

**Atvirojo tipo specialusis nekilnojamojo
turto investicinis fondas
Demus Atviras Butų Fondas**

The financial statements have been prepared in accordance with Lithuanian Financial Reporting Standards for the year ended 31 December 2025 with the independent auditor's report

CONTENTS

Independent auditor's report	3
Financial statements:	
Statement of net assets	6
Statement of changes in net assets	7
Explanatory notes	8

INDEPENDENT AUDITOR'S REPORT

TO THE PARTICIPANTS OF THE ATVIROJO TIPO SPECIALIOJO NEKILNOJAMOJO TURTO INVESTICINIO FONDO „DEMUS ATVIRAS BUTŲ FONDAS“

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Atvirojo tipo specialiojo nekilnojamojo turto investicinio fondo “Demus Atviras Butų Fondas” (hereinafter – the Fund), managed by Demus Asset Management, UAB, which comprise the statement of net assets as at 31 December 2025 and the statement of changes in net assets for the year then ended, and the notes to the financial statements, including a summary of material accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at 31 December 2025 and the movements in net assets for the year then ended, in accordance with the legislation governing financial accounting and the preparation of financial statements in force in the Republic of Lithuania and the Lithuanian Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements of Regulation (EU) No 537/2014 of the European Parliament and of the Council (Regulation (EU) No 537/2014) on specific requirements regarding the statutory audit of public interest entities that are relevant to statutory audit of public interest entities, the Law on Audit of Financial Statements and Other Assurance Services of the Republic of Lithuania that are relevant to audit of financial statements in the Republic of Lithuania and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) as applicable to audits of financial statements of public interest entities. We have also fulfilled our other ethical responsibilities in accordance with Regulation (EU) No 537/2014 and the Law on Audit of Financial Statements and Other Assurance Services of the Republic of Lithuania and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

We determined that there are no other key audit matters to be communicated in our auditor's report.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the legislation governing financial accounting and financial reporting in force in the Republic of Lithuania and the Lithuanian Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We shall communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

By a decision of the Board of the Management Company, Demus Asset Management, UAB, dated 13 February 2026, we were appointed to perform the audit of the Fund's financial statements for the year 2025. Our appointment to audit the Fund's financial statements by resolution of the Management Company's Board is renewed every two years, and the total uninterrupted period of appointment is one year.

We confirm that the opinion expressed in the section "Opinion" is consistent with the audit report on the financial statements that we submitted to the Fund and to the Board of the Management Company together with this auditor's report.


We further confirm that, to the best of our knowledge and belief, the services provided to the Fund comply with the requirements of applicable laws and regulations and do not include any prohibited non-audit services as referred to in Article 5(1) of Regulation (EU) No 537/2014 of the European Parliament and of the Council.

During the audit engagement period, we did not provide any services to the Fund other than the audit of the financial statements.

The engagement partner on the audit resulting in this independent auditor's report is Darius Gliubicas.

Grant Thornton Baltic UAB
Audit company's certification No. 001513
Upės str. 21-1, Vilnius

Certified auditor
Darius Gliubicas
Auditor's certification No. 000594
30 April 2026



This is a free translation into English of the Statutory Auditor's report issued in Lithuanian language

**Atvirojo tipo specialusis nekilnojamojo turto investicinis fondas
Demus Atviras Butų Fondas**

STATEMENT OF NET ASSETS as at 31 December 2025

29 April 2026
(date of preparation)

10/12/2025–31/12/2025
(reporting period)

EUR
(rounding level and currency of the statement)

No.	ITEMS	Note No.	Financial year	Previous financial year
A.	ASSETS		5,023,176	-
1.	CASH	4	500,000	-
2.	TERM DEPOSITS			
3.	MONEY MARKET INSTRUMENTS			
3.1.	Treasury bills			
3.2.	Other money market instruments			
4.	TRANSFERABLE SECURITIES		4,523,176	-
4.1.	Debt securities			
4.1.1.	Debt securities issued or guaranteed by governments and central banks			
4.1.2.	Other debt securities			
4.2.	Equity securities			
4.3.	Units and shares of other collective investment undertakings	3	4,523,176	-
5.	ADVANCE PAYMENTS			
6.	RECEIVABLES			
6.1.	Receivables from the sale of investments			
6.2.	Other receivables			
7.	INVESTMENT AND OTHER ASSETS			
7.1.	Investment assets			
7.2.	Derivative financial instruments			
7.3.	Other assets			
B.	LIABILITIES		232	-
1.	Payables		232	-
1.1.	Payables for financial and investment assets			
1.2.	Payables to the management company and depository	6	232	-
1.3.	Other payables			
2.	Accrued expenses			
3.	Financial liabilities to credit institutions			
4.	Liabilities under derivative financial instrument contracts			
5.	Other liabilities			
C.	NET ASSETS	1	5,022,944	-

