On 19 May 2022 the Company has signed an amendment of to the borrowing agreement with AB Šiaulių bankas. According to the amendment the new credit limit of EUR 14,500 thousand is set. It consists of two parts. The first part amounts to EUR 13,500 thousand whose outstanding balance on the day of signing the contract was EUR 8,978 thousand and EUR 4,522 thousand an additional credit amount. The second part is a credit line of EUR 1,000 thousand, which could be disbursed until 17 May 2027. Furthermore, the settlement schedule and due date (18 May 2027) were changed. During 2022 May - June the Company used EUR 1,000 thousand of credit line and EUR 3,650 thousand of the first part of the credit. In addition, EUR 407 thousand of credit line was returned. Therefore, 30 June 2022 the unused portion of the Company's credit (including the credit line) was EUR 1,465 thousand.

After the acquisition of UAB "RE 1" on 1 June 2022, the Group took over the available short-term loan of AB Šiaulių bankas, which was EUR 241 thousand on the date of these statements. The final loan repayment term is 16 June 2023.

Special Closed-Ended Type Real Estate Investment Company INVLT BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

13 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares outstanding during the year.

The weighted average number of shares for the first half of 2022 and 2021 were as follows:

Calculation of weighted average for the first half of 2022	Number of shares (thousand)	Par value (EUR)	Issued/181 (days)	Weighted average (thousand)
Shares issued as at 31 December 2021	8,061	1.45	-	8,061
Shares issued as at 30 June 2022	8,061	1.45	-	8,061

Calculation of weighted average for first half of 2021	Number of shares (thousand)	Par value (EUR)	Issued/181 (days)	Weighted average (thousand)
Shares issued as at 31 December 2020	13,049	1.45	181/181	13,049
Own shares acquired as at 24 February 2021	(1,190)	1.45	127/181	(835)
Own shares acquired as at 10 March 2021	(10)	1.45	113/181	(6)
Own shares acquired as at 29 March 2021	(3,788)	1.45	94/181	(1,967)
Shares issued as at 30 June 2021	8,061	1.45	-	10,241

The following table reflects the income and share data used in the basic earnings per share computations:

	Group	
	1st Half Year 2022	1st Half Year 2021
Net profit, attributable to the equity holders of the parent	1,882	746
Weighted average number of ordinary shares (thousand)	8,061	10,241
Basic earnings per share (EUR)	0.23	0.07

For the 1st Half Year of 2022 and 2021 the Group diluted earnings per share are the same as basic earnings per share.

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

14 Liquidity risk

The Group's liquidity ratio (total current assets including assets held for sale / total current liabilities) as at 30 June 2022 was approximately 1.22 (as at 31 December 2021 – 0.79). The Company liquidity ratio as at 30 June 2022 was approximately 0.55 (as at 31 December 2021 – 0.56). As at 30 June 2022 the current assets were lower than current liabilities by EUR 592 thousand in the Company. The management of the Company forecasted the cash flows of the Company for the upcoming year and believes that the Company will have sufficient funds to cover liabilities, which fall due in upcoming year. The Company could use additional liquidity source - unused credit balance up to EUR 1,465 thousand.

The table below summarises the maturity profile of the Group's financial liabilities as at 30 June 2022 and at 31 December 2021 based on contractual undiscounted payments.

	On demand	Less than 3 months	4 to 12 months	2 to 5 years	More than 5 years	Total
Interest bearing borrowings	-	211	829	14,034	-	15,074
Lease liabilities	-	60	181	502	-	743
Trade and other payables	-	112	3	-	-	115
Provision for onerous contract	-	16	16	38	-	70
Other liabilities	456	29	-	-	-	485
Balance as at 30 June 2022	456	428	1,029	14,574	-	16,487
Interest bearing borrowings	-	148	444	8,801	-	9,393
Lease liabilities	-	60	181	622	-	863
Trade and other payables	-	1,675	-	-	-	1,675
Provision for onerous contract	-	16	18	40	-	74
Other liabilities	437	22	-	-	-	459
Balance as at 31 December 2021	437	1,921	643	9,463	-	12,464

The table below summarises the maturity profile of the Company financial liabilities as at 30 June 2022 and at 31 December 2021 based on contractual undiscounted payments.

	On demand	Less than 3 months	4 to 12 months	2 to 5 years	More than 5 years	Total
Interest bearing borrowings	-	198	591	14,034	-	14,823
Lease liabilities	-	60	181	502	-	743
Trade and other payables	-	26	-	-	-	26
Provision for onerous contract	-	16	16	38	-	70
Other liabilities	456	15	-	-	-	471
Balance as at 30 June 2022	456	315	788	14,574	-	16,133
Interest bearing borrowings	-	148	444	8,801	-	9,393
Lease liabilities	-	60	181	622	-	863
Trade and other payables	-	1,579	-	-	-	1,579
Provision for onerous contract	-	16	18	40	-	74
Other liabilities	437	17	-	-	-	454
Balance as at 31 December 2021	437	1,820	643	9,463	-	12,363

Provision for onerous contract is disclosed in the tables above because it is a financial liability arising from the unavoidable cost of meeting the obligation of contract. The amounts disclosed are undiscounted future loss amounts used to calculate provision.

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

15 Other current liabilities

Other current liabilities are presented in the table below:

	Group		Company	
	As at 30 June 2022	As at 31 December 2021	As at 30 June 2022	As at 31 December 2021
Financial liabilities				
Dividends payable	456	437	456	437
Performance Fee	-	-	-	-
Other amounts payable	29	22	15	17
	485	459	471	454
Non – financial liabilities				
Salaries and social security contributions payable	35	31	-	-
Tax payable	48	52	29	41
	83	83	29	41
Total other current liabilities	568	542	500	495

16 Related party transactions

The related parties of the Group were the shareholders of the Company, who have significance influence (note 1), key management personnel, including companies under control or joint control of key management and shareholders having significant influence. Under IAS 24, AB "Invalda INVL" and its controlled companies (hereinafter - Other related parties) are also classified as related parties.

The Group transactions with related parties during the six months ended 30 June 2022 and related balances as at 30 June 2022 were as follows:

1st Half Year 2022

Group	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
AB Invalda INVL (accounting services)	-	19	-	-
Other related parties (maintenance and repair services)	-	36	-	-
Other related parties (rent, utilities and other)	4	3	-	-
Other related parties (management services provided by the Management Company)	-	375	-	15
	4	433	-	15

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

16 Related party transactions (cont'd)

The Group transactions with related parties during the six months ended 30 June 2020 and related balances as at 30 June 2020 were as follows:

1st Half Year 2021

Group	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
AB Invalda INVL (accounting services)	-	7	-	-
AB Invalda INVL (borrowings)	-	43	-	7
Other related parties (maintenance and repair services)	4	11	-	-
Other related parties (rent, utilities and other)	-	196	-	1.533
Other related parties (management services provided by the Management Company)	4	257	-	1.540
	-	7	-	-

The related parties of the Company are subsidiaries, shareholders who have significant influence (Note 1), key managers, key managers and shareholders with significant influence, controlled or jointly controlled entities. Under IAS 24, AB "Invalda INVL" and its controlled companies (hereinafter - Other related parties) are also classified as related parties.

The Company transactions with related parties during the six months ended 30 June 2022 and related balances as at 30 June 2022 were as follows:

1st Half Year 2022

Company	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
Loans granted to subsidiaries	-	-	10,775	-
AB Invalda INVL (accounting services)	-	11	-	-
Subsidiary's rent	199	-	-	-
Other related parties (maintenance and repair services)	-	4	-	-
Other related parties (rent, utilities and other)	-	-	-	-
Other related parties (management services provided by the Management Company)	-	375	-	15
Property administration and other services from subsidiaries	-	75	-	-
	199	465	10,775	15

The Company measured the loans granted to subsidiaries at fair value and did not recognise interest income separately.

