

CLOSED-END SPECIAL PRIVATE EQUITY  
INVESTMENT FUND  
**LORDS LB PRIVATE EQUITY FUND I**

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ACTIVITY REPORT  
2018 Q1



LORDS LB  
Asset Management

LORDS LB ASSE



## I. GENERAL INFORMATION

1. The name of the Collective Investment Undertaking, legal form, the date of Commission's approval of the establishment documents of the Collective Investment Undertaking:

**Special closed-end private equity investment fund LORDS LB PRIVATE  
EQUITY FUND I, Decision no. 241-67 dated August 29, 2012.**

2. Reporting period:

**January 1, 2018 – March 31, 2018**

3. Data of the Management Company:

- 3.1. The title and the code of the company:

Name: **LORDS LB ASSET MANAGEMENT, UAB**  
Registry code: **301849625**

- 3.2. Visiting address:

**Jogailos str. 4, LT-01116 Vilnius, Lithuania**

- 3.3. Telephone no., e-mail, website:

Telephone no.: **+ 370 5 261 9470**  
E-mail: **info@lordslb.lt**  
Website: **www.lordslb.com**

- 3.4. License No.:

**Management Company working under Undertakings in Collective Investment Law License  
No. VIK-016, issued on the 23rd of December 2008  
Management Company working under Management Companies of Undertakings in  
Collective Investment for Professional Investors Law License No. 1, issued on the 23rd of  
June 2015**

- 3.5. Name, surname and position of the Manager of the Collective Investment Undertaking:

**Artūras Šilinis, Fund Manager**

4. The title of Depository, registry code, address, telephone and fax numbers:

Name: **Swedbank, AB**  
Registry code: **112029651**  
Address: **Konstitucijos av. 20A, LT-03502 Vilnius, Lithuania**  
Telephone no/Fax no.: **1884**

## II. NUMBER AND VALUE OF NET ASSETS AND INVESTMENT UNITS

5. Number and value of net assets and investment units:

	At the start of the period	At the end of the period	One year ago	Two years ago
Amount of investment units	20.701.528,9500	20.701.528,9500	20.701.528,9500	20.701.528,9500
Net asset value	24.283.773	24.199.065	23.096.376	21.936.207
Investment unit value	1,1730	1,1690	1,1157	1,0596



6. Number and value of the distributed and retired investment units during reporting period:

	Amount of investment units	Market value
Distributed	-	-
Redeemed	-	-
Difference	-	-

III. COSTS OF THE COLLECTIVE INVESTMENT UNDERTAKING

7. Types, amounts, percentages, the overall cost ratio of deductions from the assets of the Collective Investment Undertaking.

Expenses	Amount of expenses		Calculated this period	% of average NAV of this period
	Maximum	This period		
ADMINISTRATION COSTS:				
Management fee			74.764	0,31%
Fixed fee		0,31%	74.764	0,31%
Success fee			-	0,00%
Depository services	0,20%	0,02%	5.981	0,02%
Transaction costs			-	0,00%
Audit	1,00%	0,01%	1.928	0,01%
Accounting services			4.205	0,02%
Legal services			-	0,00%
Loan interest			-	0,00%
Valuation			-	0,00%
Other administrative costs			8.346	0,03%
General cost and weight	7,00%	0,39%	95.225	0,39%

8. The example, illustrating impact of deductions to the investor's final return on investments. The example presents the calculation of how much could be deducted (in EUR) from the contributions of the participant of the Collective Investment Undertaking at the current level of deductions and what the amount it could recover after 1, 3, 5, 10 years if invested EUR 10 000, and the annual rates of return – 5 percent:

	After 1 year	After 3 years	After 5 years	After 10 years
Expenses incurred	40	127	222	506
Accrued amount excluding expenses	10.500	11.576	12.763	16.289
Accrued amount including expenses	10.460	11.449	12.541	15.783



#### IV. INFORMATION ABOUT THE PORTFOLIO OF THE COLLECTIVE INVESTMENT UNDERTAKING

9. The portfolio of the Collective Investment Undertaking at the end of the reporting period:

The name of credit institution / issuer	State	CNCY	ISIN code	Term / Maturity	Yield, %	Purchase value	Market value	Share of NAV, %
<b>CASH:</b>								
Swedbank, AB	LT	EUR					134.325	0,56%
<b>Total:</b>							134.325	0,56%
<b>DEPOSITS:</b>								
<b>BONDS:</b>								
UAB "Ordeta"	LT	EUR	LT3028241807	2019.07.01	7,25%	19.316.000	22.024.211	91,01%
<b>Total:</b>							22.024.211	91,01%
<b>EQUITIES:</b>								
UAB "Ordeta"	LT	EUR	LT302824183U			2.520	837.055	3,46%
<b>Total:</b>							837.055	3,46%
<b>Receivables:</b>							1.292.619	5,34%
<b>TOTAL :</b>							24.288.210	100,37%