Director, Demus Asset Management UAB

Mindaugas Liaudanskas

Chief Accountant, Vanagas Hub UAB

Beata Dalinkevičienė

**Atvirojo tipo specialusis nekilnojamojo turto investicinis fondas
Demus Atviras Butų Fondas**

STATEMENT OF CHANGES IN NET ASSETS for the period ended 31 December 2025

29 April 2026
(date of preparation)

10/12/2025–31/12/2025
(reporting period)

EUR
(rounding level and currency of the statement)

No.	Items	Note No.	Financial year	Previous financial year
1.	NET ASSET VALUE AT THE BEGINNING OF THE REPORTING PERIOD		-	-
2.	INCREASE IN NET ASSET VALUE		5,023,176	-
2.1.	Subscriptions by fund participants	2	4,825,000	-
2.2.	Amounts received from other funds			
2.3.	Guarantee contributions			
2.4.	Investment income			
2.4.1.	Interest income			
2.4.2.	Dividend income			
2.4.3.	Rental income			
2.5.	Gains from changes in the value and sale of investments	5	198,176	-
2.6.	Foreign exchange gains			
2.7.	Gains from derivative financial instrument transactions			
2.8.	Other increases in net asset value			
	TOTAL INCREASE IN NET ASSET VALUE		5,023,176	-
3.	DECREASE IN NET ASSET VALUE		232	-
3.1.	Payments to fund participants			
3.2.	Payments to other funds			
3.3.	Losses from changes in the value and sale of investments			
3.4.	Foreign exchange losses			
3.5.	Losses from derivative financial instrument transactions			
3.6.	Management expenses:		232	-
3.6.1.	Management company fees			
3.6.2.	Depository fees	10	232	-
3.6.3.	Intermediary fees			
3.6.4.	Audit fees			
3.6.5.	Interest expense			
3.6.6.	Other expenses			
3.7.	Other decreases in net asset value			
3.8.	Reimbursement of expenses (-)			
4.	Change in net asset value		5,022,944	-
5.	Profit distribution			
	TOTAL DECREASE IN NET ASSET VALUE		232	-
6.	NET ASSET VALUE AT THE END OF THE REPORTING PERIOD		5,022,944	-

Director, Demus Asset Management UAB

Mindaugas Liaudanskas

Chief Accountant, Vanagas Hub UAB

Beata Dalinkevičienė

**Atvirojo tipo specialusis nekilnojamojo turto investicinis fondas
Demus Atviras Butų Fondas**

Explanatory notes to the financial statements for the year 2025

I. General Information

1.1. Investment fund details

Name	Atvirojo tipo specialusis nekilnojamojo turto investicinis fon-das "Demus Atviras Butų Fondas" (hereinafter referred to as the Fund)
Legal form	A special open-ended real estate investment fund without the rights of a legal entity
Date of approval of the constitutional documents by the Bank of Lithuania	10 December 2025
Term of the Fund	Indefinite

1.2. Management company details

Name	Demus Asset Management UAB
Company registration number	304411219
Registered office address	Konstitucijos pr. 18B, Vilnius, Lithuania
Telephone number	+370 644 44 358
Email	info@demus.lt
Management company licence number and issue date	No. 21, 22 January 2018
Director of the management company	Mindaugas Liaudanskas

1.3. Depositary details

Name	SEB bankas AB
Company registration number	112021238
Registered office	Konstitucijos pr. 24, 08131 Vilnius, Lithuania
Telephone number	+370 5 268 2800

1.4. Auditor details

Name	Grant Thornton Baltic UAB
Company registration number	300056169
Registered office	Upės g. 21-1, Vilnius, Lithuania
Telephone number	+370 521 27856

1.5. Reporting period

These annual financial statements have been prepared for the period from 10 December 2025 to 31 December 2025.

1.6. Other information relevant to investors

1.6.1. Fund's objective

The objective of the Fund is to pool the funds of individuals, primarily retail investors, and, by diversifying risk, to collectively invest them in accordance with the investment strategy set out in the Fund's documents, thereby generating a return on investment. Investments in the Fund carry a higher-than-average, long-term risk.