Special Closed-Ended Type Real Estate Investment Company INVL BALTIC REAL ESTATE

CONSOLIDATED AND COMPANY'S INTERIM CONDENSED FINANCIAL STATEMENTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

(all amounts are in EUR thousand unless otherwise stated)

16 Related party transactions (cont'd)

The Company transactions with related parties during the six months ended 30 June 2021 and related balances as at 30 June 2021 were as follows:

1 st Half Year 2021 Company	Revenue and other income from related parties	Purchases (including provision) and interest from related parties	Receivables from related parties	Payables to related parties (excluding provision)
Loans granted to subsidiaries	-	-	11,370	-
AB Invalda INVL (accounting services)	-	3	-	-
Subsidiary's rent	174	-	22	-
Other related parties (maintenance and repair services)	-	13	-	1
Other related parties (rent, utilities and other)	-	7	-	-
Other related parties (management services provided by the Management Company)	-	196	-	1,533
Property administration and other services from subsidiaries	-	77	-	-
	174	296	11,392	1,534

According to dividend distribution report, based on the shareholder list as at 11 May 2022 (the day of accounting of rights), the Company paid to "INVL Life" UAB EUR 227 thousand of dividends, net of tax, and paid to other shareholders, who have significance influence, EUR 351 thousand of dividends, net of tax.

According to dividend distribution report, based on the shareholder list as at 13 May 2021 (the day of accounting of rights), the Company paid to AB Invalda INVL EUR 227 thousand of dividends, net of tax, and paid to other shareholders, who have significance influence, EUR 329 thousand of dividends, net of tax.

17 Impact of invasion of the Russian Federation to Ukraine

The Group/the Company has not owned any assets and does not perform any operation in Ukraine, Russia, and Belarus. Activities were effected by general economic situation – it has increased expenses. At the moment, the Group has not encountered the worsening settlement of debt by the tenants compared with previous years. Therefore, invasion of the Russian Federation to Ukraine, occurred on 24 February 2022, did not have any significant impact on the Group/the Company activities.

18 Events after reporting period

No post-reporting events occurred from the date of preparation of the interim financial statements to the date of issuance of the interim financial statements.

The logo consists of the letters 'INVL' in a bold, white, sans-serif font, enclosed within a white square border.

BALTIC REAL ESTATE



THE SPECIAL CLOSED-ENDED TYPE REAL ESTATE INVESTMENT COMPANY

INVL BALTIC REAL ESTATE

CONSOLIDATED REPORT FOR 6 MONTHS OF 2022

Translation note:

This version of the Consolidated Report for the 6 months of 2022 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 of preparation 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 – "**the Company**", "**INVL Baltic Real Estate**" or "**the Issuer**") 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 disclose 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 2022 and ending on 30 June 2022. 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	www.invlbalticrealestate.com
LEI code	529900GSTEOHKA0R1M59
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*

*On 9 April 2020 April the General Meeting of Shareholders of the Company made a decision on the change of the Company's depository from AB SEB bankas (code 112021238) to AB Šiaulių bankas (code 112025254). On 6 January 2021 the Supervisory Authority of the Bank of Lithuania has issued a permit to the Company to change the depository to AB Šiaulių bankas (code 112025254). At the time of the release of the Interim Report the change of the depository has not been implemented yet.

3.2. Information about Company's goals and strategy

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. From 26 July 2021, the Company has a collegial supervisory body – the Supervisory Board. The Company's management bodies are not formed.

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 centres 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. The company has approved a Dividend Payment policy on 9 April 2019 which stipulates the annual payment of dividend per share of no less than EUR 0.09. It is noted that in accordance with the provisions of the dividend payment policy, the Company may allocate both lower and higher dividends per share than it is expected in the policy.

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 - owned real estate properties in Vilnius and Riga during the reporting period.

3.3.1. Companies of INVL Baltic Real Estate (date as of 30 June 2022)

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 breinfo@invl.com
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 breinfo@invl.com
RE 1, AB ¹	Code 302622705 Address Gynėjų str. 14, Vilnius Legal form –public company Registration date 27.04.2011	100 percent	investments into commercial rental real estate	Tel. (8 5) 279 0601 breinfo@invl.com

¹ On 1 August 2022, the Company announced on convocation of the General Extraordinary Shareholders Meeting of the Company during which the Company's shareholders are proposed to decide regarding the approval of participation of INVL Baltic Real Estate in the reorganisation by means of a merger, during which the subsidiary AB RE 1, legal entity code 302622705, registered in Vilnius, Gyneju str. 14, would be merged to INVL Baltic Real Estate, which will continue to operate after the reorganisation is completed and AB RE 1 will be removed from the Register of Legal Entities.

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 breinfo@invl.com
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 breinfo@invl.com
Perspektyvi veikla, UAB ²	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 breinfo@invl.com



Fig. 3.3.1. Simplified group structure of INVL Baltic Real Estate as of 30 June 2022

² After the reporting period, the investment committee of INVL Baltic Real Estate decided to reorganize Perspektivy veikla, UAB, merged it to Roveliją UAB, which will continue to operate.

3.3.2. 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)

COMPANY’S INVESTMENTS IN REAL ESTATE AT THE END OF THE REPORTING PERIOD

OFFICE BUILDING IN THE CENTRE OF VILNIUS, PALANGOS STR. 4/ VILNIAUS STR. 33 AREA 10,000 SQ.M

Business centre is 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.

In the business centre operates more than 2,000 square meters Talent Garden Vilnius cooperation space. In total, the space has more than 230 workplaces, more than half of which are in private offices, as well as a modern conference hall with 150 seats.

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

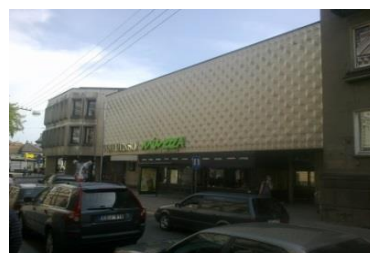


Block A basic information

Total area	5,100 sq. m
Leased area	4,000 sq. m
Land area	0.49 ha (total area of the complex)
Property market value at the end of June 2022	EUR 8.2 million
Occupancy at the end of June 2022	92 percent (total complex occupancy)

**Block B basic information**

Total area	4,900 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 2022	EUR 7.4 million
Occupancy at the end of June 2022	92 percent (total complex occupancy)
Address	Palangos str. 4/ Vilniaus str. 33, Vilnius.

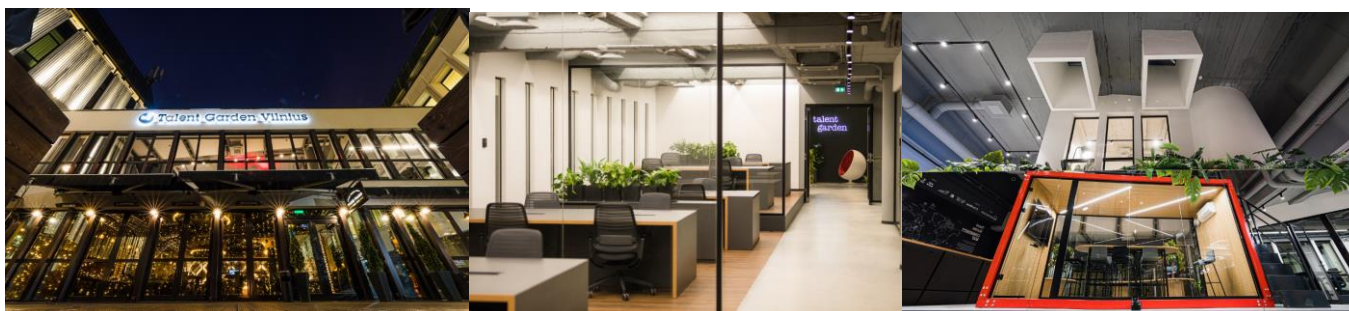


Main tenants Talent Garden Vilnius, TransferGo, Telia LT, Uncle Sam's.



