

LORDS LB ASSET MANAGEMENT

**ACTIVITY REPORT
2019 Q2**



**LORDS LB
Asset Management**



I. GENERAL INFORMATION

1. Main data of the Management Company:

1.1. Name:

UAB „LORDS LB ASSET MANAGEMENT“

1.2. Address:

Registry address: **Jogailos str. 4, 01103 Vilnius, Lithuania**
Visiting address: **Jogailos str. 4, 01103 Vilnius, Lithuania**

1.3. Telephone No., e-mail, website:

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

1.4. Activity Licence No of the Management Company:

Management Company working under Undertakings in Collective Investment Law License No. VJK-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

1.5. Registry date, place and code of the Management Company at the Register of Legal Entities of the Republic of Lithuania:

Registry date: **8th September 2008**
Registry place: **State Enterprise Centre of Registers Vilnius Branch**
Company code: **301849625**

2. Reporting period:

January 1, 2019 – June 30, 2019

3. The title of Auditor, address, telephone and fax numbers:

Name: **KPMG Baltics, UAB**
Address: **Konstitucijos ave. 29, Vilnius, Lithuania**
Telephone No.: **+ 370 5 210 2600**
Fax No.: **+ 370 5 210 2659**

4. The beginning and the end of Financial Year:

January 1, 2019 – December 31, 2019

5. Information about where and when to get acquainted with the Activity Report and the documentation it is based on:

UAB „LORDS LB ASSET MANAGEMENT“
Jogailos str. 4, 01116 Vilnius, Lithuania, during working hours 9 am – 6 pm.



II. INFORMATION OF THE CAPITAL OF THE MANAGEMENT COMPANY, ISSUED SECURITIES AND THE SHAREHOLDERS

6. The capital of the Management Company:

- 6.1. The amount of authorized capital, structure and its changes during the last three years and registry dates of the changes of the Statute at the State Enterprise Centre of Registers:

**At the end of the reporting period the amount of authorized capital was EUR 318.560
Since the establishment of the Management Company the authorized capital was
increased once from EUR 202.734,01 to EUR 318.560.**

- 6.2. The amount of issued shares by the Management Company, par value and the granted rights:

11.000 ordinary registered shares with par value of EUR 28,96 each.

7. Borrowings (in percentage), over equity, purpose of borrowings, period, payable interest.

The Management Company didn't have any loans at the end of the reporting period.

8. The amount of equity invested in a diversified portfolio of investments:

**The amount of equity invested in a diversified portfolio of
investments – EUR 1.888.663 of which 1.038.420 EUR is cash.**

9. Shareholders:

- 9.1. The number of shareholders and its change over last three years:

Number of shareholders 2016 12 31	6
Number of shareholders 2017 12 31	6
Number of shareholders 2018 12 31	6
Number of shareholders 2019 06 30	6

- 9.2. Shareholders who own or control more than 10 percent of the management company's share capital: personal names, corporate names, type, location address, registry code, number of shares owned by the shareholders, share capital and voting percentages – voting percentages of the shares owned by each person and percentage of votes belonging to the person together with other participants.

Name: UAB „Glera“
Company code: 302576414
Registry address: Jogailos g. 4, Vilnius, Lithuania
Owns: 5'170 shares and 47% votes

Name: UAB „Aemulus“
Company code: 302578408
Registry address: Jogailos str. 9, Vilnius, Lithuania
Owns: 2'860 shares and 26% votes



9.3. Charged and paid dividends and period for which dividends were paid:

Dividends of EUR 735.000 for 2018 were declared in Q2 2019. Dividends were paid out in April 2019.

