

CONSULTATION ON THE POTENTIAL PRICE OF PROPERTY

No 7787 PRL_2024 MKA VHAN | 31 December 2023

OBER  **HAUS**
NEKILNOJAMASIS TURTAS

For:
Sostinės Bokštai UAB, reg. code 304849153

29 January 2024
Vilnius

DEAR CLIENT,

At your request, OBER-HAUS Nekilnojamas Turtas, a private limited liability company, is writing to you to advise you on the potential market price of the property.

Nature of the consultation: Provision of information of a consultative nature to the client on the possible sale price on the market. This consultation covers the real estate which has been described and valued in the valuation report No 107564 VAT_2023 MKA VHAN (18 April 2023) prepared by OBER-HAUS Nekilnojamas Turtas UAB.

Purpose of the consultation: This Consultation Note is intended to be used for financial reporting purposes. We understand that the indications in this note may be used in the company's accounting and financial decision making and therefore the most probable asset price calculated in this consultation can be considered as fair value.

Subject of the consultation: Building - Office building (2 properties) and land.

Owner of the property: Sostinės bokštai UAB, reg. code 304849153.

Building - Administrative building 1B3/t:

Address: Vilnius, Kalvarijų g. 24. **Unique number:** 4400-5858-8104. **Main use:** Administrative. **Building designation on the plan:** 1B3/t. Year of construction: 2022-2023. **Total area:** 0.00 m² (date of cadastral determination: 15/05/2023). **Number of floors:** 3 (design). **Percentage of completion/Actual level of installation:** The percentage of completion of the administrative building registered in the Real Estate Register is 5% (date of cadastral determination: 15/05/2023) / In our opinion, the percentage of completion as recorded in the Real Estate Register does not reflect the actual level of completion of the building as of the date of the consultation, as the actual level of completion is significantly higher than the level of completion recorded in the RER. **Brief description, condition:** Completed monolithic reinforced concrete foundations, completed, without internal finishes and engineering equipment, 3 underground floors of monolithic reinforced concrete construction, started, without external and internal finishes, without engineering equipment, ground part of the building of monolithic reinforced concrete construction. The condition of the existing building structures is very good.

The building - Administrative building 1B15/t:

Address: Vilnius, Kalvarijų g. 24. **Unique number:** 1099-4035-8012. **Main use:** Administrative. **Building designation on the plan:** 1B15/t. Year of construction: 1994-2002 (reconstruction: 2022-2023). **Total area:** 0.00 m² (date of cadastral determination: 15/05/2023). **Number of floors:** 15 (design). **Percentage of completion/Actual level of installation:** The percentage of completion of the administrative building registered in the Real Estate Register is 5% (date of cadastral determination: 15/05/2023) / In our opinion, the percentage of completion as recorded in the Real Estate Register does not reflect the actual level of completion of the building as of the date of the consultation, as the actual level of completion is significantly higher than the level of completion recorded in the RER. **Brief description, condition:** Completed monolithic reinforced concrete foundations, completed, without internal finishes and engineering equipment, 3 underground floors of monolithic reinforced concrete construction, started, without external and internal finishes, without engineering equipment, ground part of the building of monolithic reinforced concrete construction. The condition of the existing building structures is very good.

Other land:

Address: Vilnius, Kalvarijų g. 24. **Land plot area:** 0.6979 ha. **Unique number:** 4400-6123-4635. **Cadastral number:** 0101/0032:1181 Vilniaus m. k. v. **Purpose:** Other. **Use:** Areas of commercial objects. **Type of measurements:** Parcel formed by cadastral measurements.

Conclusion on the most probable market price of the property:

Please note that in order to provide this professional advice, we have consulted the information you have provided and other information available to us about the property, analysed the property market and its conjuncture and made the necessary preliminary calculations.

Taking into account the results of the above, we believe that the most likely (possible) market price for the property described above on 31 December 2023 could be:

EUR 39 000 000 (thirty-nine million euro).

Conditional allocation of the estimated market price of the assets to the individual assets:

- Building - Administration building, unique No 4400-5858-8104 - EUR 580,000;
- Building - Administration building, unique No 1099-4035-8012 - EUR 9,270,000;
- Land plot, unique No 4400-6123-4635 - EUR 29,150,000.

Comment on VAT: Please note that in this consultation, the most likely (possible) sale price of the property on the market has been calculated using the income approach, where all calculations have been carried out on a VAT-exclusive basis, and therefore the price of the property calculated using this approach does not include VAT. 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 price of the asset as set out in this consultation.

We expressly state that this consultation is a document of an informative nature only (without legal effect and intended only for the client), which does not correspond to the content of the asset valuation document (asset valuation report), which is governed by the Law on the Foundations of the Valuation of Assets and Businesses of the Republic of Lithuania, Official Gazette of the Republic of Lithuania, 1999, No. 52-1672; 2011, No. 86-4139 ("the Law"), as well as by the other related normative documents. This consultation is not and cannot be considered as a document (report) on the valuation of property as provided for in Articles 21 to 23 of the Law, since in the present case Ober-Haus Nekilnojamas Turtas UAB did not carry out a valuation of the property in accordance with the requirements of the Law, did not conclude a contract for the valuation of the property, did not prepare a valuation of the property, and did not establish the value of the property. It should be noted that in the case of a pledge, sale or other transfer of property, valuation of the property must be carried out in accordance with the requirements of Articles 4, 20, 21, 22, 23 and other provisions of the Law and a valuation report must be prepared, together with an inspection report, which establishes the values that are appropriate to the purposes and cases of the valuation of property.

Mindaugas Karalius

OBER-HAUS Nekilnojamas Turtas UAB

07 February 2024

I, Ramunė Baniienė, 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 Baniienė

Signature

UŽDARŲJI AKCINĖ BENDROVĖ
„ADJUTOR“
Vertimų biuras / Translation Agency
Konstitucijos St. 7, Vilnius, Lithuania