Talent Garden Vilnius' opened on 12th 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 Start up 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: <http://talentgardenvilnius.lt/>





ŽYGIS BUSSINESS CENTRE AREA 3,300 SQ.M.

Žygis 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	3,300 sq. m
Leased area	2,900 sq. m
Land area	0.4 ha
Property market value at the end of June 2022	EUR 3.9 million
Occupancy at the end of June 2022	100 percent
Address	Zygio str. 97A, Vilnius.

Main tenants School "Žiniukas", Innoforce, UAB

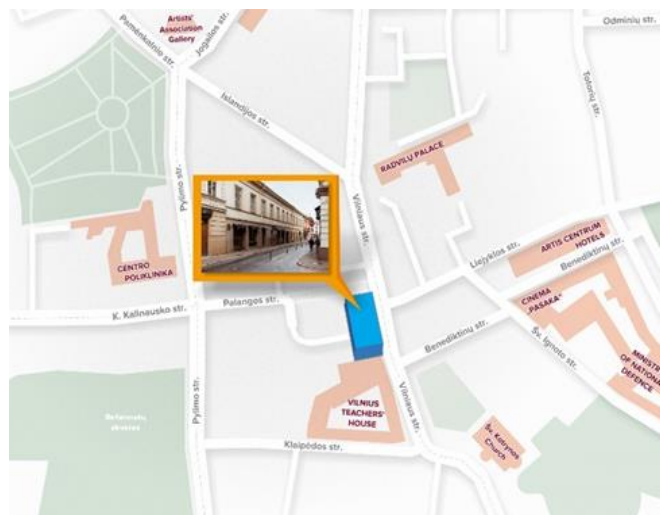


pradinė mokykla
„ŽINIUKAS“
vaikai gali daugiau

BUILDING IN THE CENTRE OF VILNIUS, VILNIAUS STR. 37 AREA 2,000 SQ.M.

The building is in a prestigious part of Vilnius, in Old Town. It is one of the most important components of the city and its centre, located on the left bank of the Neris river. The property is positioned near Gediminas Avenue, which is considered the most prestigious street in Vilnius. The building's environment is dominated by older buildings of city centre-specific architecture, with various commercial premises, hotels, numerous cafes, restaurants, and other attractions.

Currently, the building is not being rented and a reconstruction project is in the process of being prepared for it. Once this project is implemented, the building will be adapted to commercial and catering activities.



Basic information

Total area	2,000 sq. m.
Land area	0.16 ha
Property market value at the end of June 2022	EUR 4.9 mln.
Address:	Vilniaus str. 37, Vilnius.



3.3.3. Real estate objects owned by group companies in Riga (Latvia)

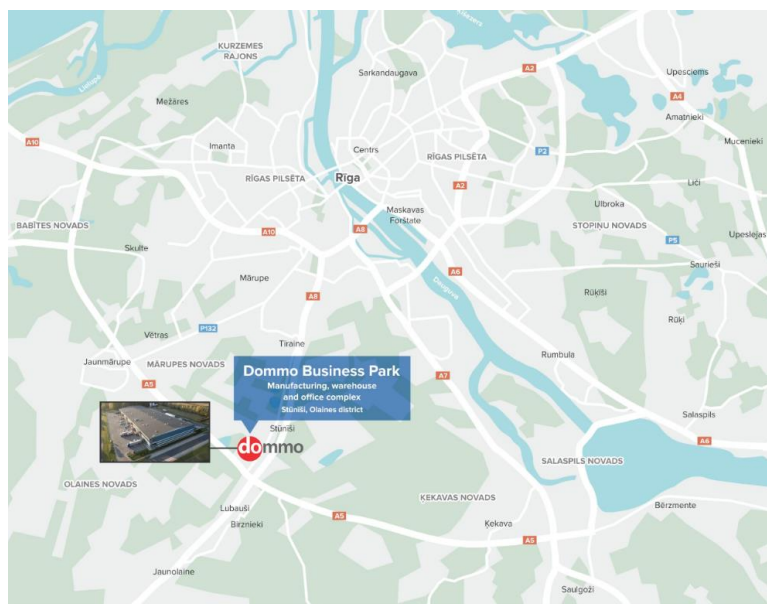


Fig. 3.3.3. Real estate objects owned by group companies of INVL Baltic Real Estate in Riga (Latvia)

DOMMO BUSINESS PARK WAREHOUSE AND OFFICE COMPLEX AREA 12,800 SQ.M.

Dommo Business Park 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 and lease area	12,800 sq. m
Leased area	12,800 sq. m
Land area	54.8 ha
Property market value at the end of June 2022	EUR 9.4 million
Occupancy at the end of June 2022	100 percent
Address	Stūnyši, Olainės region.
Main tenants	Bohnenkamp, Tente, Rewico Baltikum, Inservis.



Bohnenkamp
Moving Professionals

TENTE



REWICO Baltikum

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



In the first half of 2022, INVL Baltic Real Estate's consolidated net operating income amounted to EUR 1.01 million or 46% more than in the corresponding period in 2021 (EUR 0.69 million). The consolidated revenue of INVL Baltic Real Estate in the first half of 2022 amounted to EUR 1.64 million or 32% more than in the corresponding period in 2021 (EUR 1.24 million), of which consolidated rental income from own facilities increased by 13% to EUR 0.93 million. The objects managed by INVL Baltic Real Estate continued to maintain a high level of occupancy and raised operating income. The net profit for the first half of the year amounted to EUR 1.88 million, or 152% more than in the corresponding period in 2021.

The largest object managed by INVL Baltic Real Estate is the office building on Palangos str. 4, where the Company's co-working space Talent Garden Vilnius is located, accounted for EUR 1.09 million in the first half of the year, or 45% more than in the corresponding period last year (0.75 million). At the end of the half-year, the facility's occupancy rate was 92%. Talent Garden Vilnius continued to maintain a very high level of occupancy, which reached 100% at the end of the half-

year and significantly improved performance indicators.

In the first half of 2022, the revenue of Žygis Business Centre amounted to EUR 0.24 million, or 60% more than in the corresponding period in 2021 (EUR 0.15 million). At the end of the half-year, the facility's occupancy rate was 100%.

The value of the assets managed by the Company's group reached 33.8 million at the end of the first half of the year and increased by 14% (EUR 29.6 million) since the beginning of the period.

We continued to work actively with designing the reconstruction project for the buildings on Palangos str. 4/ Vilniaus str. 33. At the beginning of the year, we presented to the public the reconstruction project proposals, which were later approved by Vilnius City Municipality, and issued the conditions for the design of the reconstruction project. The next stage of development of the project is the preparation of the technical project for the reconstruction.

During the first half of the year, we achieved significant results in the development of the object on Vilniaus str. 37 – we completed the architectural, historical, polychrome research of the building and clarified the valuable properties of the object. After completion of this stage of work, we continue preparation of the object management project. At the beginning of June, we completed the acquisition of shares of RE 1, UAB. After this transaction, the Company manages all the premises in the building on Vilniaus str. 37.