9.4. The number of shares owned, share capital and votes (in percentage) of the head, administration staff and other related persons of the Management Company:

Name, surname: **Andrius Stonkus**
Position: **Investment manager**
Owns: **3.960 shares and 36% of votes**

Name, surname: **Mindaugas Marcinkevičius**
Position: **Consultant**
Owns: **5.170 shares and 47% of votes**

**III. INFORMATION ABOUT THE ACTIVITY
OF THE MANAGEMENT COMPANY**

10. Membership in associated structures:

11. Clients of the Management Company:

11.1. Collective investment undertakings:

Type of CIU	Name	NAV	Average NAV for the reporting period	Net IRR since inception	Number of participants	Calculated Management fee for the reporting period	Paid Management fee during the reporting period
RE	Lords LB Baltic Fund III	65.636.407	65.306.030	14,36%	90	506.768	498.301
RE	Lords LB Baltic Fund IV	80.250.585	79.936.157	9,80%	46	597.503	592.518
RE	Lords LB Baltic Small Cap	15.980.663	15.932.445	9,04%	78	15.861	15.451
RE	Lords LB Private Equity Fund I	22.794.059	22.863.986	2,07%	14	141.882	75.632
PE	Lords LB Private Equity Fund III	7.977.014	7.948.961	-1,61%	9	43.503	-
RE	Lords LB Special Fund I Subfund A	12.889.432	12.241.660	0,53%	23	99.766	91.107
PE	Lords LB Special Fund I Subfund B	4.373.027	2.582.382	-8,02%	17	23.687	16.526
RE	Lords LB Special Fund II	13.919.577	15.136.559	3,68%	17	103.526	106.154
RE	Lords LB Special Fund III	9.022.307	9.166.015	-10,38%	9	45.188	-
RE	Lords LB Special Fund IV	6.832.536	4.452.728	-23,06%	32	102.687	103.254
RE	Lords LB Special Fund V	34.594.899	28.061.561	27,88%	25	159.011	159.889
EI	Energy and Infrastructure SME Fund	52.908.560	48.769.018	-1,27%	75	359.031	277.659
EI	Energy and Infrastructure Baltic Fund	-	-	-	-	-	-
RE	Lords LB Baltic Green Fund V	-	-	-	-	-	-
Total:		327.179.067	312.397.503		435	2.198.412	1.936.493

11.2. Pension funds:

The Company does not control pension funds.

11.3. Information about individual clients' portfolio:

The Company does not control individual clients' portfolio.



11.4. Information about custody and management of Collective investment undertaking units:

The Company does not custody nor manage Collective investment undertaking units.

12. Security public trading brokers with which the Management Company has been concluded management agreements for the benefit of its own and controlled undertakings:

The company has no management agreements with security public trading brokers.

13. The amount of fee paid to the security public trading brokers for the services:

-

14. Information about the delegation of functions:

Functions: **Accounting and tax record management**
Name: **M-FINANACE, UAB**
Address: **Užupio str. 23-2, Vilnius, Lithuania**
Amount paid: **EUR 6.243,58**

15. Description of the key activities of the Management Company during the last three financial years:

Key activities: **Establishment and management of real estate and private capital funds**

	This period	1 year ago	2 years ago
Income:	2.191.094	1.773.894	1.322.862
NAV:	327.179.067	272.114.570	205.784.873
Number of clients:	14	13	13

16. Real estate:

The company does not own real estate.

17. Risk factors, related to the Management Company:

- **Economic and political situation in the Baltics and neighbouring countries**
- **Changes in global equity and real estate markets**
- **Currency exchange rate risk**
- **Changes in taxing environment**
- **Competitive risks.**

18. Juridical and arbitration proceedings:

-

19. Number of employees, education, average monthly wage; changes compared to the previous financial year, and their brief description:

Number of employees: **23**
With higher Education: **23**
Average monthly wage: **EUR 3.986**
Changes: **A financial analyst and a head of Estonian division was hired in January, 2019. CEO was changed in March, 2019. A financial analyst and financial controller was hired in May, 2019.**



