

SPECIAL CLOSED-END REAL ESTATE INVESTMENT COMPANY
AB "TEWOX"

ACTIVITY REPORT
2021 Q1-Q2



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:

Closed-end real estate investment company AB "Tewox" (hereinafter - **the Company**), by Decision no. V 2021/(34.3.E-3400)-419-67 of the Director of the Supervision Service of the Bank of Lithuania, dated April 26, 2021. The Company will operate for 50 years, i.e. until April 26, 2071.

2. Reporting period:

January 1, 2021 - June 30, 2021

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 Company:

Efim Hiterer, Company's 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. COMPANY'S FINANCIAL CONDITION STATEMENTS

5. Company's balance sheet

		June 30, 2021	December 31, 2020
	ASSETS		
A	FIXED ASSETS	157.500,00	0,00
1.	INTANGIBLE ASSETS	0,00	0,00
2.	TANGIBLE ASSETS	0,00	0,00
2.1.	Investment property	0,00	0,00
2.1.1.	Land	0,00	0,00
2.1.2.	Buildings	0,00	0,00
2.2.	Other tangible assets	0,00	0,00
3.	FINANCIAL ASSETS	157.500,00	0,00
3.1.	Investment in entities of the entities group's	2.290,10	0,00
3.2.	Investment in associated entities	0,00	0,00
3.3.	Other equity securities	0,00	0,00
3.4.	Other non-equity securities	155.209,90	0,00
3.5.	Investment units, shares, contributions of other collective investment subjects	0,00	0,00
3.6.	Derivative financial instruments	0,00	0,00
3.7.	Term deposits	0,00	0,00
3.8.	Loans and amounts receivable	0,00	0,00
3.8.1.	Loans to entities of the entities group	0,00	0,00
3.8.2.	Amounts receivable from entities of the entities group	0,00	0,00
3.8.3.	Loans to associated entities	0,00	0,00
3.8.4.	Amounts receivable from the associated entities	0,00	0,00
3.8.5.	Other amounts receivable after one year	0,00	0,00
3.9.	Other fixed financial assets	0,00	0,00
4.	OTHER FIXED ASSETS	0,00	0,00
4.1.	Assets of the deferred tax on profit	0,00	0,00
4.2.	Other assets	0,00	0,00
B	CURRENT ASSETS	2.497,18	0,00
1.	STOCKS	0,00	0,00
1.1.	Advance payments	0,00	0,00
1.2.	Stocks for the entities' needs	0,00	0,00
2.	AMOUNTS RECEIVABLE WITHIN ONE YEAR	0,00	0,00
2.1.	Amounts receivable from investment's sales transactions	0,00	0,00
2.2.	Amounts owed by entities of the entities group	0,00	0,00
2.3.	Amounts owed by associates entities	0,00	0,00
2.4.	Other amounts receivable within one year	0,00	0,00
3.	SHORT-TERM INVESTMENTS	0,00	0,00
3.1.	Term deposits	0,00	0,00
3.2.	Money market instruments	0,00	0,00
3.3.	Transferable securities	0,00	0,00
3.3.1.	Non-equity securities	0,00	0,00
3.3.2.	Equity securities of entities of the entities group	0,00	0,00
3.3.3.	Other equity securities	0,00	0,00
3.3.4.	Investment units, shares, contributions of other collective investment subjects	0,00	0,00
3.4.	Derivative financial instruments	0,00	0,00
4.	CASH	2.497,18	0,00
C.	PREPAYMENTS AND ACCRUED INCOME	0,00	0,00
	TOTAL ASSETS	159.997,18	0,00



