



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

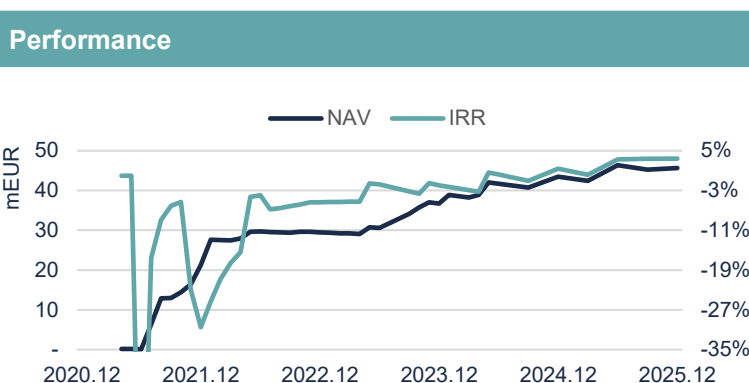
| Statistics | as of 2025.12.31 |
|----------------------|------------------|
| Net asset value, EUR | 45,679,456 |
| Share price, EUR | 1.0912 |
| NET IRR | 3.42% |
| Total company shares | 41,863,344 |
| Equity invested, EUR | 41,863,980 |
| Total payouts, EUR | 1,674,534 |
| No. of investors | 38 |
| Leverage | 71.65% |

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

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

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

| Assets | Operating assets in LT | Operating assets in PL | Land plots for dev. | Total |
|------------------|------------------------|------------------------|---------------------|-------|
| No. of objects | 9 | 8 | 8 | 25 |
| GLA, ksqm | 32.0 | 55.7 | n/a | 87.7 |
| Fair Value, mEUR | 68.3 | 97.8 | 14.5 ² | 180.6 |
| Occupancy, % | 94.5% | 97.5% | n/a | 96.4% |



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

- 2025 Q4 key events**
- Signed a €78 million financing agreement with Deutsche Pfandbriefbank (pbb) to refinance six retail parks and acquire two new assets.
 - The eight-asset portfolio includes properties in Wrocław, Głowno, Kalisz, Swidnica, Pulawy, Przemyśl and two other locations in Poland.
 - A coupon payment of €1.5 million was paid to the bondholders of €35 million public bond issuance.
 - An independent valuation of the Tewox portfolio was performed as of 31 October 2025, resulting in an operating asset value increase of €2.5 million, from €155.7 million to €158.2 million. The total value of assets under management reached €180.6² million.
 - Construction of the 5,000 sqm retail park in Utena was completed. The supermarket chain Iki opened in December; other tenants Žalia stotelė and Sinsay are scheduled to open in Q1 2026. The asset is 64% leased (approx. 3,200 sqm).

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

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

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