1.6.2. Eligible investments

1. Up to 100% The assets of the Fund may be invested in Atvirojo tipo specialiają nekilnojamojo turto investicinę kintamojo kapitalo bendrovę Demus Atviro Butų Fondo Investicijos (the 'Investee Entity'), which invests in real estate or other assets.
2. Up to 15% The Fund's NAV may be invested in the following real estate and related movable or other property and assets:
 - 2.1. land, buildings, and/or premises constituting a separate real estate asset;
 - 2.2. real estate assets under construction;
 - 2.3. property rights associated with acquired real estate;
 - 2.4. corporate securities and money market instruments;
 - 2.5. investments in the Fund's assets;
 - 2.6. financial instruments and savings products;
 - 2.7. derivative financial instruments.

1.6.3. Fund's investment strategy

The Fund, acting as the Financing Entity, will invest at least 85% of its NAV in the Investee Entity, which will acquire, fit out, manage, and lease (with the right to sublet) relatively liquid assets within the real estate class—properties that are bought and sold on the market more frequently than average—of medium class, size, and value, i.e., residential property (e.g., flats, townhouses, etc.), related property (e.g., underground parking spaces), or will make other investments consistent with the strategy of the Investee Entity.

The Investee Entity will actively manage its assets, invest in residential and non-residential property that generates rental income, or other investment assets consistent with its strategy, thereby generating returns for investors from rental income received, proceeds from the sale of property, and capital appreciation (growth in value of the property and other investments).

1.6.4. Diversification requirements

1. The Fund, acting as the Financing Entity, will invest at least 85% of its NAV in the Investee Entity; therefore, the Fund's investments are linked to and dependent upon the operations of the Investee Entity. The portfolio of the Investee Entity will be diversified in accordance with the requirements set out in the Law on Collective Investment Undertakings. Furthermore, pursuant to the Investee Entity's strategy, the aim will be to allocate assets by geography (city, country, region), property type (flats, lofts, townhouses, etc.), price segment (economy, medium, luxury), size (area, number of rooms/premises), level of fit-out, furnishings, and other parameters.
2. Up to 15% of the Fund's NAV may be invested in the assets specified in paragraph 1.6.2 of the Rules.
3. The Fund may deviate from the diversification requirements set out in the Rules for a period of one year from the commencement of operations. Upon the Management Company deciding to dissolve the Fund, the established diversification requirements shall no longer apply.
4. If the diversification requirements are breached for reasons beyond the control of the Management Company, this non-compliance with the investment requirements must be rectified as soon as possible, but in any case, no later than within one year.
5. If the Management Company breaches the diversification requirements, it must immediately notify the Supervisory Authority of the breach in writing, specifying the reasons for the breach, the measures it intends to take to rectify the situation, and the estimated timeframe for resolving the breach.

II. ACCOUNTING POLICIES

2.1. Basis of preparation of the financial statements

In maintaining the financial accounting of the Fund and preparing its financial statements, the Management Company complies with the Republic of Lithuania Law on Financial Accounting, the Republic of Lithuania Law on Collective Investment Undertakings, the generally accepted accounting principles established in the Lithuanian Financial Reporting Standards, and other relevant legal acts. The recognition and measurement of the Fund's assets, liabilities, income, and expenses are carried out in accordance with the provisions of the relevant Lithuanian Financial Reporting Standards, provided they do not conflict with the provisions of Lithuanian Financial Reporting Standard 39, 'Accounting and Financial Statements of Collective Investment Undertakings and Pension Funds'.

2.2. General accounting principles

The Fund's financial year is the calendar year. The year 2025 is the Fund's first year of operations. The Fund commenced operations on 10 December 2025; therefore, these statements do not cover a full calendar year. In the Fund's statement of net assets, assets and liabilities are presented at their value as at the end of the reporting period, i.e., 31 December 2025.

All amounts in these financial statements are presented in euros.

2.3. Recognition, subsequent measurement and derecognition of financial assets

Financial assets are recognised and measured in accordance with the requirements of the Lithuanian Financial Reporting Standards (LFRS).

Financial assets are recognised when the Fund acquires the right to cash flows from financial instruments (i.e. when it becomes the owner of shares in investment companies). Upon initial recognition, shares are recorded at cost, which includes expenses directly attributable to the acquisition.

Following initial recognition, shares in investment companies are classified as financial assets held for sale and are subsequently measured at fair value. If fair value cannot be reliably determined, shares are measured at cost less impairment.

Changes in the fair value of shares prior to their disposal are recognised in equity. Upon sale, the accumulated gain or loss is transferred to the statement of profit or loss.

At each reporting date, an assessment is made as to whether there is objective evidence that the shares are impaired. If an impairment is identified, the loss previously recognised in equity is transferred to the statement of profit or loss.

Financial assets are derecognised when the shares are sold or otherwise disposed of. Upon derecognition of the shares, the difference between their carrying amount and the consideration received is recognised in the statement of profit or loss.

