

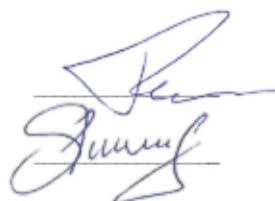
UNAUDITED INTERIM FINANCIAL STATEMENTS

1 January - 31 December 2023

STATEMENT OF COMPREHENSIVE INCOME, IFRS expressed in thousands EUR	YTD 31 Dec 2023	YTD 31 Dec 2022
INCOME STATEMENT		
Rental income (net)	291	42
Cost of rental activities (net)	(227)	(143)
Profit from property operating activities	63	(101)
Management fee	-	-
Administrative expenses	(3)	(1)
External consultancy expenses	(33)	(170)
Other income/expenses	(0)	(45)
Net valuation gain (loss) on investment properties	(1 318)	81
Net operating profit / (loss) before financing	(1 291)	(236)
Financial income	-	-
Financial expenses	(486)	(614)
Profit / (loss) before tax	(1 777)	(850)
Income tax expense	266	122
Profit / (loss) for the year	(1 510)	(728)
STATEMENT OF OTHER COMPREHENSIVE INCOME		
Exchange differences on translation of foreign operations	-	-
Net movement on cash flow hedges	(49)	-
Income tax effect	7	-
	(42)	-
Other comprehensive income for the year, net of tax	(42)	-
Total comprehensive income for the year, net of tax	(1 552)	(728)

General manager Tarmo Karotam

Accounting representative Silvija Ignuotienė



UNAUDITED INTERIM FINANCIAL STATEMENTS
1 January - 31 December 2023

STATEMENT OF FINANCIAL POSITION, IFRS
expressed in thousands EUR

	31 Dec 2023	31 Dec 2022
Non-current assets		
Intangible assets	-	-
Investment properties	16 340	17 330
Derivative financial instruments	34	-
Deferred tax asset	-	567
Investments in subsidiaries	-	-
Other long term receivables, IC	-	-
Other non-current assets	24	-
Total non-current assets	16 398	17 897
Current assets		
Assets held for sale	-	-
Trade and other receivables	100	72
Prepaid income tax	-	-
Derivative financial instruments	41	-
Cash and cash equivalents	273	55
Current receivables, IC	-	-
Other current assets	31	92
Total current assets	445	220
TOTAL ASSETS	16 843	18 117

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STATEMENT OF FINANCIAL POSITION, IFRS
expressed in thousands EUR

	<u>31 Dec 2023</u>	<u>31 Dec 2022</u>
Equity		
Share capital	2 000	2 000
Share premium	5 500	5 500
Cash flow hedge reserve	(42)	-
Foreign currency translation reserve	-	-
Other reserves	-	-
Retained earnings / (losses)	(4 768)	(3 258)
TOTAL EQUITY ATTRIBUTABLE TO SHAREHOLDERS	<u>2 690</u>	<u>4 242</u>
Liabilities		
Non-current liabilities		
Intercompany payables, non-current	14 116	12 016
Debts to banks, non-current	-	-
Provisions	-	-
Deferred tax liability	(840)	-
Derivative financial instruments	-	-
Other non-current liabilities	103	68
Total non-current liabilities	<u>13 378</u>	<u>12 084</u>
Current liabilities		
Intercompany payables, current	-	-
Accrued interest on intercompany loans	498	22
Interest bearing loans and borrowings	-	-
Trade and other payables	76	1 770
Income tax payable	-	-
Derivative financial instruments	-	-
Provisions	-	-
Other current liabilities	200	-
Total current liabilities	<u>775</u>	<u>1 791</u>
TOTAL LIABILITIES	<u>14 153</u>	<u>13 875</u>
TOTAL EQUITY AND LIABILITIES	<u>16 843</u>	<u>18 117</u>

General manager Tarmo Karotam



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1 January - 31 December 2023

Accounting representative Silvija Ignautienė

A handwritten signature in blue ink, appearing to read 'Silvija Ignautienė', with a horizontal line extending from the end of the signature.