

In accordance with Article 37² of the Law on Companies of the Republic of Lithuania, we provide information on the transactions concluded by UTIB INVL Baltic Real Estate (hereinafter might be referred as the Company) with related parties:

Related party transaction policy of UTIB Baltic Real Estate was approved during the General Shareholders Meeting held on 26th March 2018 (the policy is published on the Company's website, please see [link](#))

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Rovelija, UAB was signed on 25th October 2018 No. BRE/181025/01 for the amount of EUR 10 thousand. The loan was return on 31th December 2018.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Rovelija, UAB was signed on 28th December 2018 No. BRE/181228/01 for the amount of EUR 286,237.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 30th November 2018 No. BRE/181228/02 for the amount of EUR 54,665.67	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A settlement with Proprietas UAB on the determination of the remuneration and its payment procedure was signed on 28-12-2017, the settlement was an annex to a 28/12/2017 Property Simple Administration Agreement No. 28/12/2017 signed on 28th December 2017. Remuneration is determined on the basis of the documentation of Transaction Services of Proprietas, UAB, applying 5 percent performance overcharge	

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Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 30 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the maintenance of engineering systems in the facility Juozapavičiaus 6, Vilnius. Transaction value EUR 145.20 with VAT per month.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 29 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the maintenance of engineering systems in the facility Palangos 4, Vilnius. Transaction value EUR 60.50 with VAT per month.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an annex No. 31 to Service Purchase - Sales Agreement (dated 2nd May 2011 No. 2011/05/01-03) on 9th October 2018 regarding the on new hourly rates for technical facilities services in the facilities served.	
Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Rovelija, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a settlement on 2nd January 2019 regarding supplementing and amending the lease agreement for non-residential premises dated on 1st February 2010. Transaction value EUR 592.03 with VAT per month. The settlement was terminated after sale of the premises.	

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Inservis, UAB Code 126180446 Juozapavičiaus str. 6, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Rovelija, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed an agreement on 2nd January 2019 regarding the maintenance and provision of services for the facility's general use facilities for facility and facility maintenance services. Transaction value EUR 16.69 with VAT per month. The settlement was terminated after sale of the premises.	
Invalda INVL, AB Code 121304349 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	Shareholder of UTIB INVL Baltic Real Estate, owning 30 percent of shares in the Company	Proprietas, UAB, 100 percent owned by UTIB INVL Baltic Real Estate on 21th December 2018 signed a settlement to accounting service provision contract No. 20140531/02. Amount of salary changed to EUR 605 with VAT per month.	
INVL Asset Management, UAB Code 126263073 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	The Company signed a settlement to a Non-residential Lease Agreement (dated 30th October 2015 No. 2015-10-30/1) with INVL Asset Management, UAB on 28th September 2018. On the basis of the settlement additional premises was rented. Transaction value EUR 3,149.45 with VAT per month.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a Services Agreement No. PL-2018/01/11 on 1st November 2018. Hourly service charges is provided in the contract.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INVL Baltic Real Estate signed a Premises Lease Agreement No. 27122018/1 on 27th December 2018. Transaction value EUR 309.60 with VAT per month.	

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Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INVL Baltic Real Estate signed a Services Agreement No. 01/01/2019-DBP on 1st February 2018, regarding repairment work in the premises. Transaction value EUR 14,001.80 with VAT.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, UAB, indirectly managed by UTIB INVL Baltic Real Estate signed a Services Agreement No. 01/02/2019-DBP on 1st February 2018, regarding repairment work in the premises. Transaction value EUR 10,357.47 with VAT.	
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, Code 40003865398, indirectly managed by UTIB INVL Baltic Real Estate signed a Services Agreement No. 01/02/2020 on 26th February 2020, regarding repairment work in the premises. Transaction value EUR 27,956.95 with VAT.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. 26062018/1 on 26th June 2018. Loan amount – EUR 200.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, UAB, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. 16012019/1 on 16th January 2019. Loan amount – EUR 500.	