2.4. Principles for recognising increases and decreases in assets and liabilities

Net asset value is calculated by deducting liabilities from the Fund's total assets.

The valuation of assets and liabilities is based on their fair value, which reflects the net asset value at which these assets are most likely to be sold. The fair value of assets and liabilities is determined using observable market transactions or market data. If observable market transactions and market data relating to the assets and liabilities are unavailable, fair value is determined using valuation techniques.

Financial assets are recognised when the Fund receives or, under an executed contract, acquires the right to receive cash or other financial assets; i.e. trade date accounting is applied, whereby the financial asset to be received and the liability to pay for it are recognised in the buyer's accounts on the transaction date. In the seller's accounts, the sold financial asset is derecognised on the transaction date, and the receivable and the transaction result (gain or loss) are recognised. Planned transactions, and guarantees and sureties received, are not recognised as Fund assets until they meet the definition of a financial asset.

Financial liabilities are recognised only when the Fund assumes an obligation to deliver cash or settle using other financial assets (applying trade date accounting). Planned transactions, and guarantees and sureties provided that do not yet require settlement, are not recognised as financial liabilities of the Fund until they meet the definition of a financial liability.

Liabilities are accounted for in accordance with the requirements of the Lithuanian Financial Reporting Standards. Liabilities (or a part thereof) are derecognised only when they are extinguished (i.e. when the obligations specified in the contract are discharged, cancelled, or expire).

When calculating the NAV in a foreign currency, the value of assets and liabilities is determined using the euro foreign exchange reference rate published by the European Central Bank or, if the European Central Bank does not publish this rate, the reference exchange rate published by the Bank of Lithuania applicable on the valuation date.

2.5. Rules on fees payable to the management company and depositary

The maximum limits for management and depositary fees deducted from the Fund's assets are set out in the Fund Rules.

All other expenses not provided for in the Fund Rules (including depositary fees) or expenses exceeding the established limits are borne by the Management Company.

The Fund's fees and expenses deducted during the reporting period are presented in Note 9 to the financial statements.

2.6. Investment valuation methods and frequency of revaluation

The Fund's net assets are measured at fair value in accordance with the procedures established by the legal acts of the Republic of Lithuania and the net asset value calculation policy approved by the Management Company.

When measuring net assets, the following principles for determining the fair value of investments are applied:

- The fair value of financial instruments traded on regulated markets is determined based on the publicly announced closing price of the instrument or, in the absence of a closing price, the publicly announced average market price on the regulated market and/or multilateral trading facility where trading in these instruments has the highest liquidity, regularity and frequency, except in cases specified in the Net Asset Value Calculation Methodology approved by the Bank of Lithuania;
- The fair value of financial instruments not traded on regulated markets is determined in accordance with the Net Asset Value Calculation Methodology approved by the Bank of Lithuania;
- Units (or shares) in collective investment undertakings are measured based on the NAV determined by the collective investment undertaking or the latest publicly announced redemption price;
- The fair value of debt securities is determined by calculating the price excluding accrued interest (the 'clean price') and adding the accrued interest;
- Term deposits in banks are measured at amortised cost;
- Cash and funds held in credit institutions, excluding term deposits, are measured at nominal value;
- Other assets are measured at the most probable sale price, determined using a selected valuation model that is widely applied and recognised in the financial market.

2.7. Measurement of liabilities

Liabilities are measured in accordance with the requirements of the Lithuanian Financial Reporting Standards:

- Upon initial recognition, liabilities are measured at cost;
- Liabilities linked to market prices are measured at fair value;
- Liabilities not linked to market prices are presented in the financial statements at amortised cost, which approximates their fair value.

2.8. Principles for calculating net asset value and unit value

The initial value of a Fund unit is €100.

The Fund's net asset value is calculated monthly as at the last calendar day of the month.

The value of a Fund unit is determined by dividing the net asset value of the Fund on the calculation date by the total number of Fund units in issue. The total value of all Fund units is always equal to the net asset value of the Fund. The value of a Fund unit is calculated to four decimal places and rounded according to standard mathematical rounding rules.

The value of a Fund unit is published no later than the end of the 20th working day of the following month on the website www.demus.lt.

2.9. Cash and term deposits

The cash item comprises cash held in credit institution accounts, overnight deposits, and non-term deposits where the entire deposit, or a part thereof, can be withdrawn on demand at any time without loss of accrued interest (demand deposits).

2.10. Receivables and payables

Receivables consist of uncollected proceeds from the sale of investments, guarantee contributions, and other contractual receivables. This item also includes amounts due from the management company, which reimburse expenses incurred during the reporting period that are not provided for in the Fund Rules or that exceed the established limits.