In early July, Dommo Grupa, a subsidiary of the Company, completed the sale of 3.4 ha of land located in the 58-ha logistics and industrial park Dommo Logistics and Industrial Park. The value of the transaction was EUR 0.4 million.

4.2. Operational environment

2021 and the first half of 2022 were relatively easier for the commercial asset market than the first year of the pandemic. Cardinal changes in the work culture did not occur, the company's offices weren't abandoned, but the changed approach to the organisation of work allowed employees and employers to choose the most acceptable business model, both remote, conventional, and hybrid. With the growth of the sickness curve and disruptions in the supply of materials, development of part of the projects was delayed, but it made it easier to overcome the challenge of a slightly elevated vacancy. Fearing that the demand for business centres might decrease in the face of severe housing shortages, some of the small commercial projects were refocused on housing, which contributed to stabilisation in both segments. Changes in logistics chains allowed to expand logistics premises by hundreds of thousands of square meters, most often using new areas exclusively for their own use, without the market supply overflowing. In 2022, the sector is also heavily affected by the low inflation environment: property owners must pay higher interest on loans, while tenants are facing higher rent due to contractual indexation.

Only seven business centres were opened in Vilnius in 2021 and the opening of some of them were delayed to this year. More than 15 business centres are currently being developed (the total rented area is about 200,000 sq.m.) and almost the same amount of space is available in the planning phase or the not yet in construction phase. As in Kaunas a couple of years ago, some developers rethink the plans for the development of some business centres, especially in Naujamiestis, and residential buildings are being built instead of offices there.

Due to increased expansion in the Class B segments and the migration of customers to new business centres, higher vacancy rates are recorded in Class B1 and Class B2 offices. Vacancy from 5% (B1) and 5.5% (B2) at the end of 2020 increased to 10% and 11% respectively. Class A business centre vacancy slightly decreased compared to the middle of the year (4.5%) and returned to the end-of-2020 level (3.5%). The growing gap between old and new buildings will have a positive impact on finding tenants. More and more state institutions are moving to offices and fears about the exclusively remote model have not come to pass. As society gains immunity and eases pandemic restrictions, more and more companies are deciding to return to their offices. Businesses continue to need offices because many employees do not have the opportunity to create full-fledged working conditions at home, it can't be provided not only by existing housing, but also increased housing prices that limit the possibilities for housing change. Lack of social contact, the desire to change one's working environment are also key. Office rental prices depend on several factors, which are relatively stable, but have started to change gradually during the pandemic period. Despite low-cost monetary policy, inflation rates have remained relatively low for a long time, resulting in fairly easy management of both construction costs

and rent price indexes. In the second half of 2021, inflation gained momentum, which will affect both existing and newly concluded leases, as well as flow assessment and development costs.

The Drobė Factory business centre was opened in Kaunas in 2021, with an area of 22,000 sq. m. A larger number of new business centres are expected in 2022–2023, when the market should be supplemented by about 35,000 sq. m. of offices, which will also be developed in newly formed multi-apartment blocks. This will allow the creation of mixed urban areas, characterised by activity during both work and off-work hours. Improved demographic indicators, higher quality housing projects provide even more stimulus for the development of the former temporary capital and increase the competitiveness of the city, both in Lithuania and internationally by attracting not only local but also foreign companies.

With the slowdown in 2021, business centre managers were able to fill their premises more easily, leading to better vacancy rates. The vacancy of Class A business centres grew insignificantly to 9% (in the first half of 2021 – 8%, at the end of 2020 – 15%). Class B1 vacancy decreased from 9% to 8% in six months (at the end of 2020 – 11%). The most pronounced change occurred in Class B2, where the number of free spaces decreased from 9% to 4% (at the end of 2020 – 4%).

Intensive development of business centres in Klaipėda has not yet been achieved, but small administrative buildings of several thousand sq. m., including co-working spaces, can be seen. On the other hand, Klaipėda has prepared larger mixed-purpose complex pre-project proposals or even received building permits; therefore, with the stabilising population and lack of modern office buildings, it is likely that a Klaipėda Renaissance may take place and repeat the spurt of development in Kaunas in the next few years.

The amount of free space in the port city is gradually decreasing. At the end of 2020, tenants had access to more than 12,000 sq. m. of premises, in mid-2021 – about 10,500 sq. m., and already at the end of the year – about 10,000 sq. m. The changes compared to the scale of Vilnius or Kaunas are not significant, but there is a trend in office demand, which should be favourable for developers of new projects. Despite positive trends, office occupancy could be higher. This year, the vacancy in Class A business centres still accounts for about 25% (no change over the year), but there was a significant decrease in the availability of Class B1 premises, to 3% (9% a year ago), and Class B2 – up to 6.5% (10.5% a year ago).

In 2022, the Riga warehousing market was filled with several new objects and was not very active. Some tenants affected by the sanctions imposed on Russia and Belarus could be part of the reason, but this has not yet affected the larger vacancy in logistics centres. Rental prices in Riga and around the city now range from €4.0 to €4.7/sq. m.

Resources:

https://www.inreal.lt/file/2/1/4/6/Ekonomikos-ir-NT-rinkos-apzvalga-2021-2022_INREAL-Siauliu-bankas-COBALT-Citynow_compressed.pdf

<https://q2-2022-baltics.colliers.com/>

4.3. Key figures of INVL Baltic Real Estate

EUR million	Group		
	30.06.2020	30.06.2021*	30.06.2022
Managed common area	33,900 sq. m	26,100 sq. m.	28,100 sq. m.
Managed rental area	29,700 sq. m	22,600 sq. m.	24 500 sq. m.
The real estate value	38.9	24.7	33.8
Cash	3.1	4.2	1.6
Other assets	2.3	1.5	1.4
Assets	44.3	30.4	36.8
Equity	24.6	17.6	21.2
Borrowings from credit institutions	16.9	9.3	13.4
Other payables	2.8	3.5	2.2
Total equity and liabilities	44.3	30.4	36.8
Total equity for one share	EUR 1.87	EUR 2.19	EUR 2.63

* The decrease of the results was mainly influenced by sales transactions of IBC and Vilniaus Gate business centres implemented in 2020.

4.4. Results of INVL Baltic Real Estate

EUR million	Group		
	01.01.2020 – 30.06.2020	01.01.2021 – 30.06.2021*	01.01.2022 – 30.06.2022
Revenue	2.3	1.2	1.6
<i>rental income from owned premises</i>	1.6	0.8	0.9
<i>rental income from subleased premises</i>	-	-	-
<i>other revenue</i>	0.7	0.4	0.7
Investment property revaluation	(0.1)	0.5	1.7
Net operating income from owned properties	1.3	0.7	1.0
Profit before tax	0.9	0.75	1.9
Net profit	0.9	0.75	1.9
Earnings per share	EUR 0.07	EUR 0.07	EUR 0.23

* The decrease of the results was mainly influenced by sales transactions of IBC and Vilniaus Gate business centres implemented in 2020.

Net asset value of the Company amounted to EUR 21,196,770 or EUR 2.6294 per share on 30 June 2022. At the same period in 2021, the net asset value amounted to EUR 17,633,254 or EUR 2.1874 per share.

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 investors" → "Financial information and reports" → "Net asset value"). Link <https://bre.invl.com/en/for-investors/financial-information-and-reports/>

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

On 1 June 2022, a purchase and sale agreement was concluded by the Company regarding the acquisition of 100 percent of the shares of RE 1, UAB, legal entity code 302622705, which owns non-residential premises – a café – at the address Vilniaus Street 37 in Vilnius. The Company acquired 100 per cent of shares of RE 1, UAB for EUR 2,216,151.00.

