

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

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**ACTIVITY REPORT  
2019 Q2**



**LORDS LB**  
Asset Management



## 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, 2019 – June 30, 2019**

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. VĮK-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	22.959.550	22.794.059	24.102.437	23.357.995
Investment unit value	1,1091	1,1011	1,1643	1,1283



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

	Amount of investment units	Value, Eur
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			141.882	0,62%
<i>Fixed fee</i>	<i>1,25%</i>	<i>0,62%</i>	<i>141.882</i>	<i>0,62%</i>
<i>Success fee</i>			-	<i>0,00%</i>
Depository services	<i>0,20%</i>	<i>0,05%</i>	11.351	0,05%
Transaction costs			-	0,00%
Audit	<i>1,00%</i>	<i>0,01%</i>	1.512	0,01%
Accounting services			8.411	0,04%
Legal services			-	0,00%
Loan interest			-	0,00%
Other administrative costs			19.902	0,09%
<i>General cost and ratio *</i>			<i>183.058</i>	<i>0,81%*</i>
General cost and weight	<i>7,00%</i>	<i>0,81%</i>	183.058	0,81%

\* General Cost Ratio (BIK) - the percentage of the average net assets of the Fund that is allocated to cover its management expenses. These costs directly reduce the investor's return on investment. It should be noted that transaction costs and loan interest expenses are not taken into account when calculating BIK.

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 – 5,00 percent:

**Provided with annual activity report.**



**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					16.135	0,07%
Total:							16.135	0,07%
<b>DEPOSITS:</b>								
<b>BONDS:</b>								
UAB "Ordeta"	LT	EUR	LT3028241807	2019.07.01	1,50%	19.316.000	18.332.128	80,43%
Total:						19.316.000	18.332.128	80,43%
<b>EQUITIES:</b>								
UAB "Ordeta"	LT	EUR	LT302824183U			5.080.800	4.589.976	20,14%
Total:						5.080.800	4.589.976	20,14%
<b>Receivables:</b>								
TOTAL :							22.938.239	100,63%

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>	23.044.679	100,37%	22.938.239	100,63%
Cash	139.804	0,61%	16.135	0,07%
Deposits	-	0,00%	-	0,00%
Money market instruments	-	0,00%	-	0,00%
Non-equity securities	18.196.993	79,26%	18.332.128	80,43%
Equity securities	4.707.543	20,50%	4.589.976	20,14%
Other instruments and receivables	338	0,00%	-	0,00%
Real estate by type:	-	0,00%	-	0,00%
High-quality assets	-	0,00%	-	0,00%
Development projects	-	0,00%	-	0,00%
Distressed assets	-	0,00%	-	0,00%
Real estate by sector:	-	0,00%	-	0,00%
Office centers	-	0,00%	-	0,00%
Shopping centers	-	0,00%	-	0,00%
Logistics centers	-	0,00%	-	0,00%



Real estate by geography:	-	0,00%	-	0,00%
Lithuania	-	0,00%	-	0,00%
Latvia	-	0,00%	-	0,00%
Estonia	-	0,00%	-	0,00%
BY CURRENCY:	23.044.679	100,37%	22.938.239	100,63%
EUR	23.044.679	100,37%	22.938.239	100,63%

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

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

13. Comparative index and its brief description:

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	-0,0080	-0,0087	0,0270	-
Annual gross return on investments, %	3,51%	5,61%	6,09%	-
Annual net return on investments, %	2,07%	4,18%	4,54%	-
Standard deviation of change in value of investment unit, EUR	0,0004	0,0004	0,0006	-

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	5 years	10 years	
Average change in value of investment unit, %	0,86%	0,75%	-	1,39%
Average gross return on investments, %	5,06%	5,54%	-	3,51%
Average net return on investments, %	3,59%	3,81%	-	2,07%
Standard deviation of change in value of investment unit, EUR	0.0111	0.0111	-	0,0088

