

KEY INFORMATION FOR INVESTORS

This document provides you with key information for investors about the special closed-end real estate investment company AB TEWOX (the “**Company**”). It is not marketing material. The information is required by law to help you understand the nature and risks of investing in the Company. It is advisable to read it so that you can make an informed decision on whether to invest.

Special closed-end real estate investment company AB TEWOX

The Company is managed by LORDS LB ASSET MANAGEMENT, UAB (the “**Management Company**”), Jogailos g. 4, 01116 Vilnius, Lithuania.

Objectives and investment policy

The Company’s objective is to earn returns for the benefit of its shareholders by investing in individual income-generating real estate properties under development and developed for trade or other (commercial and/or residential) purposes in the Baltic Sea region (Lithuania, Latvia, Estonia, Finland, Sweden, Denmark, Poland, Germany). According to the Company’s investment strategy, trade properties are defined as shopping centres where the main tenant is engaged in the retail sale of food products.

At least 50% of the value of the Net Assets that constitute the Company’s assets shall be invested in properties located in Eurozone countries. The total amount of investments outside the Baltic Sea region may not exceed 15% of the value of the Net Assets that make up the Company’s assets.

The total amount of investments in debt securities of EU governments and/or firms (bonds of EU governments and/or firms, with a maximum maturity of 3 years, liquid, investment-grade (S&P or an alternative certified valuer)), money market instruments and bank term deposits may not exceed 20% of the value of the Net Assets that make up the Company’s assets.

If necessary, funds may be borrowed on behalf of the Company in order to achieve a higher return on investment (by providing additional financing for the purchased investment properties). The borrowed capital will not exceed 80% of the value of the Company’s assets at market value as at the date of the loan. Borrowing on behalf of the Company will be for a term no longer than the term of operation of the Company. The Company will aim for an overall borrowed capital/holdings value ratio to be approximately 60% of the Company’s total assets.

Decisions on the investment of the Company’s assets shall be taken by the Manager appointed by the Management Company.

The decision to invest the Company’s assets shall be driven by the rental income generated by the real estate.

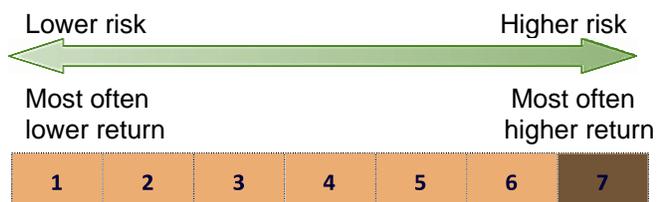
The Company shall not use a benchmark. The term of operation of the Company shall be 50 (fifty) years.

The Company’s income may be distributed: a) to cover expenses related to the Company’s activities; b) for reinvestment; c) for dividends; d) for the redemption of the Company’s shares (subject to the grounds provided by law).

The Company’s share redemption shall be limited. Shares of the Company will not be redeemable on demand by shareholders during the operation of the Company unless all the conditions for the redemption of the Company’s shares as set out in the Company’s Articles of Association are satisfied.

The Company’s objective is not sustainable investments as defined in Regulation (EU) No 2019/2088 of the European Parliament and of the Council on sustainability-related disclosures in the financial services sector, nor does the Company aim at promoting environmental or social characteristics or any combination thereof. The investments related to the Company do not take into account the EU criteria for environmentally sustainable economic activity in accordance with Regulation (EU) 2020/852 of the European Parliament and of the Council of 18 June 2020. More detailed information on the integration of sustainability into activities is provided in the Company’s Prospectus.

Nature of risks and returns



The synthetic risk and reward indicator reflects the Company’s risk and reward profile. The higher up the scale the Company is, the higher the expected reward, but also the higher the risk of losing money. Category 1 does not mean that the investment is risk-free.

Given that the Company’s strategy does not provide for a benchmark and the Company’s historical performance is less than five years, the Company’s risk and reward indicator cannot be calculated and the

The risk and reward category indicated in the scale is not guaranteed and the Company may be re-categorised over time.

The following are the material risks that are significant to the Company and its future prospects:

Funding risk, where in case of a deterioration in the global, regional or national economy it will be difficult/costly for the Company to obtain new loans for acquisitions or project development or to refinance old loans, which may reduce the value of the Company’s investments.