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 2022. 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

On 4 July 2022, Company's subsidiary Dommo Grupa has completed the sale transaction of a 3.4-hectare plot of land, which is in the 58-hectare logistics and industrial park "Dommo Logistics and Industrial Park" near Riga. The value of the transaction was 0.4 million euros. More detailed information is [here](#).

On 1 August 2022, the Company announced on convocation of the General Extraordinary Shareholders Meeting of the Company during which the Company's shareholders are proposed to decide regarding the approval of participation of INVL Baltic Real Estate in the reorganisation and preparation of the terms of reorganisation. More information [here](#).

No other important events of the Issuer or the group companies were noted. The Issuer and the group companies performed usual activity.

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 forecast

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 were not amended. Currently actual wording of the Articles of Association of INVL Baltic Real Estate is dated as of 26 July 2021. The Articles of Association is available on the Company's website (Section on the website "For investors" → "Legal documents" → "Articles of Association". Link: <https://bre.invl.com/en/for-investors/legal-documents/>)

8. Structure of the authorized capital

Table 8.1. Structure of INVL Baltic Real Estate authorized capital as of 30 June 2022.

Type of shares	Number of shares and total voting rights granted by the issued shares, units	Nominal value, EUR	Total nominal Value and authorised capital, EUR	Portion of the authorised capital, %
Ordinary registered shares	8,061,414	1.45	11,689,050.30	100

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

8.2. Information about the Issuer's treasury shares

8.2.1. Purchase of own shares

The General Shareholders Meeting of the Company that was held on 29 April 2021 made decision to purchase its own shares. The period during which the company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45.

The General Shareholders Meeting of the Company that was held on 12 April 2022 made decision to purchase its own shares. The period during which the company may acquire its own shares - 18 months from the day of this resolution. The maximum one share acquisition price – the last announced net asset value per share, the minimal one share acquisition price – EUR 1.45.

During the reporting period the Company not initiated acquisition of own shares.

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

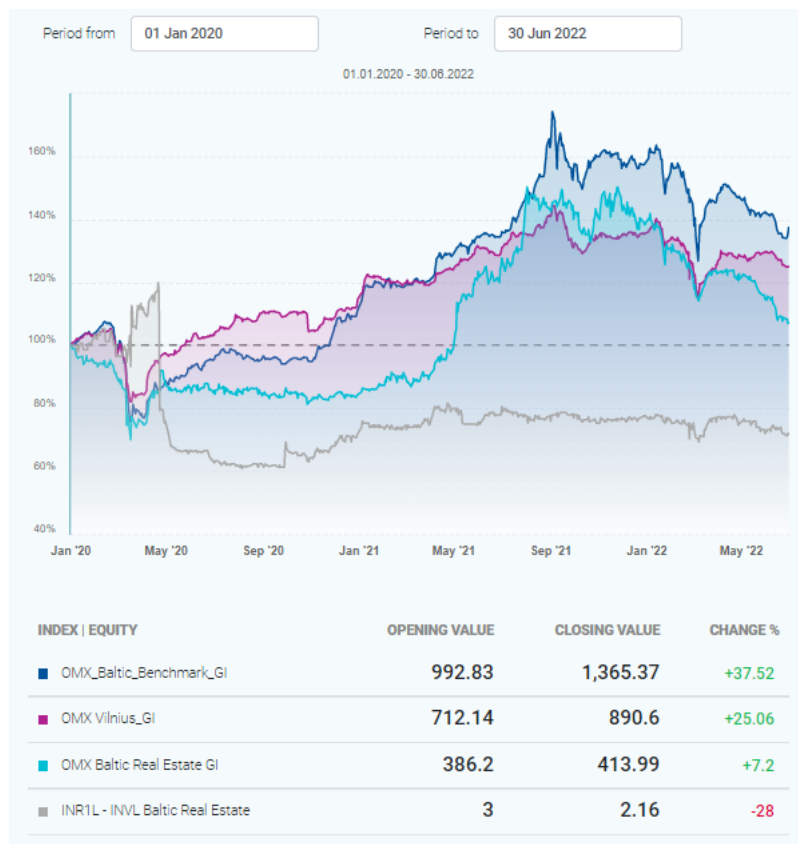
9.1. table. Main characteristics of INVL Baltic Real Estate shares admitted to trading

Shares issued, units	8,061,414
Shares with voting rights, units	8,061,414
Number of votes for the quorum of the General Shareholders Meeting, units	8,061,414
Nominal value, EUR	1.45
Total nominal value, EUR	11,689,050,30
ISIN code	LT0000127151
LEI code	529900GSTE0HKA0R1M59
Ticker	INR1L
Exchange	Nasdaq Vilnius
List	Baltic Secondary list
Listing date	04.06.2014
Included into indexes	OMX VILNIUS INDEX (VILSE) STOXX Global Total Market Price Index (TW1P) STOXX All Europe Total Market Price Index (TE1P) OMX Baltic Benchmark Gross Index (OMXBBGI)

STOXX EU Enlarged TMI (Price) EUR (EUETMP)
 OMX Baltic Benchmark Price Index (OMXBBPI)
 OMX Baltic Benchmark Capped Price Index (OMXBBCPP)
 OMX Baltic All Share Gross Index (OMXBGI)
 OMX Baltic All Share Price Index (OMXBPI)
 OMX Baltic Real Estate PI (B8600PI)
 OMX Baltic Real Estate GI (B8600GI)
 OMX Baltic Benchmark Capped Gross Index (OMXBBCPG)

Table 9.2. Trading in INVL Baltic Real Estate shares

	6 months of 2020	6 months of 2021	6 months of 2022
Share price, EUR:			
- open	3.000	2.220	2.330
- high	3.880	2.470	2.380
- low	1.890	2.180	1.630
- average	2.663	2.273	2.240
- last	1.900	2.340	2.160
Turnover, units	239,127	235,488	85,729
Turnover, EUR	636,853.71	535,296.04	192,055.01
Traded volume, units	1,414	1,423	1,233

Fig 9.1. INVL Baltic Real Estate change of share price and indexes ³ (source Nasdaq indexes)

³ 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).

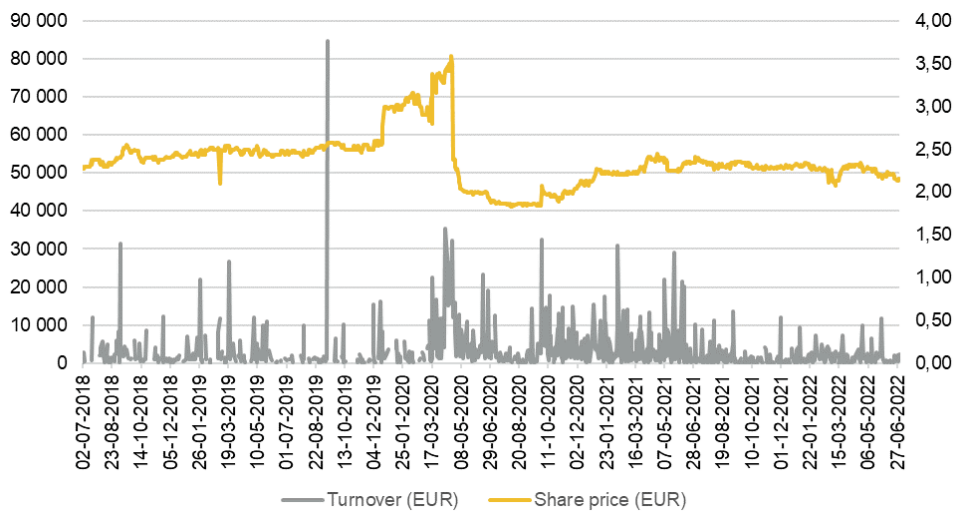


Fig. 9.2. Change of share price of INVL Baltic Real Estate and turnover⁴

10. Shareholders

10.1. Information about Company's shareholders

The total number of shareholders in INVL Baltic Real Estate was 4,019 on 30 June 2022. 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 2022.