IV. INVESTMENTS

20. Investment portfolio at the end of the financial year:

The name of credit institution / issuer	Country	CNCY	ISIN code	Term / Maturity	Yield, %	Purchase value, CNCY	Market value, CNCY	Market value, EUR	Share, %
CASH:								1.038.420	54,98%
SEB bankas	LT	EUR				-	528.443	528.443	27,98%
Danske bankas	LT	EUR				-	-	-	0,00%
Swedbank	LT	EUR				-	509.913	509.913	27,00%
Šiaulių bankas	LT	EUR					63	63	0,00%
DEPOSITS:								-	0,00%
-									
BONDS:								-	0,00%
regulated markets:								-	0,00%
-									
non-regulated markets:								-	0,00%
-									
Issuer	Country	CNCY	ISIN code	Type		Purchase value, CNCY	Market value, CNCY	Market value, EUR	Share, %
FUND UNITS:								850.242	45,02%
Matching article 61.1 of CIU law of Lithuania								-	0,00%
-								-	0,00%
Others:								850.242	45,02%
Lords LB Baltic Fund III units	LT	EUR	LTIF00000075			1.190	1.780	1.780	0,09%
Lords LB Special Fund V units	LT	EUT	I052			125.000	202.363	202.363	10,71%
Energy and Infrastructure SME Fund units	LT	EUR	I053			687.331	646.100	646.100	34,21%
Total:								1.888.663	100,00%



V. FINANCIAL STATEMENTS

21. Financial reports of the Collective Investment Undertaking, prepared according to the laws of the Republic of Lithuania and legal requirements:

Balance report:

No.	Items	At the end of the period	At the start of the period
A.	ASSETS		
1.	Cash & cash equivalents	1,038,420	1,514,194
1.1.	Cash	-	-
1.2.	Cash equivalents	-	-
1.3.	Cash in bank	1,038,420	1,514,194
2.	Current assets	-	-
2.1.	Derivatives	-	-
2.2.	Equities	-	-
2.3.	Bonds	-	-
2.4.	Fund units	-	-
2.5.	Other financial assets	-	-
3.	Financial assets at fair value through profit or loss	850,242	494,106
3.1.	Equities	-	-
3.2.	Bonds	-	-
3.3.	Fund units	850,242	494,106
3.4.	Other financial assets	-	-
4.	Available-for-sale financial assets	-	-
4.1.	Equities	-	-
4.2.	Bonds	-	-
4.3.	Fund units	-	-
4.4.	Other financial assets	-	-
5.	Loans and receivables	1,945,449	1,464,790
5.1.	Loans and prepayments	351,391	73,227
5.2.	Other receivables	1,594,059	1,391,564
6.	Held-to-maturity investments	-	-
6.1.	Bonds	-	-
6.2.	Other financial assets	-	-
7.	Derivatives. Hedge accounting	-	-
8.	Changes in fair value of Interest Swap agreements	-	-
9.	Investments in subsidiaries, joint ventures and associates	-	-
10.	Tangible assets	-	-
10.1.	Property, plant and equipment	-	-
10.2.	Investment property	-	-
11.	Intangible assets	-	-
11.1.	Goodwill	-	-
11.2.	Other intangible assets	-	-
12.	Tax assets	-	-
12.1.	Current period deferred tax assets	-	-
12.2.	Deferred tax assets	-	-
13.	Other assets	-	-
	ASSETS, TOTAL	3,834,112	3,473,090



No.	Items	At the end of the period	At the start of the period
	EQUITY & LIABILITIES		
B.	LIABILITIES		
1.	Trade payables	-	-
1.1.	Derivatives	-	-
1.2.	Bonds	-	-
1.3.	Other financial liabilities	-	-
2.	Financial liabilities	-	-
2.1.	Bonds	-	-
2.2.	Other financial liabilities	-	-
3.	Financial liabilities at amortized cost	-	-
3.1.	Bonds	-	-
3.2.	Loans	-	-
3.3.	Other financial liabilities	-	-
4.	Derivatives. Hedge accounting	-	-
5.	Changes in Fair Value of a Portfolio Hedge of Interest Rate Risk	-	-
6.	Provisions and contingent liabilities	-	-
7.	Tax liabilities	192.629	110.630
7.1.	Current period tax liabilities	192.629	110.630
7.2.	Deferred tax liabilities	-	-
8.	Other liabilities	231.529	356.865
8.1.	Payroll related liabilities	165.218	137.821
8.2.	Other payables and liabilities	66.311	219.043
9.	LIABILITIES, TOTAL	424.158	467.495
C.	EQUITY		
1.	Share capital	318.560	318.560
1.1.	Share capital	318.560	318.560
1.2.	Shares issued but not fully paid	-	-
2.	Share premium	-	-
3.	Other equity	-	-
4.	Accrued other comprehensive income	-	-
5.	Retained earnings	3.059.5335	2.655.177
6.	Revaluation reserves	-	-
7.	Other reserves	31.858	31.858
8.	(-) Own shares	-	-
9.	EQUITY, TOTAL	3.409.954	3.005.595
	EQUITY & LIABILITIES, TOTAL	3.834.112	3.473.090



