

REAL ESTATE VALUATION REPORT

No 107564 VAT_2023 MKA VHAN | 11 April 2023 | VILNIUS

Building - Shopping centre with a café, pharmacy and cosmetology office,
land plot with an area of 0.6146 ha and part of the land plot with an area of
0.0833 ha, located on a land plot with an area of 0.1072 ha

Vilnius, Kalvarijų g. 24A, Lvivo g. 21B and Kalvarijų g. 24

OBER  **HAUS**
NEKILNOJAMASIS TURTAS

PROPERTY VALUATION CERTIFICATE

Property valuation report No 107564 VAT_2023 MKA VHAN

Client of the valuation	Sostinės Bokštai UAB, reg. code: 304849153. Registered office: Vilnius, Ozo g. 12A-1. 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 property The purpose of the valuation of the property for the purpose of pledging them (to secure creditors' claims).
Date of inspection of the property	11 April 2023
Date of valuation	11 April 2023
Date of report	18 April 2023
Assets to be valued (name of asset)	The building is a shopping centre with a café, a pharmacy and a beautician's office, a plot of land with an area of 0.6146 ha and a part of a plot of land with an area of 0.0833 ha on a plot of land with an area of 0.1072 ha.
Address (location) of the property being valued	Vilnius, Kalvarijų g. 24A, Lvivo g. 21B and Kalvarijų g. 24.
Owner of the property being valued	Sostinės Bokštai UAB. Reg. code: 304849153.
Right of possession of the property being valued	Ownership.

MAIN IDENTIFICATION DATA OF THE PROPERTY

Name/Address	Purpose	Unique No.	Building designation in plan	Total area
Building - Shopping centre with café, pharmacy and cosmetology office, located in Vilnius/Address: Vilnius, Kalvarijų g. 24A	Commercial	1099-4035-8012	1E3p	7444.18 sqm
Name/ Address	Purpose	Unique No.	Building designation in plan	Total area
Land plot/Address: Vilnius, Lvivo g. 21B	Other/Commercial premises	4400-5502-6538	0101/0032:1159 Vilniaus m. k. v.	0.6146 ha
Name/ Address	Purpose	Unique No.	Building designation in plan	Total area
Land plot/The object of this valuation is a part of 833/1072, marked as A on the plan/Address: Vilnius, Kalvarijų g. 24	Other/Territories of commercial objects; Territories of general use (common use of cities, towns and villages or common use of municipalities)	4400-5503-1359	0101/0032:870 Vilniaus m. k. v.	0.0833 ha, marked as A on the plan, situated on a plot of land with an area of 0.1072 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 total valued property as at 11 April 2023 is
EUR 28,900,000 (twenty-eight million nine hundred thousand euro).

Note: The allocation of the market value of the assets under valuation to the individual assets is notional. The allocation of the market value of the assets under valuation to the individual assets is set out in Section 6.6, page 39 of this report.

Comment on VAT: For the purposes of this report, the market value of the valued assets has been based on the income approach, where all calculations have been carried out using data net of VAT, and therefore VAT has not been 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 asset in this report.

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 Geležinio Vilko g. 18A, 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: Saulius Vagonis

Certificate of Qualification of Real Estate Valuer
No A 000286, issued on 19/02/2003.

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

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

UŽDAROJI AKCINĖ BENDROVĖ
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