KEY information for 9 months 2026

Activity: operating since 1997, real estate investment company INVL Baltic Real Estate seeks to ensure the growth of leasing income and to profit on investments in commercial real estate.

Shares: listed on the Baltic Secondary List of Nasdaq Vilnius stock exchange since 2014.

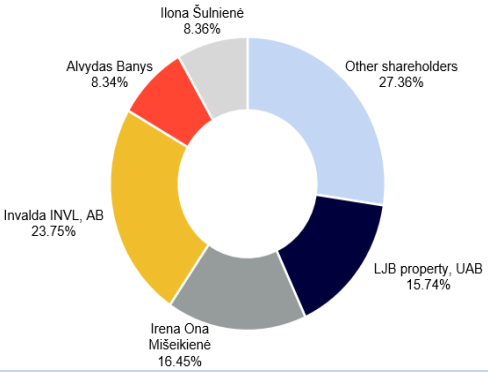
Assets under management: about 19.60 thousand sq. m. of real estate in Vilnius and Riga – offices and commercial premises, warehouse properties. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

Management of the Company: INVL Baltic Real Estate enabling to engage in the closed-ended type investment company's activities under the Republic of Lithuania Collective investment undertakings act. The special closed-ended type real estate investment company will work 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.

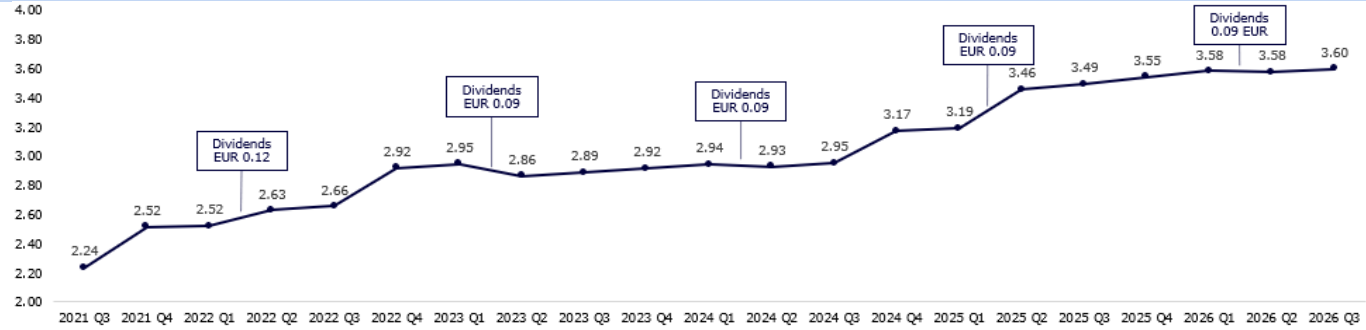
Main information about securities of the Company

ISIN code	LT0000127151
Amount of shares, units	7,932,923
Nominal value per share, EUR	1.45
Share price, EUR (as of 30.09.2026)	2.98
Last approved dividends, EUR per share	0.09
Consolidated equity, mln. EUR	28.528
Net asset value per share, EUR	3.60

Shareholders votes (%)



INVL Baltic Real Estate growth of net asset value, EUR/share and dividend allocation



Comment by Vytautas Bakšinskas, Real Estate Fund Manager at INVL Asset Management



INVL Baltic Real Estate consolidated net operating income (NOI) from own properties for the first three quarters of 2026 amounted to 1.9 million EUR, representing 1.5 % less than in the same period in 2025 (1.93 million EUR). INVL Baltic Real Estate's consolidated revenue for the first three quarters was EUR 3 million, unchanged from the same period of 2025 (EUR 3 million). Of this, consolidated rental income from own properties decreased by 4.5% to EUR 1.8 million. The decline in rental income was due to the renovation of the former "Pramogų Bankas" property, during which the building is not being rented out. Other properties managed by "INVL Baltic Real Estate" continued to maintain high occupancy rates and increased their rental income.

Net profit for the first three quarters amounted to EUR 1.11 million, or 66% less than in the same period of 2025. The decrease in profit was due to the significant revaluation gains recorded in 2025 on the Palangos str. 4 / Vilniaus str. 33 and Vilniaus str. 37 properties.

We are rapidly approaching the completion of the conversion of the former "Pramogų bankas" building. In early January 2027, the second Talent Garden Vilnius coworking space will open there. It will occupy the entire building, which will have a usable area of 3,500 sq. m after the conversion.

The largest property managed by INVL Baltic Real Estate is the office building at Palangos str. 4, home to the company-operated Talent Garden Vilnius coworking space. Its net operating income for the first three quarters of 2026 amounted to EUR 1.06 million, 7.1% less than in the same period last year (EUR 1.14 million). At the end of September, the property's occupancy rate was 83%.

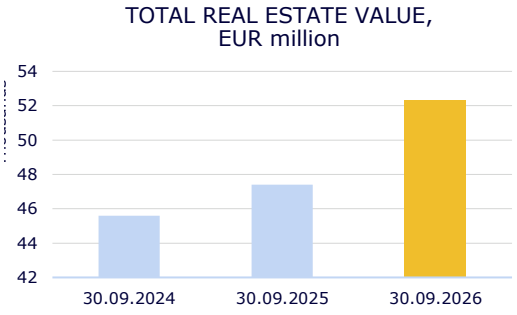
Rental income from the Vilniaus str. 37 property amounted to EUR 0.69 million, 54% more than in the same period of 2025 (EUR 0.45 million). At the end of September, the property's occupancy rate was 98%.