Off - Balance report:

No.	Items	At the end of the period	At the start of the period
I.	Managed clients assets	327.179.067	272.114.570
I.1.	Client money	-	-
I.2.	Securities acquired on behalf of clients	-	-
I.3.	Amounts received from clients' undertaking transactions	-	-
I.4.	Managed KIS and pension funds' assets	327.179.067	272.114.570
II.	Other off-balance liabilities	122.154	167.866
II.1.	Warranties and guarantees	-	-
II.2.	Financial derivatives acquired at the company's cost	-	-
II.2.1.	Receivables	-	-
II.2.2.	Payables	-	-
II.3.	Other off-balance sheet liabilities	122.154	167.866



Income (loss) statement:

No.	Items	Current period	Previous period
1.	Interest income	2.812	-
2.	Interest expenses	-	-
3.	Dividend income	-	-
4.	Services and commission income	2.191.094	1.773.894
5.	Services and commission expenses	-198.897	-6.209
6.	Gains or losses on derecognition of financial assets and liabilities not measured at fair value through profit or loss, net	-	-
6.1.	Financial assets held for sale	-	-
6.2.	Loans and receivables	-	-
6.3.	Investments held to maturity	-	-
6.4.	Financial liabilities measured at amortised cost	-	-
6.5.	Other	-	-
7.	Gains or losses on financial assets and liabilities held for trading, net	-	-
8.	Gains or losses on financial assets and liabilities designated at fair value to profit or loss, net	56.231	60
9.	Gains or losses from hedge accounting	-	-
10.	Profit (loss) from currency exchange	-306	32
11.	Gains or losses on derecognition of non-financial assets other than held-for-sale	-	-
12.	Other operating income	-	6.209
13.	Other operating expense	-	-
14.	TOTAL INCOME	2.050.935	1.773.986
15.	Administrative expenses	-718.947	-778.805
15.1.	Staff costs	-309.803	-414.078
15.2.	Other administrative expenses	-409.144	-364.727
16.	Depreciation	-	-
17.	Provisions and reversal of provisions	-	-
18.	Impairment or reversal of impairment of financial assets held at cost	-	-
18.1.	Financial assets held at cost	-	-
18.2.	Financial assets held for sale	-	-
18.3.	Loans and receivables	-	-
18.4.	Investments held to maturity	-	-
19.	Impairment or (-) reversal of impairment of investments in subsidiaries, joint ventures and associates	-	-
20.	(Non-financial asset value decrease or value reversal)	-	-
21.	Negative goodwill, accounted in profit and (loss)	-	-
22.	Profit and (loss) from investments in subsidiaries and related companies	-	-
23.	PRE-TAX PROFIT	1.331.988	995.181
24.	Tax	-192.629	-152.236
25.	NET PROFIT	1.139.358	842.945
26.	OTHER GROSS INCOME	-	-
26.1.	Financial assets held for sale	-	-
26.2.	Other	-	-



Cash flow statement:

No.	Item	Financial year	Corresponding period in previous year
I.	Cash flow from operations	689,195	487,392
I.1.	commissions received	-	-
I.2.	commissions paid	-449	-496
I.3.	receivables for other services	-	-
I.4.	payables for other services	-442,503	-194,164
I.5.	securities purchase	-	-
I.6.	securities transfer	-	-
I.7.	dividends received	-	-
I.8.	dividends paid	-	-
I.9.	interest received	-	-
I.10.	interest paid	-	-
I.11.	payments to employees	-328,560	- 417,943
I.12.	taxes paid	-453,079	-444,092
I.13.	revenue from other major activity	1,946,247	1,615,582
I.14.	payables for other major activity	-32,461	-71,495
II.	Cash flow from investments	-429,968	-262,331
II.1.	securities purchase	-300,000	-262,331
II.2.	securities transfer	-	-
II.3.	dividends received	-	-
II.4.	interest received	32	-
II.5.	acquisition of fixed assets	-	-
II.6.	disposal of fixed assets	-	-
II.7.	loans	-130,000	-
II.8.	recovery of loans	-	-
II.9.	other investment cash receipts	-	-
II.10.	other investment cash payments	-	-
III.	Cash flow from financing	-735,000	-680,000
III.1.	issue of shares	-	-
III.1.2.	Owners' contributions against the loss	-	-
III.2.	purchase of shares	-	-
III.3.	issue of other shares	-	-
III.4.	purchase of other shares	-	-
III.5.	loans received	-	-
III.6.	loans repaid	-	-
III.7.	payment for the lease (financial lease)	-	-
III.8.	dividends paid	-735,000	-680,000
III.9.	interest paid	-	-
III.10.	amounts received for the subordinated liabilities	-	-
III.11.	amounts paid for the subordinated liabilities	-	-
III.12.	cash flow from other financing activity	-	-
III.13.	payment from other financing activity	-	-
IV.	Cash flow from extraordinary activities	-	-
IV.1.	increase of cash flow from extraordinary activities	-	-
IV.2.	decrease of cash flow from extraordinary activities	-	-
V.	Leverage of currency exchange on cash balances	-	-
VI.	Increase (decrease) of net cash flow	-475,774	-454,939
VII.	Cash at the beginning of the period	1,514,194	1,617,373
VIII.	Cash at the end of the period	1,038,420	1,162,434



Changes in equity:

	Paid up share capital	Share premium	Own shares (-)	Reserve			Revaluation reserve		Retained profit	Total:
				Legal	For own shares	Other	Tangible assets	Financial assets		
1. Year-end balance in financial year (2 years ago)	318.560	-	-	31.858	-	-	-	-	1.997.653	2.348.071
2. Dividends	-	-	-	-	-	-	-	-	-680.000	-680.000
3. Net income (loss) of the reporting period	-	-	-	-	-	-	-	-	1.337.524	1.337.524
4. Year-end balance in financial year (1 year ago)	318.560	-	-	31.858	-	-	-	-	2.655.177	3.005.595
5. Dividends	-	-	-	-	-	-	-	-	-735.000	-735.000
6. Net income (loss) of the reporting period	-	-	-	-	-	-	-	-	1.139.358	1.139.358
7. Year-end balance of current financial year	318.560	-	-	31.858	-	-	-	-	3.059.536	3.409.954

22. Capital adequacy ratio for the reporting period.

Capital adequacy ratio of the Management Company at the end of the reporting period was 5,38.

VI. MANAGEMENT OF THE COMPANY

23. Company bodies (supervisory board members, board members, company manager, deputy manager, chief accountant):

23.1. Names, surnames, positions of the persons of the Management Company, share capital and votes in percentage:

Jan Ake Gustaf Litborn	Chairman of the board	0%
Mindaugas Marcinkevičius	Board member	47%
Antanas Vainauskas	Board member	9%
Domas Kačinskas	Board member	0%
Andrius Stonkus	Board member	36%
Eladijus Kirijanovas	Chief accountant	0%

23.2. The additional information about the Chairman of the Board, Manager of the Company and the Chief Accountant: background, workplaces during last 10 years and positions there.