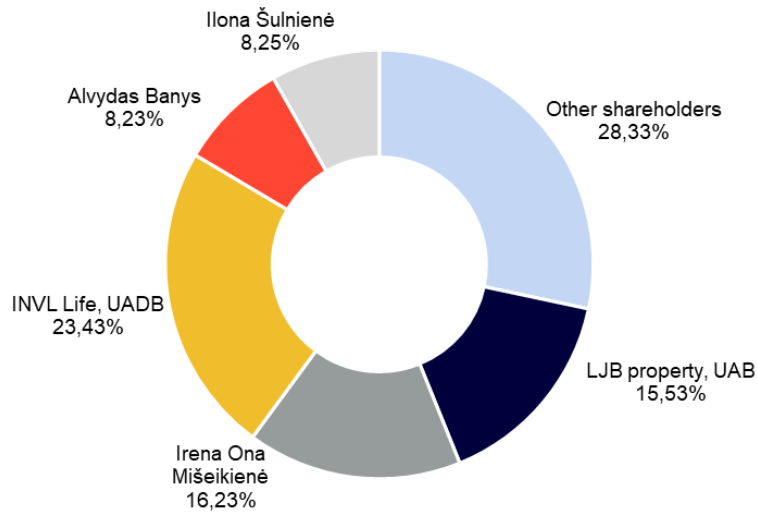
Name of the shareholder or company	Number of shares held by the right of ownership, units	Share of the authorised capital held and share of votes given by the shares held by the right of ownership, %	Indirectly held votes, %	Total votes, %
LJB property, UAB, code 300822529	1,251,695	15.53	0	15.53
Alvydas Banys	663,640	8.23	15.53 ⁵	23.76
Irena Ona Mišeikienė	1,308,596	16.23	0	16.23
INVL Life, UADB, code 305859887 ⁶	1,889,123	23.43	0	23.43
Invalda INVL, AB, code 121304349,	0	0	23.43 ⁷	23.43
Ilona Šulnienė	664,710	8.25	0	8.25

⁴ The decrease of the results was mainly influenced by sales transactions of IBC and Vilniaus Gate business centres implemented in 2020.

⁵ 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 property

⁶ 100% of shares of INVL Life, UADB are held by Invalda INVL, AB, code 121304349

⁷ 100% of shares of INVL Life, UADB are held by Invalda INVL, AB, code 121304349



10.1.1. Fig. Votes as of 30 June 2022

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 2022 are not different from the description of the rights and obligations carried by the shares presented in the Company's consolidated annual report for 2021.

11. Dividends

The General Shareholders' Meeting decides upon dividend payment and sets the number 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.

The General Shareholders Meeting of the Company held on 9 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 12 April 2022, the General Shareholders Meeting of INVL Baltic Real Estate decided to allocate EUR 0.12 dividend per share.

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 27 April 2022 were shareholders of the Company.

The Company started to allocate dividends for the year 2021 from 12 May 2022. 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 shares⁸

Company's	30 June 2020*	30 June 2021	30 June 2022
Net Asset Value per share, EUR	1.87	2.19	2.63
Price to book value (P/Bv)	1.02	1.07	0.82
Dividend yield	81.6	5.1	5.6

⁸ The Company publishes Alternative performance measures (AVR), 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" → "Financial information and reports". The link is provided <https://bre.invl.com/en/for-investors/financial-information-and-reports/>

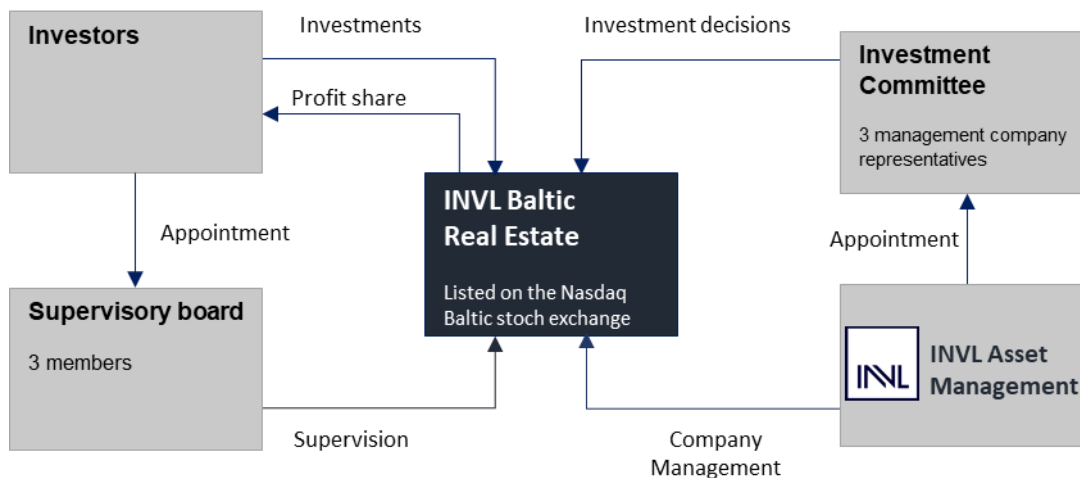
IV. ISSUER'S MANAGING BODIES

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. From 26 July 2021, the Company has a collegial supervisory body - the supervisory board. The Company's management bodies are not formed.

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.



12.1. 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.

Darius Šulnis (the chairman), Nerijus Drobavičius and Vytautas Plunksnis are members of the Board of the Management company since 19 January 2015. On 14 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.

There are 3 (three) members in the Supervisory Board of the Company: Raimondas Rajeckas, Audrius Matikiūnas and Eglė Surplienė (the Chairman of the Board of the Supervisory Board and an Independent member).



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's in accounting and Audit.
Financial broker's license (General) No. A109.

Work experience

2015 – October 2017 General manager of INVL Asset Management, UAB

2006 – 2011 Invalda, AB – President. 2011 – 2013 Invalda, AB – Advisor. Since May 2013 Invalda INVL, AB – President
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) – the President
Šiaulių bankas, AB (code 112025254, Tilžės str. 149, Šiauliai) – Member of the Supervisory 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
FERN Group, UAB (code 306110392, Granito str. 3-101, Vilnius) – Chairman of the Supervisory Board



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 2014 works at Invalda INVL, AB group
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
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

8,000 units of shares

Participation in other companies

INVL Technology, CEF (code 300893533, Gynėjų str. 14, Vilnius) – Member of the Investment Committee
BSGF Sanus, UAB (code 304924481, Gynėjų str. 14, Vilnius) – Director
InMedica, UAB (codas 300011170, L. Asanavičiūtės str. 20-201, Vilnius) – The Chairman of the Board
INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund – Investment Committee Member
MBL A/S (CVR-no 12825242) – Member of the Board
MBL Poland Sp. z.o.o. (ul. Sulejowskiej 45d, 97-300 Piotrków Trybunalski, Polska, KRS 0000065219) – Member of the Supervisory Board



Vytautas Plunksnis – Member of the Board of the Management company
Main workplace – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) Head of Private Equity

Educational background and qualifications

Graduated the studies in economics at Kaunas University of Technology in 2001, gained Bachelor's degree in Management.
 Financial broker's licence (General) No. G091.