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

	Over the current period		Over the last period	
	Date	Value	Date	Value
Minimum fixed value of investment unit	2019.06.30	1,1011	2018.06.30	1,1643
Maximum fixed value of investment unit	2019.01.01	1,1091	2018.01.01	1,1730

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>	22.938.239	23.044.679
Cash and cash equivalents	16.135	139.804
Deposits	-	-
Investments:	22.922.104	22.904.536
Government and Central Bank securities	-	-
Bonds	18.332.128	18.196.993
Equities	4.589.976	4.707.543
Funds	-	-
Real estate	-	-
Other investments	-	-
Receivables:	-	338
Receivable amounts from investment sales	-	-
Other receivables	-	338
<b>LIABILITIES AND NET ASSETS:</b>	22.938.239	23.044.679
Liabilities:	144.180	85.129
Liabilities for investments	-	-
Amounts to Management Company and Depository	146.266	80.702
Other amounts and liabilities	-2.086	4.427
Net assets:	22.794.059	22.959.550



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	22,959,550	24,283,773	22,797,962
INCREASE:	135,134	162,707	755,631
Distributed fund units	-	-	-
Interest income	135,134	162,707	755,631
Operating income	-	-	-
Realized profit from investments	-	-	-
Increase of investment value	-	-	-
Increase of asset value due to FX	-	-	-
Other income	-	-	-
DECREASE:	300,625	344,043	195,598
Redeemed fund units	-	-	-
Dividends	-	-	-
Interest expenses	-	-	-
Management expenses	141,882	150,061	143,593
Realized loss from investments	-	-	-
Decrease in value of investments	117,567	141,555	1,071
Decrease of asset value due to FX	-	-	-
Other expenditure	41,176	52,426	50,933
NET ASSETS AT THE END OF THE PERIOD	22,794,059	24,102,437	23,357,995
ACCOUNTING OF UNIT VALUE	1,1011	1,1643	1,1283
ACCOUNTING AMOUNT OF UNITS	20,701,528,9500	20,701,528,9500	20,701,528,9500

"Current" is period from 2019-01-01 to 2019-06-30

"1 year ago" is period from 2018-01-01 to 2018-06-30

"2 years ago" is period from 2017-01-01 to 2017-06-30



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

<b>INCOME</b>	<b>17.567</b>
Interest income	135.134
Realized profit (loss) from investments into:	-
Equities	-
Bonds	-
Money market instruments	-
Derivative financial instruments	-
Funds	-
Real estate	-
Other investment instruments	-
Unrealized profit (loss) from:	-117.567
Equities	-117.567
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>183.058</b>
Operating expenses:	183.058
Management expenses	141.882
Depository expenses	11.351
Payments to brokers	-
Audit expenses	1.512
Other payments and expenditure	28.313
Other expenses:	-
Interest expense	-
Expenses related to managed real estate	-
Loss from foreign currency exchange	-
Other	-
Net income	-165.491
Payments (dividends) to the owners of fund units	-
Reinvested income	-165.491





LORDS LB  
Asset Management

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. Information about the real estate agencies, whose services are used by the Management Company while managing the assets of Collective Investment Undertaking:

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22. Value of real estate of investment portfolio of the Collective Investment Undertaking that is assessed by the latest real estate agents.

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23. Auditor's report and financial statements:

**Provided with annual activity report.**



#### VII. OTHER INFORMATION

24. 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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25. 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

26. 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

27. 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%

28. 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

29. 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.**

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

**Artūras Šilinis, Fund Manager**

31. 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.

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

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

Managing Director: **Vilma Tvaronavičienė**  
Telephone no.: **+370 5 261 9470**  
E-mail: **info@lordslb.com**

Fund Manager: **Artūras Šilinis**  
Telephone no.: **+370 5 261 9470**  
E-mail: **info@lordslb.com**

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

Chief Accountant: **Eladijus Kirijanovas**  
The name of the company: **M-FINANCE, UAB**  
Telephone no.: **+370 5 265 3377**