10. Description of investment instruments in which funds of the Collective Investment Undertaking were invested:

**The Fund has invested into the securities of "Ordeta" UAB.**

11. Distribution of investments according to investment strategy criteria:

Investment Distribution	At the start of the period		At the end of the period	
	Market value	Share of NAV, %	Market value	Share of NAV, %
<b>BY ASSET CLASS:</b>	24.374.600	100,4%	24.288.210	100,37%
Cash	222.990	0,9%	134.325	0,55%
Deposits	-	0,0%	-	0,00%
Money market instruments	-	0,0%	-	0,00%
Non-equity securities	21.943.307	90,4%	22.024.211	90,27%
Equity securities	907.442	3,7%	837.055	4,25%
Other instruments and receivables	1.300.861	5,4%	1.292.619	5,30%
Real estate by type:	-	0,0%	-	0,00%
High-quality assets	-	0,0%	-	0,00%
Development projects	-	0,0%	-	0,00%
Distressed assets	-	0,0%	-	0,00%
Real estate by sector:	-	0,0%	-	0,00%
Office centers	-	0,0%	-	0,00%
Shopping centers	-	0,0%	-	0,00%
Logistics centers	-	0,0%	-	0,00%



Real estate by geography:	-	0,0%	-	0,00%
Lithuania	-	0,0%	-	0,00%
Latvia	-	0,0%	-	0,00%
Estonia	-	0,0%	-	0,00%
BY CURRENCY:	24.374.600	100,4%	24.288.210	100,37%
EUR	24.374.600	100,4%	24.288.210	100,37%

12. Transactions for derivative financial instruments and total value of obligations arising from derivative financial instrument transactions by the end of the reporting cycle.

No derivative transactions during the reporting period.

#### V. RETURN ON INVESTMENTS AND RISK RATES OF THE COLLECTIVE INVESTMENT UNDERTAKING

13. Comparative index and its brief description:

Comparative index is not applied to this Collective Investment Undertaking

14. Change in value of the investment unit at the same period, rates of annual net investment return of portfolio investment instruments for the last ten years of the Collective Investment Undertaking's activity:

	Period			
	Current	1 year ago	2 years ago	10 years ago
Change in value of investment unit, EUR	-0,0040	0,0123	0,0122	-
Annual gross return on investments, %	6,04%	5,95%	6,50%	-
Annual net return on investments, %	4,60%	4,03%	4,06%	-
Standard deviation of change in value of investment unit, EUR	0,0002	0,0006	0,0002	-

15. Change in value of the average investment unit at the same period, deviation of average net return on investments during the last three, five, ten years:

	Over the last			Since the start
	3 years ago	5 years ago	10 years ago	
Average change in value of investment unit, %	2,17%	2,97%	-	2,64%
Average gross return on investments, %	6,04%	6,18%	-	6,04%
Average net return on investments, %	4,39%	4,20%	-	4,60%
Standard deviation of change in value of investment unit, EUR	0,0039	0,0084	-	0,0073

16. The minimum and maximum fixed value of investment unit:

	Over the current period		Over the last period	
	Date	Value	Date	Value
		EUR		EUR
Minimum fixed value of investment unit	2018.03.31	1,1690	2017.01.01	1,1013
Maximum fixed value of investment unit	2018.01.01	1,1730	2017.03.31	1,1157

17. Other rates revealing the risk of portfolio of the investment units, their explanations and method of calculation:



## VI. FINANCIAL STATEMENTS OF THE COLLECTIVE INVESTMENT UNDERTAKING

18. Financial statements of the Collective Investment Undertaking, were prepared according to the laws and the legal requirements of the Republic of Lithuania:

- 18.1. The balances set out in a comparative table:

	At the end of the period	At the start of the period
<b>ASSETS:</b>	24.288.210	24.374.600
Cash and cash equivalents	134.325	222.990
Deposits	-	-
<b>Investments:</b>	22.861.267	22.850.749
Government and Central Bank securities	-	-
Bonds	22.024.211	21.943.307
Equities	837.055	907.442
Funds	-	-
Real estate	-	-
Other investments	-	-
<b>Receivables:</b>	1.292.619	1.300.861
Receivable amounts from investment sales	-	-
Other receivables	1.292.619	1.300.861
<b>LIABILITIES AND NET ASSETS:</b>	24.288.210	24.374.600
<b>Liabilities:</b>	89.145	90.827
Liabilities for investments	-	-
Amounts to Management Company and Depository	81.187	81.712
Other amounts and liabilities	-	-
Accrued expenses	7.958	9.116
<b>Net assets:</b>	24.199.065	24.283.773