Work experience

Since 2016 - INVL Asset Management, UAB, Head of Private Equity Funds
 2009 – 2015 Fund Manager at Invalda INVL, AB
 2006 – 2009 Finasta Asset Management, UAB – analyst, fund manager, strategic analyst
 2004 ELTA redactor (business news)
 2002 – 2004 Baltic News Service business journalist

Owned amount of shares in INVL Baltic Real Estate

Personally: 1,000 units of shares; 0.01% of authorised capital and votes.

Participation in other companies

INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) managed fund INVL Baltic Sea Growth Fund – Investment Committee Member
 Eco Baltia AS (Maskavas str. 240-3, Rīga, Latvia 40103446506) – Chairman of the Supervisory Board
 Montuotojas, UAB (code 121520069, Granito str. 3-10, Vilnius) – Member of the Board
 Eco Baltic vide, SIA (code 40003309841, Ropažu nov., Stopiņu pag., Rumbula, Getliņu iela 5) – Member of the Supervisory Board
 Ecoservice, UAB (code 123044722, Dunojaus str. 29, Vilnius) – Chairman of the Board
 B2Y, SIA (code 40103243404, Maskavas iela 322A, Rīga) – Chairman of the Board
 INVL Technology (code 300893533, Gynėjų str. 14, Vilnius) – Member of the Investment Committee
 Norway Registers Development AS (code 985 221 405 MVA, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board
 NRD Systems, UAB (code 111647812, Gynėjų str. 14, Vilnius) – Member of the Board
 NRD CS, UAB (code 303115085, Gynėjų str. 14, Vilnius) – Member of the Board
 Novian Systems, UAB (code 125774645, Gynėjų str. 14, Vilnius) – Chairman of the Board
 NRD Companies AS (code 921 985 290 MVA, Lokketangen 20 B, 1337 Sandvika, Norway) – Member of the Board
 BC Moldova-Agroindbank SA (MAIB) (code 1002600003778, Constantin Tănase str. 9/1, Chisinau, Moldova) – Chairman of the Supervisory Board
 Investuotoju Asociacija (code 302351517, Konstitucijos av. 23, Vilnius) – Chairman of the Board



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 FMI AB, Finasta bank AB, Finasta investiciju valdymas (currently INVL Asset Management)

Owned amount of shares in INVL Baltic Real Estate

-

Participation in other companies

FMI Financial Advisors, 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 – Chairman 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, Variagis, UAB, Riešės investicija, UAB, Dipolio valda, UAB, Tripolio valda, UAB, Paralelių valda, UAB, Etanija, 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

Owned amount of shares in INVL Baltic Real Estate

-

Participation in other companies

Proprietas, UAB (code 303252098, Gynėjų str. 14, Vilnius) – Director
 RE 1, AB (code 302622705, Gynėjų str. 14, Vilnius) – Director, member of the Board



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

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

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

IPPG, UAB (code 301673796, Gynėjų str. 14, Vilnius) - Director
 Vernitas, AB (code 193052526, Stoties str. 16, Marijampolė) - Member of the Supervisory Board
 RE 1, AB (code 302622705, Gynėjų str. 14, Vilnius) - Member of the Board



Raimondas Rajeckas – Member of the Supervisory Board
Main workplace – Invalda INVL, AB (code 121304349, Gynėjų 14, Vilnius, Lithuania)
 CFO

The term of office

Since 2021 till 2025

Educational background and qualifications

2001 Vilnius University, Faculty of Economics, Master of Science in Accounting and Auditing
 1999 Vilnius University, Faculty of Economics, Bachelor of Science in Business Administration and Management

Work experience

Since 2006 CFO at Invalda INVL, AB
 2001 – 2006 CFO at Valmeda, AB
 2000 – 2001 CFO at Galincius, AB
 2000 – 2001 CFO at Invaldos Marketingas, UAB (current name Inreal Valdymas. UAB)
 2000 – 2002 Accountant at Gildeta, AB
 1998 – 2000 Accountant at Invalda, AB

Owned amount of shares in INVL Baltic Real Estate

-

Participation in other companies

Raimondas Rajeckas holds management positions in companies controlled by Invalda INVL:

- director at MD PARTNERS, UAB
- director at Invalda INVL Investments, UAB
- director at Cedus, UAB
- director at Cedus Invest, UAB
- director at Regenus, UAB
- director at Consult Invalda, UAB
- director at RPNG, UAB
- director at MGK invest, UAB
- director at MBGK, UAB
- director at Aktyvo, UAB
- director at Aktyvus valdymas, UAB
- director at public institution Iniciatyvos Fondas



Audrius Matikiūnas – Member of the Supervisory Board
Main workplace – INVL Asset Management, UAB (code 126263073, Gynėjų str. 14, Vilnius) Head of Legal of the Group

The term of office

Since 2021 till 2025

Educational background and qualifications

2010 Mykolas Romeris university, Master of Laws
 2008 Mykolas Romeris university, Bachelor of Laws

Work experience

Since 2022 INVL Asset Management - Head of Legal of the Group
 Since 2022 INVL Asset Management, UAB – Products Manager
 Since 2022 INVL Life, UADB – Products Manager
 Since 2022 INVL Asset Management, UAB – Chairman of the Investment Committee
 2021 – 2022 Alternative Investment Selection Team Leader at INVL Asset Management, UAB
 Since 2018 member of the Board at investment manager Mundus, UAB
 2016 – 2022 Head of Legal and Product Management team in Private Equity unit at INVL Asset Management, UAB
 2012 – 2016 compliance officer at SEB bankas, AB
 2010 – 2012 lawyer bankas Finasta, AB
 2007 – 2010 lawyer at SEB bankas, AB

Owned amount of shares in INVL Baltic Real Estate

-

Participation in other companies

Audrius Matikiūnas is an employee of INVL Baltic Real Estate Management company UAB INVL Asset Management
 Member of the Board at investment manager Mundus, UAB
 Member of the Supervisory Board at INVL Technology



Eglė Surplienė – Chairman and Independent member of the Supervisory Board
Main workplace – Gerovės valdymas, UAB FPI (code 302445450, Gedimino pr. 20-27, Vilnius) – Director

The term of office

Since 2021 till 2025

Educational background and qualifications

Vilnius University, Faculty of Economic Cybernetics and Finance, Economic Cybernetics studies, Economics – mathematics diploma (equivalent of Master’s degree)
 2009 – Award in Financial Planning (CII program and exam) certificate.
 2005 – OMX Vilnius dealer certificate
 1996 – General financial broker license

Work experience

Since 2018 general partner at limited partnership Gerovės partneriai
 Since 2015 director INVL Baltic Farmland, UAB
 Since 2014 Chairman of the Board at Atelier Investment management, UAB
 Since 2009 wealth manager at UAB FPI Geroves Valdymas
 2006 - 2009 wealth manager, VIP Clients manager at AB FBC Finasta, AB bank Finasta
 2005 - 2006 project manager at Zabolis ir partneriai, UAB
 1999 – 2005 member, Deputy Director of the Commission at Securities Commission of Lithuania
 1995 - 1999 Head of Issuer Division at UAB FMI Vilfima

1993 - 1995 member of Market Regulation Division at Securities Commission of Lithuania

Owned amount of shares in INVL Baltic Real Estate

-

Participation in other companies

Atelier Investment Management, UAB (code 303335430, Žemaitijos str. 8-20, Vilnius) – Chairman of the Board
Gerovės valdymas, UAB FPI (code 302445450, Jogailos str. 3-103, LT-01116) – Director
Gerovės partneriai, KŪB (code 304746185, Jogailos str. 3-103, LT-01116) – Full member
DIM investment, UAB (code 301145749, Pasakų str. 5, Vilnius) – Director
INVL Baltic Farmland, AB (code 303299781, Gynėjų str. 14, LT- Vilnius) - Director

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 2021 (IV chapter 13 section „Structure, authorities, the procedure for appointment and replacement“).