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DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. 08012020/1 on 8th January 2020. Loan amount – EUR 350.	
Dommo SIA Code 40003787271 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	IPAS INVL Asset Management, Code 40003605043, 100 percent owned by Invalda INVL, AB signed a Premises Lease subagreement No. 19/12/2019 on 19th December 2019. Transaction value EUR 140 without VAT per month per workplace and utility costs.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 19th September 2019. No BRE/190919/01 for the amount of EUR 250,000.	
Invalda INVL, AB Code 121304349 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	Shareholder of UTIB INVL Baltic Real Estate, owning 30 percent of shares in the Company	A loan agreement with Invalda INVL, AB was signed on 26th November 2019. No P/191126/01 for the amount of EUR 1,500,000. The Company is the Borrower. The Company returned a loan on 9th March 2020 No. P/191126/01 for the amount of EUR 1,500,000 EUR according to the loan agreement	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 8th October 2019. No BRE/191008/01 for the amount of EUR 60,000.	

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Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company has signed a Share Purchase agreement on 12-12-2019, according to which increases Authorised capital of Proprietas UAB by additional cash contribution which amounts to EUR 232,000 (increasing the Authorised capital from EUR 20,300 to EUR 252,000, issuing 800,000 units of ordinary registered shares with the nominal value of EUR 0.29). Increased authorised capital of Proprietas UAB registered in the Register of Legal Entities on 19-12-2019.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company has signed a Share Purchase agreement on 12-12-2019, according to which increases Authorised capital of Proprietas UAB by additional cash contribution which amounts to EUR 5,800 (increasing the Authorised capital from EUR 348,000 to EUR 353,800, issuing 20,000 units of ordinary registered shares with the nominal value of EUR 0.29). Increased authorised capital of Rovelija UAB registered in the Register of Legal Entities on 18-12-2019.	
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company entered into an agreement on 09-01-2020 regarding partial amendment of the Loan Agreement No. BRE/181228/02 as of 28-12-2018 signed with Proprietas UAB. Extension of loan repayment term has been made.	
Rovelija, UAB Code 302575846 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	The Company entered into an agreement on 09-01-2020 regarding partial amendment of the Loan Agreement No. BRE/181228/01 as of 28-12-2018 signed with Rovelija UAB. Extension of loan repayment term has been made. The loan was return on 19th May 2020.	

Related party	Company's relationship with the other counterparty	Date and value of the transaction	Other information
Proprietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Proprietas, UAB was signed on 26th March 2020 No. BRE/200326/01 for the amount of EUR 10.85 million. The loan was return on 8th May 2020.	
Dommo Grupa SIA Code 40003733866 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. BRE/200522/1 on 22th May 2020. Loan amount – EUR 1.45 million	
Dommo Bizness parks, SIA Code 40003865398 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate and Dommo Biznesa Parks, SIA 100 percent indirectly owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. DG/25052020/1 on 25th May 2020. Loan amount – EUR 1.43 million	Loan was granted by Dommo Grupa SIA Code 40003733866 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia
Inservis, SIA Code 40203041770 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	100 percent managed by the subsidiary of Invalda INVL, AB. Invalda INVL, AB owns 30 percent of shares in UTIB INVL Baltic Real Estate	Dommo Bizness parks, SIA, Code 40003865398, indirectly managed by UTIB INVL Baltic Real Estate signed a Services Agreement No. 28/05/2020 on 28th May 2020, regarding repairment work in the premises. Transaction value EUR 11,040.43 with VAT.	
DBP Invest, SIA Code 40103463830 „Lapegles“, Stuniši, Olaines dist., Latvia The Register of Enterprises of the Republic of Latvia	Indirectly managed by UTIB INVL Baltic Real Estate	Dommo Grupa, SIA, 100 percent owned by UTIB INVL Baltic Real Estate signed a Loan Agreement No. 13072020/1 on 13th July 2020. Loan amount – EUR 150.	



Propietas, UAB Code 303252098 Gynėjų str. 14, Vilnius, Lithuania Register of Legal Entities	100 percent managed by UTIB INVL Baltic Real Estate	A loan agreement with Propietas, UAB was signed on 8th October 2020 No. BRE/201008/01 for the amount of EUR 5 mln.	
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