

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

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**ACTIVITY REPORT**  
**2020 Q1-Q4**



LORDS LB  
Asset Management

LORDS LB ASSET



## 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. The Fund will operate for 6 years from the end of the First Distribution Phase of the Fund's units. The term of the fund has been extended for an additional 3 years.

2. Reporting period:

**January 1, 2020 - December 31, 2020**

3. Data of the Management Company:

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

Name: **UAB „LORDS LB ASSET MANAGEMENT“**  
Registry code: **301849625**

- 3.2. Visiting address:

Registration address: **Jogailos str. 4, 01116 Vilnius, Lithuania**  
Office address: **Jogailos str. 4, 01116 Vilnius, Lithuania**

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

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

- 3.4. License No.:

**License no. VĮK-016, issued on the December 23, 2008**  
**License no. 1, issued on the June 23, 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: **AB „SEB bankas“**  
Registry code: **112021238**  
Address: **Gedimino av. 12, 01103 Vilnius, Lithuania**  
Telephone no.: **+ 370 5 268 2800**



## 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	15 663 442	12 310 753	15 663 442	22 959 550
Investment unit value	0,7566	0,5947	0,7566	1,1091

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

	Amount of investment units	Market value
Distributed (by converting cash into units)	-	-
Redeemed (by converting units to cash)	-	-
Distributed units for non-monetary contributions	-	-
Redeemed units when settling assets	-	-
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		
<b>ADMINISTRATION COSTS:</b>				
Management fee			188 127	1,25%
Fixed fee			188 127	1,25%
Success fee			-	0,00%
Depository services	0,20%	0,10%	15 398	0,10%
Property valuation			-	0,00%
Audit	1,00%	0,02%	3 025	0,02%
Accounting services			16 821	0,11%
Legal services			218	0,00%
Loan interest			-	0,00%
Other administrative costs			7 898	0,05%
General costs and ratio			231 486	1,53%
<b>Total costs</b>	<b>7,00%</b>	<b>1,53%</b>	<b>231 486</b>	<b>1,53%</b>

\* 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:

	After 1 year	After 3 years	After 5 years	After 10 years
Expenses incurred	293	924	1 620	3 687
Accrued amount excluding	10 500	11 576	12 763	16 289
Accrued amount including	10 207	10 652	11 143	12 602

#### 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					209 621	1,70%
<b>Total:</b>							209 621	1,70%
<b>DEPOSITS:</b>								
<b>Total:</b>								
<b>BONDS:</b>								
UAB "Ordeta"	LT	EUR	LT3028241807	2019.07.01	1,50%	14 090 000	12 096 164	98,26%
<b>Total:</b>						14 090 000	12 096 164	98,26%
<b>EQUITIES:</b>								
UAB "Ordeta"	LT	EUR	LT302824183U			5 080 800	1	0,00%
<b>Total:</b>						5 080 800	1	0,00%
<b>RECEIVABLES:</b>								
Deferred expenses	LT	EUR					57 153	0,46%
<b>Total:</b>							57 153	0,46%
<b>TOTAL:</b>							12 362 939	100,42%

\*If no ISIN code has been assigned, the internal code for securities is provided.

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

**The objective of the Fund is to generate investment return to investors of the Fund, by investing in real estate properties in Lithuania. The Fund will invest in cash flow generating commercial properties and (or) development projects and (or) commercial properties that require additional investment or change of concept.**



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>	15 956 593	101,87%	12 362 939	100,42%
Cash	1 674	0,01%	209 621	1,70%
Deposits	-	0,00%	-	0,00%
Money market instruments	-	0,00%	-	0,00%
Non-equity securities	15 954 918	101,86%	12 096 164	98,26%
Equity securities	1	0,00%	1	0,00%
Other instruments and receivables	-	0,00%	57 153	0,46%
<b>BY CURRENCY:</b>	15 956 593	101,87%	12 362 939	100,42%
EUR	15 956 593	101,87%	12 362 939	100,42%

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

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**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, €	-0,1619	-0,3525	-0,0639	-
Annual gross return on investments, %	-5,96%	-3,35%	3,96%	-
Annual net return on investments, %	-8,15%	-5,29%	2,49%	-
Standard deviation of change in value of investment unit, €	0,0337	0,0973	0,0138	-

\* From the beginning of Fund's activity.