Payables consist of amounts pending transfer to other funds chosen by participants, amounts owed to fund participants or their successors, taxes payable to distributors, amounts payable under service contracts, and other payables and receivables not presented elsewhere.

2.11. Events after the reporting period

Significant events after the reporting period are detailed in Note 6.

III. EXPLANATORY NOTES

1. Net assets

	Financial year	Previous financial year
Net asset value, EUR	5,022,944	-
Number of investment units	48,250	-
Value of an investment unit, EUR	104,1025	-

2. Subscriptions by fund participants

	Financial year		Previous financial year	
	Number of investment units	Value, EUR	Number of investment units	Value, EUR
Issued (for cash)	48,250	4,825,000	-	-
Redeemed (for cash)	-	-	-	-
Net difference in the number and value of issued and redeemed units	48,250	4,825,000	-	-

3. Units and shares in other collective investment undertakings

31 December 2025

Name of CIU	Country of registration	ISIN code	Currency	Quantity	Total acquisition cost, EUR	Total market value, EUR	% of NAV
Units (shares) in collective investment undertakings (CIUs)							
ATSNTIKKB Demus Atvirojo Butų Fondo Investicijos	LT	-	EUR	43,250	4,325,000	4,523,176	90.05
Total units (shares) in CIUs:					4,325,000	4,523,176	90.05

4. Cash

31 December 2025

Bank	Currency	Total market value, EUR	Interest rate, %	% of NAV
Cash				
SEB bankas AB	EUR	500,000	-	9.95
Total cash:		500,000	-	9.95

5. Gains from changes in the value and sale of investments

2025

Investments	Change					At the end of the financial year 31/12/2025
	At the end of the previous financial year 31/12/2024	Purchases	Disposals (redemptions)	Increase in value	Decrease in value	
Units and shares in other collective investment undertakings	-	4,325,000	-	198,176	-	4,523,176
Total:	-	4,325,000	-	198,176	-	4,523,176

6. Payables to the management company and depositary

	Financial year	Previous financial year
Payables to the depositary	232	-
Total:	232	-

7. Events after the reporting period

There were no significant events after the reporting period.

8. Principal risks faced by the Fund

Fund structure risk. The selected investment structure, comprising the Financing Entity and the Investee Entity, presents additional risks to investors. This structure is subject to additional legal and operational requirements; consequently, there is an increased risk regarding compliance with legislation and Management Company procedures, alongside a higher probability of operational errors by both the Fund and its selected external partners. The chosen structure may also impede the effective execution of investment decisions and introduce additional liquidity risk for the Fund.

General risk. Investments in real estate carry a higher-than-average and long-term risk. The return on real estate depends on specific conditions and circumstances relevant only to that property, which can affect the investment return both positively and negatively. There is no guarantee that the Investor, by investing in the Fund's class units, will achieve the projected return. These investments are suitable for Investors who seek to diversify their existing investment portfolio and/or aim for a medium investment return, but are prepared to accept a higher-than-average risk, including the loss of the amount invested. General investment risk is unavoidable; however, efforts will be made to mitigate this through the Fund and/or the Financing Entity investing in different real estate projects or stages thereof, and in liquid real estate assets located in attractive areas that generate (or will generate in the future) rental (sub-lease) income.

Real estate investment activity risk. The Fund and the Investee Entity intend to invest funds in real estate and real estate-related property. Therefore, the operations and investments of the Fund and the Investee Entity are subject to the same risks as direct investments in the real estate market. All these risks are associated with general economic conditions; the supply and demand for properties meeting the investment criteria; potential losses if, in certain events (earthquake, flood, environmental pollution, terrorism, etc.), the insurance of the property acquired by the Fund and the Investee Entity does not cover the losses incurred; the professionalism and competence of the Management Company and its bodies; the possibility of human error; competition in the real estate market; changes in tax laws; changes in town planning, construction, environmental protection, and other legislation; as well as changes in bank interest rates and the availability of funding. The greatest risk is failing to find a tenant or leasing the property at a lower rent than planned. Furthermore, there is a risk of delays in construction and/or fit-out works, poorly executed design or construction and/or fit-out works, and delayed deadlines for commissioning and registering 100% completion. The majority of these factors can have a negative impact on the value and return of the real estate, the Investee Entity, and, consequently, the Fund's investments. The Management Company cannot guarantee that the Fund's investments will generate solely positive results and that the Fund's investment objectives will be fully achieved. Efforts will be made to mitigate this risk by selecting experienced and qualified managers, analysts, and partners for the Fund and the Investee Entity, as well as by taking out property insurance.