Dependence on tenants, where the failure to generate the expected rental income from real estate or to maintain a high level of occupancy of the real estate could expose to a problem of non-recovery of investments. Accordingly, the Company’s profits would also decrease.

Company is therefore ranked in the highest category, category 7. This means that the risk of changes in the value of the Company's shares is very high.

For more information on the risk factors that may affect the Company's operation, please refer to Section 5 of the Company's Articles of Association and Section V of the Prospectus.

Fees

The fees you pay are used to cover the Company's operating expenses, including the costs of distributing and marketing the Company's shares. These fees reduce the expected gain from your investment.

One-off fees charged before investment or after investment	
Sales fee	N/A
Redemption fee	N/A
Underwriting fee	0-2%
This is the maximum percentage that can be deducted from your money before you invest or before your investment profits are paid out.	
Fees charged to the Company during the year	
Ongoing fee	2.67 %
Taxes charged to the Company under certain specific conditions	
Success fee*	20 %

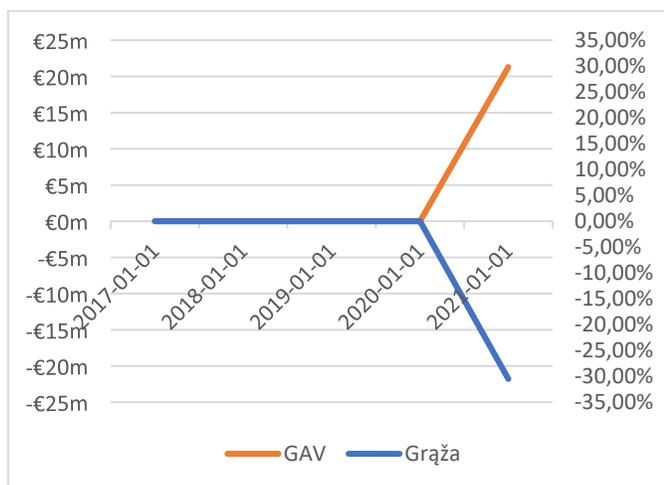
* A success fee is charged to the Management Company if the Company's average return exceeds 9%; for more information on the calculation of the success fee, please refer to Section 12 of the Company's Articles of Association

The amount of the ongoing fees depends on the expenditure during the year. The amount of ongoing fees is an estimate. Given that the Company's historical performance is less than one year, the maximum amount of ongoing fees is presented. This amount may vary from year to year. This fee does not include the costs of transacting with the Company's assets and the success fee. Details of the exact fees will be provided in the Company's annual report for each financial year.

For more information on applicable fees, please refer to Section 12 of the Company's Articles of Association and Section 13 of the Prospectus. These documents are available on the Management Company's website at www.lordslb.lt.

The fees paid by the investor shall be used to cover the Company's operating expenses, including the costs of advertising the Company's activities. The fees reduce potential investment gains.

Past performance



The Company does not yet have full performance data for one calendar year, thus, it is not possible to provide you with useful information on past performance.

The Management Company was authorised to approve the Articles of Association of the Company and to choose a depository, on 26 April 2021.

Past performance is measured in euro (EUR).

All fees are included in the measurement of the Company's past performance.

The Company's past performance shows the return as a percentage as of the end of a respective calendar year. The Company shall not use a benchmark.

Past performance is no guarantee of future results. The value of the Company's shares may go up or down. Please note that the value of the past performance table in predicting future performance is limited.

Practical information

The Company's depository is "Swedbank", AB, legal entity number: 112029651, Konstitucijos pr. 20A, Vilnius, Lithuania.

More detailed information about the Company, the Company's Articles of Association, the Prospectus, the annual and half-yearly reports are available free of charge in Lithuanian on the Management Company's website www.lordslb.lt. This information is also available free of charge by visiting the Management Company during office hours. The prices of the Company's shares are published each time they are sold or redeemed.

The Company's shares are subject to tax legislation of the Republic of Lithuania which may affect your personal tax position. The Management Company shall only be liable for the information contained in this document if such information is misleading, inaccurate or inconsistent with the information contained in the relevant parts of the Company's Prospectus.

The Company is incorporated in Lithuania and supervised by the Bank of Lithuania.

LORDS LB ASSET MANAGEMENT, UAB is a management company registered and licensed in Lithuania (licence No VJK-016) and is supervised by the Bank of Lithuania.

This key information for investors is accurate as at the date of its publication on 25 May 2022.