Jan Ake Gustaf Litborn	Chairman of the Board
Education:	MSc in Law at Stockholm university
Work experience:	Partner, „Levander Gawell“ Partner, „Sohlberg“
Current positions:	Partner, „Glimstedt“



Vilma Tvaronavičienė Education:	Managing director BSc in Mechanical engineering, Kaunas University of Technology International management principles examination “Foundation Award in Management principles”, Institute of Leadership and Management
Work experience:	UAB Konzernas „Achemos grupė” president’s advisor
Current positions:	UAB „Lords LB Asset Management“ director
Eladijus Kirijanovas Education:	M-Finance, UAB - Director Baltic Management Institute (BMI), Executive Master of Business Administration (EMBA) MSc in Business Administration at Vytautas Magnus University
Work experience:	BSc in Business Management, VGTU AB „Sanitas“ CFO „Sonex Holding“ President, CEO
Current positions:	„M-Finance“, UAB Director „Mama Holding“, UAB Director

23.3. Information about participation in activity of other companies, institutions, organizations (titles, positions) and capital (company, institution, organization, the percentage of capital and votes):

Mindaugas Marcinkevičius	UAB „Glera”
Antanas Vainauskas	UAB „Serenus”

23.4. Information about the Board of the company at the beginning and at the end of the term:

Board members:	
Jan Ake Gustaf Litborn	2019 06 20 – 2023 06 19
Domas Kačinskis	2019 06 20 – 2023 06 19
Andrius Stonkus	2019 06 20 – 2023 06 19
Mindaugas Marcinkevičius	2019 06 20 – 2023 06 19
Antanas Vainauskas	2019 06 20 – 2023 06 19

24. The names, surnames, date of birth, addresses, phone numbers, education, the title and number of qualification certificate of the Management Company’s leadership who have experience in finance or other qualification.

Manfredas Dargužis, 1986, Jogailos 4 Vilnius, Higher education, +370 5 261 94 70, Financial brokerage license no. S301
Artūras Šilinis, 1970, Jogailos 4 Vilnius, Higher education, +370 5 261 94 70, Financial brokerage license nr. A173



25. Information about payments or loans to the corporate bodies of the Company (supervisory board members, board members, manager of the company, manager's deputy, chief accountant):

25.1. Information about bonuses and other payments from the profits of the average values per one person paid to the leadership of the Company during the reporting period:

Board members – EUR 62.968

Executives – EUR 6.294

25.2. Salaries, bonuses and other payments of the amount of the profit received from the companies in which the management company's share capital consists of more than 20 percent paid to the Management Company's supervisory board, the board and administration during the reporting period:

-

25.3. Loans, guaranties and sureties of their obligations allotted to the members of the corporate bodies during the reporting period:

-

26. Indicate the members associated with the Management Company:

26.1. The entities which control the Management Company or are under control of the Management Company:

-

26.2. If the entity under control or controls is a legal person, indicate it's leadership:

-

27. The concluded transactions on the asset of CIU funds, managed by the Management Company, by the individuals associated with the Management Company; the part of CIU portfolio managed by that individuals:

-



VII. RECENT AND ESSENTIAL EVENTS
OF THE ACTIVITY OF THE MANAGEMENT COMPANY,
IT'S PROSPECTIVE

28. Resent and essential events of the activity of the Management Company (definition of the recent and essential events of the reporting period, the date (period):

2019 March closed the Open-ended investment fund for qualified investors Lords LB Battery Fund.

29. The strategy of the activity and prospective changes of it during the forthcoming financial years:

The main objectives of the Managing Company in 2019 are:

- **Start the activities of a new Closed-ended real estate investment fund Lords LB Green Baltic Fund (V);**
- **Continue the management of other investment funds;**

30. Auditor's report and financial statements:

Provided with annual activity report.



LORDS LB
Asset Management

VIII. PERSONS IN CHARGE

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**
Tel.: **+370 5 261 9470**
E-mail: **info@lordslb.lt**

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

Chief Accountant: **Eladijus Kirijanovas**
Name of the company: **M-FINANCE, UAB**
Tel.: **+370 5 265 3377**
E-mail: **eladijus@mfinance.lt**