Real estate market fluctuation risk. Due to constantly changing market conditions, there is a risk that investments may lose value. As the Fund's investments will largely be directed towards the Investee Entity, whose objective is to invest in real estate, the principal risk relates to real estate market fluctuations, which may reduce the income received by the Investee Entity and the Fund, as well as the liquidity and value of the assets. There is also macroeconomic risk—i.e., the real estate market depends directly on the wider economy. An economic downturn leads to falling incomes. Consequently, it may become more difficult for the Fund and the Investee Entity to lease (sublease) or sell properties. The real estate market may also fluctuate significantly due to rising interest rates and diminished funding opportunities. Over the long term (five years and more), efforts will be made to mitigate risk by diversifying investments by: geography (city, country, region), property type (flats, lofts, townhouses), price segment (economy, medium, luxury), size (area, number of rooms/premises), level of fit-out, furnishings, and other parameters.

Real estate investment liquidity risk. The Fund and the Investee Entity plan to sell their real estate investments over a specified period; however, they may be sold earlier than planned if an attractive offer arises, or later than planned. It may not be possible to sell the investments of the Fund and the Investee Entity to buyers at a favourable price due to a potential market downturn, momentary illiquidity, or the diminished attractiveness of the managed assets caused by external factors beyond the control of the Fund or the Investee Entity. This risk is managed by engaging experienced real estate sales partners, acquiring attractive properties, and

employing other measures to ensure the liquidity of the investments of the Fund and the Investee Entity.

Settlement risk with investors. Due to the Fund's investment strategy of investing in real estate, there is a risk that the Fund will not have sufficient available funds to settle with Investors in accordance with submitted applications for the redemption of Fund units, or will be unable to realise the assets and complete the transaction by the scheduled settlement date. This risk is managed by maintaining a liquidity reserve, applying redemption gates, and employing other liquidity measures.

Tenant risk. The Fund and the Investee Entity will seek to lease (sublease) real estate assets at the highest possible rents. Although rent (sublease fees) is typically paid on time, there is a risk that, if the economic situation deteriorates, tenants will fail to meet their obligations—this would negatively affect the profit and cash flows of the Investee Entity, and consequently, those of the Fund. A high level of late payments may disrupt the normal operations of the Investee Entity and the Fund, potentially necessitating the search for additional funding sources, which may not always be available. If unable to generate the projected income from leasing (subleasing) or maintain a high occupancy rate for their properties, the Fund and the Investee Entity may face property maintenance costs. This risk may materialise due to a sharp increase in the supply of rental premises and a decrease in demand, leading to a fall in rental (sublease) rates. If it is not possible to lease (sublease) premises at the projected rates or volumes, or if existing tenants terminate their lease (sublease) agreements, the income of the Fund and the Investee Entity could decrease, while fixed costs remain unchanged. Consequently, their profits would also decrease. Efforts will be made to mitigate this risk by leasing (subleasing) different types of property and striving to conclude advance agreements for property leasing (subleasing) with corporate entities for significant volumes of property, aiming to establish long-term collaborative relationships. Additionally, the risk will be mitigated by engaging a professional property manager who not only has appropriate experience and provides high-quality services to tenants, but also monitors the timely fulfilment of tenants' financial obligations and maintains high occupancy rates.

Risk of conflicts of interest. During the Fund's operational period, certain conflicts of interest may arise between the Fund, the Investee Entity, the Management Company, real estate intermediaries, the real estate maintenance and leasing company, the Fund's Investors, or other parties. To ensure the smooth commencement of the operations of the Fund's Investee Entity, it is planned that not only will the Fund invest in it, but also an Investor affiliated with the shareholders of the Management Company. Efforts will be made to mitigate this risk by the Management Company fulfilling its statutory obligations and complying with approved internal procedures and the requirements of applicable legislation, thereby ensuring transparency in investing and investment oversight.

Inflation risk. There is a risk that the average annual change in the value of the leased (subleased) and/or sold property and/or the Fund's class units will be lower than the average annual inflation during the investment period. A rise in inflation in the future may lead to an increase in interest rates, which in turn could negatively affect the market prices of financial instruments and funding costs. During the Fund's operational period, factors that may influence rising inflation will be monitored, and investment decisions will be made accordingly to ensure that the real value of the assets or investment portfolio of the Fund and the Investee Entity depreciates as little as possible due to inflation. Efforts will be made to mitigate this risk by striving to invest the funds allocated for investments as quickly as possible in accordance with the investment strategy. Efforts will also be made to index the property rental (sublease) rates. Furthermore, inflation risk may be managed by investing a portion of the funds in derivative financial instruments, the value of which fluctuates in line with changes in inflation, or by utilising other financial instruments.