18.2. Financial statements of the net asset changes of the last 3 years, set out in a comparative table:

	Current	1 year ago	2 years ago
NET ASSETS AT THE START OF THE PERIOD	24.283.773	22.797.962	21.680.156
INCREASE:	80.904	382.035	359.888
Distributed fund units	-	-	-
Interest received	80.904	382.035	359.888
Operating income	-	-	-
Realized profit from investments	-	-	-
Increase of investment value	-	-	-
Increase of asset value due to FX	-	-	-
Other income	-	-	-
DECREASE:	165.612	83.621	103.837
Redeemed fund units	-	-	-
Dividends	-	-	-
Interest	-	-	-
Management expenses	74.764	70.961	67.961
Realized loss from investments	-	-	-
Decrease in value of investments	70.387	-	-
Decrease of asset value due to FX	-	-	-
Other expenditure	20.461	12.660	35.876
NET ASSETS AT THE END OF THE PERIOD	24.199.065	23.096.376	21.936.207
ACCOUNTING OF UNIT VALUE	1,1690	1,1157	1,0596
ACCOUNTING AMOUNT OF UNITS	20.701.528,9500	20.701.528,9500	20.701.528,9500

"Current" is period from 2018-01-01 to 2018-03-31

"1 year ago" is period from 2017-01-01 to 2017-03-31

"2 years ago" is period from 2016-01-01 to 2016-03-31



19. Information about the operating income and costs from investment activity of Collective Investment Undertaking during the reporting period:

<b>INCOME</b>	<b>10.518</b>
Interest income	80.904
Realized profit (loss) from investments into:	-
Equities	-
Bonds	-
Money market instruments	-
Derivative financial instruments	-
Funds	-
Real estate	-
Other investment instruments	-
Unrealized profit (loss) from:	-70.387
Equities	-70.387
Bonds	-
Money market instruments	-
Derivative financial instruments	-
Funds	-
Real estate	-
Other investment instruments	-
Other income:	-
Rental income	-
Profit from foreign currency exchange	-
Other	-
<b>EXPENSES</b>	<b>95.225</b>
Operating expenses:	95.225
Management expenses	74.764
Depository expenses	5.981
Payments to brokers	-
Audit expenses	1.928
Other payments and expenditure	12.551
Other expenses:	-
Interest expense	-
Expenses related to managed real estate	-
Loss from foreign currency exchange	-
Other	-
Net income	-84.707
Payments (dividends) to the owners of fund units	-
Reinvested income	-84.707

20. Information about profit and (or) loss suffered during the financial year from the sale of each real estate object:

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21. Auditor's report and financial statements:

Provided with annual activity report.



## VII. OTHER INFORMATION

22. Other important information about the financial status of the Collective Investment Undertaking, factors and circumstances that have been affecting the Collective Investment Undertaking's assets or liabilities.
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23. Additional explanations, comments, pictorial, graphic material and other important information about the Collective Investment Undertaking's activity that had an influence on the Undertaking's changes of activity and results.
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## VIII. INFORMATION ABOUT DIVIDENDS

24. Information on the charged and (or) paid dividends, the period that the dividends have been paid, the dates of payment of the dividends on a per unit of investment size and other important information:
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## IX. INFORMATION ABOUT THE BORROWED OR LOAN FUNDS OF THE COLLECTIVE INVESTMENT UNDERTAKING

25. The Collective Investment Undertaking's borrowings at the end of the reporting period:

No	Amount	Currency	Loan date	Repayment term	Interest	Creditor	% of NAV
	-						0,00%
Total:	-						0,00%

26. The Collective Investment Undertaking's loans at the end of the reporting period:

No	Amount	Currency	Lending date	Repayment term	Interest	Debitor	% of NAV
	-						0,00%
Total:	-						0,00%



## IX. PERSONS IN CHARGE

26. The Consultants, whose services were taken in preparing the Report, their names (the names of legal entities) and addresses, the titles and numbers of business licenses:

**Consultant services were not used when preparing this report.**

27. The names, surnames, positions of the persons in charge of preparing the Report:

**Artūras Šilinis, Fund Manager**

28. The information presented in this Report is true and there are no suppressed facts which could exert a dominant influence on the values of the rates.

29. The persons in charge for the information presented in the Report:

- 29.1. The Managing company's persons, employees and the Managing Director responsible for the Report:

Managing Director:  
Telephone no.:  
E-mail:

**Domas Kačinskas**  
**+370 5 261 9470**  
**info@lordslb.com**

Fund Manager:  
Telephone no.:  
E-mail:

**Artūras Šilinis**  
**+370 5 261 9470**  
**info@lordslb.com**

- 29.2. The Chief Accountant who has presented the information of financial status of the Collective Investment Undertaking:

Chief Accountant:  
The name of the company:  
Telephone no.:

**Eladijus Kirijanovas**  
**M-FINANCE, UAB**  
**+370 5 265 3377**