

REAL ESTATE VALUATION REPORT

No 123704 VAT_2025 DGR VHAN | 31 December 2024 | VILNIUS

Building - Office building (2 unt.) and land

Vilnius, Lvivo g. 21; Lvivo g. 21B

OBER  **HAUS**
NEKILNOJAMASIS TURTAS

PROPERTY VALUATION CERTIFICATE

Property valuation report No 123704 VAT_2025 DGR VHAN

Client	Sostinės Bokštai UAB Reg. code: 304849153. Registered office: Ozo g. 12A-1, Vilnius. Data on the company are collected and stored in the Register of Legal Entities (State Enterprise Centre of Registers).
Evaluation case	When the client so requests. This case of valuation is defined in Article 4(3) of the Republic of Lithuania Law on the Bases of Property and Business Valuation (The Gazette, 1999, No. 52-1672; 2011, No. 86-4139).
Purpose of the valuation	Determination of the market value of the assets for the purpose of preparing the financial statements.
Date of inspection of the property	06/01/2025
Valuation date	31/12/2024
Date of report	14/01/2025
Assets to be valued (name of asset)	Building - Office building (2 unt.) and land.
Address (location) of the property being valued	Vilnius, Lviso g. 21; Lviso g. 21B.
Owner of the property being valued	SOSTINĖS BOKŠTAI UAB, reg. code 304849153.
Right of possession of the property being valued	Ownership.

KEY IDENTIFICATION DATA OF THE PROPERTY

Property	Use group/ Use	Unique No.	Index in the plan	Energy efficiency class	Total area
Vilnius, Lviso g. 21					
Building-office building	Office / Office	1099-4035-8012	1B15/t	No data	41,882.22 m2
Vilnius, Lviso g. 21B					
Building-office building	Office / Office	4400-5858-8104	2B3/t	No data	3,496.50 m²
Asset	Purpose/Type of use	Unique No	Cadastral No		Total area
Vilnius, Lviso g. 21					
Land plot	Other / Commercial premises	4400-6123-4635	0101/0032:1181 Vilnius cad. val.		0.6979 ha

VALUATION METHODS: The income approach was used in this valuation report. The value of the property was determined on the basis of calculations made using the income approach.

CONCLUSION ON THE MARKET VALUE OF THE VALUED PROPERTY

The **market value** of the property as at 31 December 2024 was
EUR 65,000,000 (sixty-five million euro)

NOTES:

- The notional allocation of the market values of the assets to the individual assets is presented in Table 6.11, page 43. The valuers note that the allocation of the property values to the individual property units is conditional and is only valid for the use, sale, mortgage of the entire freehold of the property valued as a whole, and not for individual property units.
- The market value of the assets valued in this report was based on the **income approach**, where all calculations were carried out using data net of VAT, and therefore VAT is not included in the value of the assets determined by this approach. We note that in the case of a sale/purchase transaction of such an asset (if VAT were to be excluded), VAT would have to be added to the value of the property in

The valuation of the property has been carried out and this report has been prepared on behalf of **OBER-HAUS Nekilnojamas Turtas UAB**. Reg. code 111645042, registered office address Saltoniškių g. 2, LT-08126, Vilnius, Republic of Lithuania, data on the company are collected and stored in the Register of Legal Entities (State Enterprise Centre of Registers, registry manager); Certificate of Entry into the List of Persons Entitled to Carry out External Asset or Business Valuation Activities No. 000112. The certificate was issued on 01 August 2012 in accordance with the Order of the Director of the Asset Valuation Supervisory Authority (No B1-38 of 31 July 2012).

Valuer: Donatas Grigalauskas

Certificate of Qualification of Real Estate
 Valuer No A 000389, issued on 22/06/2007.

This valuation report is signed by the valuer with an electronic signature in the form of an ADOC type document

Person authorised to act on behalf of the company:

Authorised person authorised by the CEO of OBER-HAUS
 Nekilnojamas Turtas UAB **Vaida Narjauskienė**

This valuation report has been signed by an electronic signature of a person authorised by the CEO, forming an ADOC type document

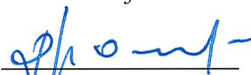
09 April 2025

I, Ramunė Baniene, the translator of the translation agency

UAB Adjutor, address Konstitucijos pr. 7, Vilnius,

assume responsibility for correctness of the translation from Lithuanian to English.

Translator Ramunė Baniene


Signature

„ADJUTOR“
Vertimų biuras / Translation Agency
Konstitucijos St 7 Vilnius, Lithuania