Tax risk. If the economic and political conditions in the country change, there is a risk that land, land lease, real estate, value-added, and other taxes will increase, or that the procedures for their application will change. Efforts will be made to mitigate this risk by the Management Company monitoring potential changes in taxation and striving to execute transactions under tax conditions favourable to the Fund, the Investee Entity, and Investors, whilst under no circumstances violating tax laws.

Borrowing risk. The Fund and its Investee Entity may borrow capital to acquire investment properties, refinance their acquisition, or manage liquidity risk; however, the Management Company cannot guarantee that the Fund or its Investee Entity will be able to secure loans. This risk will be managed by negotiating with multiple lenders. The Management Company cannot guarantee that, upon satisfying creditors' claims, Investors will recover all invested funds or avoid losses. Efforts will be made to mitigate this risk by adhering to the debt-to-asset ratio set out in the investment strategy, or a lower ratio. An increase in borrowing costs has a direct impact on investment returns. Efforts will be made to mitigate this risk by indexing the property rental (sublease) rates and/or seeking opportunities for more favourable lease terms. The risk of rising interest rates may be managed by regularly reviewing rental market trends and seeking opportunities to pass cost changes on to tenants.

Counterparty and settlement risk. The risk of the Fund and the Investee Entity incurring losses due to a counterparty's inability to fulfil its contractual and financial obligations. When realising the investments of the Fund and the Investee Entity, and to manage counterparty and settlement risk, transactions with third parties will be concluded following an assessment of the counterparty's credit risk.

Sustainability risk. Sustainability risk refers to events or conditions arising from environmental, social, or corporate governance areas which, if they occur, could potentially have a negative impact on the company's assets, financial position, or profit, as well as its reputation, and consequently on the value of investments (e.g., shares, bonds, and assets). Sustainability factors encompass not only environmental, social, and employee-related matters, but also issues relating to respect for human rights, and the fight against corruption and bribery. Because sustainability risk can be relevant both as a standalone risk category and as a component of other risks, including market, credit, liquidity, and other risks, and because the Fund may invest in assets that may be subject to sustainability risks, the materialisation of these risks may negatively impact the net asset value of the Fund, and consequently, the value of the Investors' assets. The investments underlying this financial product do not take into account the EU criteria for environmentally sustainable economic activities. The Fund has not integrated sustainability risk into its investment decisions; however, where necessary, it conducts an assessment and specifically analyses the sustainability factors relevant to an investment and the associated sustainability risks, which are discussed in further detail in Chapter VII of the Prospectus, and it applies the principles of responsible investment.

Military conflict risk. The tense geopolitical situation in the region (primarily due to the aggressive actions of the Russian Federation and the Republic of Belarus) could lead to a military conflict that could have both direct and indirect impacts on the Republic of Lithuania. Such military conflicts could lead to the destabilisation of the economy, obstacles to economic growth, and the deceleration or restriction of the development of the businesses targeted by the Fund's strategy, as a result of which the Fund's performance may deteriorate. Efforts will be made to mitigate this risk by selecting stable and democratically governed regions for the investment geography.

Capital deployment risk. The Management Company is committed to achieving the best possible outcome, will make every effort, and will adhere to the investment strategy described in the Fund's documents; however, the Management Company cannot guarantee that the funds of the Fund and the Investee Entity will be invested and yield a return, nor that the investment objectives will be achieved. At the time an investment application is completed or at the commencement of the Fund's operations, the Fund may not have made a single investment; therefore, Investors may not have the opportunity to assess the investment conditions and results associated with future investments. Efforts will be made to mitigate this risk by continuously analysing the most attractive opportunities and the potential investment plan, evaluating them based on the principle of best alternatives.

Management and human resources risk. The success of the Fund's investments will largely depend on the management team of the Management Company, the decisions it makes, and the experience and capabilities of the individuals and partners comprising it. The assets of the Investee Entity will consist of a substantial volume of property and numerous assets. There is no guarantee that the same employees and external partners will manage the Fund and the Investee Entity throughout their entire operational period. Therefore, there is a risk that a change in key personnel will have a negative impact on the Fund's performance. Efforts will be made to mitigate this risk by selecting experienced and qualified managers, analysts, and partners for the Fund and the Investee Entity.

Property damage/destruction risk. Events may occur within the leased (subleased) investment property that could damage or destroy the property, resulting in a potential decrease in the property's value or a temporarily restricted ability to generate income from its disposal. This risk will be mitigated through insurance policies covering both damage and destruction of property, as well as liability for damage to third parties in the event of a claim.