A During the reporting period (starting - 1 January 2022, ending – 30 June 2022) 17 (seventeen) Investment Committee meetings were held. 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 Meetings was held.

On 12 April 2022 during the General Ordinary Shareholders Meeting of the Company, the shareholders of the Company were introduced with (i) the consolidated annual report for 2021; (ii) the independent auditor's report on the financial statements and consolidated annual report of the Company; (iii) the Company's investment committee's recommendation on the draft of the profit (loss) distribution (including the formation of the reserve) and the draft of the remuneration report; (iv) the Company's Supervisory Board's feedback and suggestions; (v) the Company's Management Company's statement on the share purchase price and (vi) the report of the Audit Committee of the Company. Moreover, the shareholders of the Company decided on: (i) the assent to the remuneration report of the Company, as a part of the consolidated annual report of the Company for the year 2021; (ii) approval of the consolidated and stand-alone financial statements for 2021 of the Company; (iii) distribution of profit of the Company; (v) purchase of own shares of the Company and (vi) the adjustment of the terms of payment for audit services.

After the reporting period, on 1 August 2022, the Company announced the convocation of the General Extra-Ordinary Shareholders Meeting of the Company, which will be held **on 23 August 2022**. The Shareholders are proposed to approve the participation of INVL Baltic Real Estate in the reorganisation and preparation of the terms of reorganisation (the reorganisation by means of a merger, during which the subsidiary AB RE 1, legal entity code 302622705, registered in Vilnius, Gynejų str. 14, would be merged to INVL Baltic Real Estate, which will continue to operate after the reorganisation is completed and AB RE 1 will be removed from the Register of Legal Entities).

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 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.

During the General Shareholders Meeting of the Company, held on 29 April 2021, Danute Pranckeniene and Tomas Bubinas were re-elected to the audit committee of the Company for the term of 4 years. Both members are independent, submitted notification proving their independency.



Tomas Bubinas – Independent Member of the Audit Committee

The term of office Since 2021 till 2025

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 2013 - 2022 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, Sicom Biotech
1999 - 2001 Senior Manager, PricewaterhouseCoopers
1994 - 1999 Senior Auditor, Manager, Coopers & Lybrand.

Owned amount of shares in INVL Baltic Real Estate -



Dangutė Pranckėnienė – Independent Member of the Audit Committee

The term of office Since 2021 till 2025

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 coacher name, license No. E-51.
Lithuanian Ministry of Finance, the auditor's name, license No. 000345.

Work experience since 1997 the Partner at Moore Mackonis, 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 -

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 90 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.

According to the decision of the General Meeting of the Shareholders of the Company hold on 29 April 2021 it was set the hourly remuneration of the elected independent member of the Supervisory Board at EUR 145 per hour. The other Members of the Supervisory Board do not receive remuneration for these duties.

Pursuant to Article 23 (3) of the Law on Financial Statements of Enterprises of the Republic of Lithuania, from 202 the Company publishes the Remuneration Report, which is available in Appendix No. 5 to the Company's Annual Consolidated Report for 2021.

During the reporting period the Members of the Board of the Management Company and the Members of the Investment Committee were paid EUR 918 of dividends, net of tax. There were no assets transferred, no guarantees granted, no bonuses paid, and no special pay-outs made by the Company to its managing bodies. The managing bodies were not granted with bonuses by other companies of INVL Baltic Real Estate group.

During the reporting period INVL Baltic Real Estate Group and the Company for the company providing accounting services respectively paid EUR 19 thousand and EUR 11 thousand (in 2021 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 the following intermediaries:

- AB Siauliu bankas (Seimyniskiu str. 1A, Vilnius, Lithuania. tel. +370 5 203 2233) – the agreement on management of securities accounting, the market maker services agreement and service agreement on the payment of dividends.
- AB SEB bankas (Gedimino av. 12, Vilnius, Lithuania tel. +370 5 268 2800) – agreement on depository services*.

* On 9 April 2020 April the General Meeting of Shareholders of the Company decided on the change of the Company's depository from AB SEB bankas (code 112021238) to AB Šiauliu bankas (code 112025254). On 6 January 2021 the Supervisory Authority of the Bank of Lithuania has issued a permit to the Company to change the depository to AB Šiauliu bankas (code 112025254). At the time of the release of the Interim Report the change of the depository has not been implemented yet.

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 2022 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/en/for-investors/investment-risks/>

18. Significant investments made during the reporting period

During the six months of 2022, the main investment made by INVL Baltic Real Estate was the acquisition of shares of RE 1, UAB, which owns non-residential premises – a café – at the address Vilniaus Street 37 in Vilnius. The Company acquired 100 per cent of shares of RE 1, UAB for EUR 2,216,151.00.

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 2022.

21. The effect of Russia's war against Ukraine and the imposed sanctions on the Issuer

The invasion of Russia and the imposed sanctions do not have a direct or indirect impact on the Issuer's strategic directions, goals, financial results, and financial condition. After the Russian invasion, the Issuer's Business Continuity Plan was revised and updated, which sets out specific measures to be taken in the event of information system failures.

22. The disclosure of sustainability-related information

According to Regulation (EU) 2019/2088 of the European Parliament and Council on sustainability-related disclosures in the financial services sector ("SFDR") and Regulation (EU) 2020/852 of the European Parliament and of the Council on the establishment of a framework to facilitate sustainable investment ("Taxonomy"), the financial product must provide information in the periodic report on how and to what extent the environmental and social features are ensured (Article 8 according to the SFDR) or information on the environmental objectives to which it contributes and a description on investments in sustainable economic activity (Article 9 according to the SFDR).

This Issuer falls under Article 6 of SFDR. It does not promote environmental and/or social characteristics, nor it has sustainable investment as its objective. The investments underlying the Fund do not consider the European Union criteria for environmentally sustainable economic activities.

23. Information related to the compliance with the Governance Code

During the six months of 2022 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.

24. Information regarding transactions with related parties

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

Related party transaction policy of INVL Baltic Real Estate was approved during the General Shareholders Meeting held on 29 April 2021. The policy is published on the Company's website: <https://bre.invl.com/en/for-investors/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: <https://bre.invl.com/en/for-investors/legal-documents/>

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
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 INVL Baltic Real Estate signed a Loan Agreement No. BRE/200522/1 on 22 May 2020. Loan amount – EUR 1.45 million. Loan balance as of 31 December 2021 – EUR 0,3 million. An agreement was signed on 28 December 2021 to extend the loan repayment term until 31 December 2023.	The loan was repaid on 8 July 2022
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	On 3 January 2022, the company signed an agreement to the 28 December 2017 Property Simple Administration Agreement No. 28/12/2017 regarding the clarification of the list of assets under administration.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	On 27 June 2022, the Company entered into a loan agreement no. BRE / 220627/01 with Rovelija, UAB in the amount of EUR 100,000.	The loan was repaid on 11 July 2022
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. 01/02/2022-DBP on 28.02.2022, regarding repairment work in the premises (doors). Transaction value EUR 3351,52 without VAT.	
Real estate fund manager of the Management Company INVL Asset Management			Vytautas Bakšinskas