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, %	-20,26%	-10,70%	-	-5,61%
Average gross return on investments, %	-1,87%	1,32%	-	-5,96%
Average net return on investments, %	-3,75%	-0,44%	-	-8,15%
Standard deviation of change in value of investment unit, €	0,0704	0,0515	-	0,0370



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	2020-12-31	0,5947	2019-12-31	0,7566
Maximum fixed value of investment unit	2020-01-01	0,7566	2019-01-01	1,1091

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

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#### VI. FINANCIAL CONDITION STATEMENTS OF THE COLLECTIVE INVESTMENT UNDERTAKING

18. Financial condition 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>	12 362 939	15 956 593
Cash and cash equivalents	209 621	1 674
Deposits	-	-
<b>Investments:</b>	12 096 165	15 954 919
Government and Central Bank securities	-	-
Bonds	12 096 164	15 954 918
Equities	1	1
Investment units	-	-
Real estate	-	-
Other investments	-	-
<b>Receivables:</b>	57 153	-
Receivable amounts from investment sales	-	-
Other receivables	57 153	-
<b>LIABILITIES AND NET ASSETS:</b>	12 362 939	15 956 593
<b>Liabilities:</b>	52 186	293 151
Liabilities for investments	-	-
Amounts to Management Company and Depository	47 759	287 322
Other amounts and liabilities	4 427	5 829
<b>Net assets:</b>	12 310 753	15 663 442



18.2. Financial statements of the net asset changes of the last 2 years, set out in a comparative table:

	Period	
	Current	1 year ago
<b>THE NET ASSETS VALUE IN THE BEGINING OF THE REPORTING PERIOD</b>	15 663 442	22 959 550
<b>INCREASE IN THE NET ASSETS VALUE</b>		
Participants' contributions to the fund	-	-
Amounts receivable from other funds	-	-
Guarantee contributions	-	-
<b>Investment income:</b>	-	-
Interest income	-	-
Dividends	-	-
Lease income	-	-
Profit from investments value change and sales	-	-
Profit from foreign exchange rate change	-	-
Profit from transactions of the derivative financial instruments	-	-
Other increase in the net assets value	-	-
<b>TOTAL INCREASE IN THE NET ASSETS VALUE</b>	-	-
<b>DECREASE IN THE NET ASSETS VALUE</b>		
Payments to the participants of the fund	-	-
Payments to others funds	-	-
Loss from investment value change and sales	3 121 203	6 949 617
Loss from foreign exchange rate change	-	-
Loss from transactions of the derivative financial instruments	-	-
<b>Management expenses:</b>	231 486	346 491
Reimbursement to management entity	188 127	277 697
Reimbursement to Depositary	15 398	22 505
Reimbursement to intermediaries	-	-
Audit expenses	3 025	3 025
Interest expenses	-	-
Other expenses	24 936	43 264
Other decrease in the net assets value	-	-
Compensation of the expenses (-)	-	-
<b>TOTAL DECREASES IN NET ASSET VALUE</b>	3 352 689	7 296 108
The change of net asset value	(3 352 689)	(7 296 108)
Profit distribution	-	-
<b>THE NET ASSETS VALUE AT THE END OF REPORTING PERIOD</b>	12 310 753	15 663 442

„Current“ is period from 2020.01.01 to 2020.12.31

„1 year ago“ is period from 2019.01.01 to 2019.12.31



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

<b>INCOME</b>	<b>(3 121 203)</b>
Interest income	-
Realized profit (loss) from investments into:	-
Equities	-
Bonds	-
Money market instruments	-
Derivative financial instruments	-
Investment units	-
Real estate	-
Other investment instruments	-
Unrealized profit (loss) from:	<b>(3 121 203)</b>
Equities	<b>(3 121 203)</b>
Bonds	-
Money market instruments	-
Derivative financial instruments	-
Investment units	-
Real estate	-
Other investment instruments	-
Other income:	-
Rental income	-
Profit from foreign currency exchange	-
Other	-
<b>EXPENSES</b>	<b>231 486</b>
Operating expenses:	<b>231 486</b>
Management expenses	188 127
Depository expenses	15 398
Payments to brokers	-
Audit expenses	3 025
Other payments and expenditure	24 936
Other expenses:	-
Interest expense	-
Expenses related to managed real estate	-
Loss from foreign currency exchange	-
Other	-
<b>Net income</b>	<b>(3 352 689)</b>
Payments (dividends) to the owners of fund units	-
Reinvested income	<b>(3 352 689)</b>

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. Values of real estate of every investment portfolio of the Collective Investment Undertaking that are assessed by the latest real estate agents.  
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23. Auditor's report and financial statements:

**Auditor's report and financial statements are included as part of this Activity report as Annex.**





## 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 INFORMATION ABOUT THE BORROWED OR LOAN FUNDS OF

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

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



## IX. PERSONS IN CHARGE

28. 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:

### The Consultants, whose services were taken in preparing the Report, their names (the names of legal entities)

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

**Artūras Šilinis, Fund Manager**

30. 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.

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

- 31.1. 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.lt**

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

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

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