Legislative change risk. This is the risk associated with potential changes to the legislative framework that would restrict or complicate the acquisition of a certain type of real estate by legal entities or collective investment undertakings. Due to restrictions or prohibitions, the investment return may decrease, the investment process may be prolonged, or investing in accordance with the intended investment strategy may be fundamentally prohibited.

9. Changes in investment unit value:

9.1. Indicators of changes in investment unit value (%):

	During the financial year	1 year ago	2 years ago	10 years ago
Change in investment unit value, %*	4.10	-	-	-
Standard deviation of the change in investment unit value, %**	4.10	-	-	-

*When calculating the change in investment unit value, deductions from contributions are not taken into account.

**Standard deviation of the change in investment unit value is a standard risk indicator showing the extent to which the changes in unit value fluctuate compared to their average change.

9.2. Average change in investment unit value (%):

	Over the last 3 years	Over the last 5 years	Over the last 10 years	Since commencement of operations
Average change in investment unit value, %**	-	-	-	4.10
Standard deviation of the average change in investment unit value, %*	-	-	-	4.10

*The average change in investment unit value is the geometric mean of the annual changes in investment unit value.

**The standard deviation of the average change in investment unit value is the annual standard deviation of the change in investment unit value for the specified period.

9.3. Minimum and maximum investment unit value in euros:

	During the financial year		During the previous financial year	
	Date	Value	Date	Value
Lowest determined investment unit value	10/12/2025	100	-	-
Highest determined investment unit value	31/12/2025	104,1025	-	-

10. Remuneration to the depositary

Deductions	During the financial year			During the previous financial year		
	Amount of deduction applied during the reporting period	Amount of deductions accrued during the reporting period, EUR	% of average NAV of the reporting period*	Amount of deduction applied during the reporting period	Amount of deductions accrued during the reporting period, EUR	% of average NAV of the reporting period
For management						
fixed amount	0.75% of the Asset Base EUR/year	-	-	-	-	-
performance fee	20% if the value of the Fund class unit exceeds the HWM and a 7% hurdle rate	-	-	-	-	-
Depositary fee	0.05% of NAV EUR/year (minimum 1,250 EUR/quarter)	232	0.01	-	-	-
Distribution fee	Maximum amount is 3%	-	-	-	-	-
For audit	Cannot exceed 1.5% of the Fund's NAV at year-end	-	-	-	-	-
Other operating expenses	10% of the Fund's asset value at year-end	-	-	-	-	-
Amount of expenses included in TER, EUR			232			-
TER % of NAV**			0.01			-
Total amount of expenses, EUR			232			-

*Average net asset value, which in 2025 was EUR 5,022,944.20.

**Total expense ratio (TER) is a percentage that shows the average share of an entity's net assets allocated to cover its management costs. These costs directly reduce the investor's return on investment. It should be noted that when calculating TER, transaction costs and contribution fees are not taken into account.

11. Cash flows

No.	Cash flow name	Financial year	Previous financial year
I	Cash flows from operating activities		
I.1	Cash inflows for the reporting period		
I.1.1.	Cash received for the sale of financial and investment assets		
I.1.2.	Interest received		
I.1.3.	Dividends received		
I.1.4.	Returned rent		
I.1.5.	Other operating income		
I.2.	Cash payments for the reporting period	(4,325,000)	-
I.2.1.	Cash payments for the acquisition of financial and investment assets and fulfilled obligations	(4,325,000)	-
I.2.2.	Management-related payments		
I.2.3.	Other payments		
I.2.4.	Deposits made		
	Net cash flows from operating activities (I.1 - I.2)	(4,325,000)	-
II.	Cash flows from financing activities		
II.1.	Cash inflows for the reporting period. Sale of investment units	4,825,000	-
II.2.	Cash outflows for the reporting period. Redemption of investment units		
II.3.	Payment of dividends		
II.4.	Proceeds from borrowings		
II.5.	Repayment of borrowings		
II.6.	Interest paid		
II.7.	Cash flows related to other financing sources (+ or -)		
II.8.	Increase (decrease) in other liabilities of the company (+ or -)		
	Net cash flows from financing activities (II.1 - II.2 - II.3 + II.4 - II.5 - II.6 + II.7 + II.8)	4,825,000	-
III.	Impact of exchange rate changes on the balance of cash and cash		
IV.	Net increase (decrease) in cash flows (+ or -)	500,000	-
V.	Cash at the beginning of the period	-	-
VI.	Cash at the end of the period	500,000	-

Director, Demus Asset Management UAB

Chief Accountant, Vanagas Hub UAB



Mindaugas Liaudanskas

Beata Dalinkevičienė