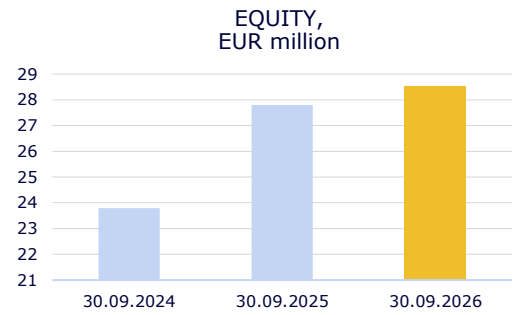
Rental income from the Žygis Business Centre amounted to EUR 0.31 million, 10% more than in the same period of 2025 (EUR 0.28 million). At the end of September, the property's occupancy rate was 100%.

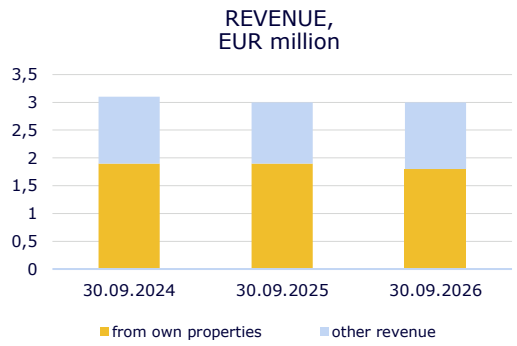
The value of the real estate managed by INVL Baltic Real Estate stood at EUR 52.3 million at the end of September 2026. This was 9.6% higher than at the end of last year (EUR 47.8 million).

BALTIC REAL ESTATE

Portfolio, thousand EUR	30.09.2024	30.09.2025	30.09.2026
Operational Property investments	29,734	39,317	35,700
Property Investment redevelopment	10,773	3,300	11,745
Other investment properties	5,082	4,786	4,895
TOTAL PROPERTY VALUE	**45,589**	**47,403**	**52,340**
Rent Income from own properties during 9 months period	1,918	1,877	1,792
NOI (Net Operating Income) from own properties during 9 months period	2,159	1,926	1,897
NLA (Net Leasable Area), sq. m.	25,500	14,900	12,000
Balance sheet, million EUR	**30.09.2024**	**30.09.2025**	**30.09.2026**
Investment properties	45.6	47.4	52.3
Cash	1.0	0.6	0.4
Other assets	1.2	0.5	1.35
TOTAL ASSETS	**47.8**	**48.5**	**54.05**
Borrowings from credit institutions	19.5	15.4	18.87
Other liabilities	4.5	5.3	6.65
TOTAL LIABILITIES	**24.0**	**20.7**	**25.52**
EQUITY	**23.8**	**27.8**	**28.53**
Equity per share	EUR 2.95	EUR 3.49	EUR 3.60
Profit (loss) statement, million EUR	**01.01.2024-30.09.2024**	**01.01.2025-30.09.2025**	**01.01.2026-30.09.2026**
Revenue	3.1	3.0	3.0
from own properties	*1.9*	*1.9*	*1.8*
other revenue	*1.2*	*1.1*	*1.2*
Investment property revaluation	0.4	3.1	0.5
Net profit	1.0	3.3	1.1
Earnings per share	EUR 0.13	EUR 0.41	EUR 0.14
Borrowings	**30.09.2024**	**30.09.2025**	**30.09.2026**
Borrowings, thousand EUR	20,371	17,885	21,908
Borrowings to value of investment properties*	44.7	37.7	41.9
Gearing ratio*	0.45	0.38	0.43
Interest coverage ratio*	1.64	1.8	1.52
Bank's Debt Service Coverage Ratio*	0.99	1.16	1.28









Office building Palangos str. 4/ Vilniaus str. 33
Vilnius



Building Vilniaus str. 37,
Vilnius



Building of Pramogų bankas
A. Stulginskio str. 8
Vilnius



Žygis Business centre
Žygio str. 97
Vilnius



Dommo Business Park
WAREHOUSE AND MANUFACTURING LAND COMPLEX
Riga,Latvia

Acquired	2006	2022	2023	2006	2015
Net leasable area	6,800 sq. m.	2,300 sq. m.	2,900 sq. m.	2,900 sq. m.	0 sq. m.**
Property value	EUR 20.4 million	EUR 14.5 million	EUR 8.4 million	EUR 4.1 million	EUR 4.9 million
Occupancy	83%	98%	0%***	100%	0%**

* https://bre.invl.com/en/for-investors/financial-information-and-reports/
** Upon completion of the transaction on 29 November 2024, the Company continues to manage 52 ha of land plots in Latvia, owned by the Company's subsidiary SIA Dommo Grupa.
*** In 2026, the building is undergoing major renovations, and no leasing activities are currently taking place on the premises.

More information: https://bre.invl.com/