5. Company's balance sheet (Continued)

		June 30, 2021	December 31, 2020
	EQUITY AND LIABILITIES		
D.	EQUITY	105.635,87	0,00
1.	CAPITAL	160.000,00	0,00
1.1.	Subscribed capital	20.160.000,00	0,00
1.2.	Subscribed capital unpaid (-)	-20.000.000,00	0,00
2.	SHARE PREMIUM ACCOUNT	0,00	0,00
3.	REVALUATION RESERVE	0,00	0,00
4.	RESERVES	0,00	0,00
4.1.	Compulsory	0,00	0,00
4.2.	Other reserves	0,00	0,00
5.	RETAINED PROFIT (LOSS)	-54.364,13	0,00
5.1.	Profit (loss) for the reporting year	-54.364,13	0,00
5.2.	Profit (loss) brought forward	0,00	0,00
E.	PROVISIONS	0,00	0,00
1.	Provisions for pensions and similar obligations	0,00	0,00
2.	Provisions for taxation	0,00	0,00
3.	Other provisions	0,00	0,00
F.	AMOUNTS PAYABLE AND OTHER LIABILITIES	53.669,88	0,00
1.	AMOUNTS PAYABLE AFTER ONE YEAR AND OTHER LIABILITIES	0,00	0,00
1.1.	Debenture loans	0,00	0,00
1.2.	Financial amounts owed to credit institutions	0,00	0,00
1.3.	Payments received on account	0,00	0,00
1.4.	Amounts payable for financial assets and investment property	0,00	0,00
1.5.	Amounts payable under the bills and checks	0,00	0,00
1.6.	Amounts payable to the entities of the entities group	0,00	0,00
1.7.	Amounts payable to the associated entities	0,00	0,00
1.8.	Liabilities from derivative financial instruments	0,00	0,00
2.	AMOUNTS PAYABLE WITHIN ONE YEAR AND OTHER LIABILITIES	53.669,88	0,00
2.1.	Debenture loans	0,00	0,00
2.2.	Financial amounts owed to credit institutions	0,00	0,00
2.3.	Payments received on account	0,00	0,00
2.4.	Amounts payable for financial assets and investment property	0,00	0,00
2.5.	Amounts payable under the bills and checks	0,00	0,00
2.6.	Amounts payable to the entities of the entities group	0,00	0,00
2.7.	Amounts payable to the associated entities	0,00	0,00
2.8.	Amounts payable to management entity and Depository	51.177,28	0,00
2.9.	Other amounts payable within one year	2.492,60	0,00
2.10.	Liabilities from derivative financial instruments	0,00	0,00
2.11.	Liabilities of tax on profit	0,00	0,00
2.12.	Liabilities related to employment relations	0,00	0,00
2.13.	Other short-term liabilities	0,00	0,00
G.	ACCRUALS AND DEFERRED INCOME	691,43	0,00
	TOTAL EQUITY AND LIABILITIES	159.997,18	0,00

6. Company's profit and loss statement

		2021.01.01 - 2021.06.30	2020.01.01 - 2020.06.30
1.	INCOME FROM OPERATING ACTIVITIES	209,90	0,00
1.1.	Interest income	209,90	0,00
1.2.	Dividends	0,00	0,00
1.3.	Lease income	0,00	0,00
1.4.	Profit from investments value change and sales	0,00	0,00
1.5.	Profit from foreign exchange rate change	0,00	0,00
1.6.	Profit from transactions of the derivative financial instruments	0,00	0,00
1.7.	Guarantee contributions	0,00	0,00
1.8.	Income related to deductions sales/redemption of the entity's shares	0,00	0,00
1.9.	Other income from operating activities	0,00	0,00
2.	EXPENSES FROM OPERATING ACTIVITIES	-209,90	0,00
2.1.	Loss from investment value change and sales	-209,90	0,00
2.2.	Loss from foreign exchange rate change	0,00	0,00
2.3.	Loss from transactions of the derivative financial instruments	0,00	0,00
2.4.	Expenses of the entity's shares sales	0,00	0,00
2.5.	Other expenses from operating activities	0,00	0,00
3.	GROSS PROFIT (LOSS)	0,00	0,00
4.	GENERAL AND ADMINISTRATIVE EXPENSES	-54.364,13	0,00
4.1.	Reimbursement to management entity	-50.077,28	0,00
4.2.	Reimbursement to Depositary	-1.000,00	0,00
4.3.	Reimbursement to intermediaries	0,00	0,00
4.4.	Audit expenses	-691,43	0,00
4.5.	Other general and administrative expenses	-2.595,42	0,00
4.6.	Reimbursement of expenses (-)	0,00	0,00
5.	OTHER'S ACTIVITIES RESULTS	0,00	0,00
6.	INTEREST AND OTHER SIMILAR EXPENSES	0,00	0,00
7.	PROFIT (LOSS) BEFORE TAXATION	-54.364,13	0,00
8.	TAX ON PROFIT	0,00	0,00
9.	NET PROFIT (LOSS)	-54.364,13	0,00



7. Company's statement of changes in equity

	Capital	Share premium account	Own shares (-)	Compulsory reserve required by law	Retained profit (loss)	Total
				Compulsory reserve		
1. Balance at the end of the financial year before previous	0,00	0,00	0,00	0,00	0,00	0,00
2. Result of changes in accounting	0,00	0,00	0,00	0,00	0,00	0,00
3. Result of correcting material errors	0,00	0,00	0,00	0,00	0,00	0,00
4. Recalculated balance at the end of the financial year before previous	0,00	0,00	0,00	0,00	0,00	0,00
5. Increase (decrease) in the value of fixed tangible and financial assets	0,00	0,00	0,00	0,00	0,00	0,00
6. Profit (loss) not recognised in the profit (loss) account	0,00	0,00	0,00	0,00	0,00	0,00
7. Net profit (loss) of the reporting period	0,00	0,00	0,00	0,00	0,00	0,00
8. Post dividends and other payments related to profit distribution	0,00	0,00	0,00	0,00	0,00	0,00
9. Formed reserves	0,00	0,00	0,00	0,00	0,00	0,00
10. Used reserves	0,00	0,00	0,00	0,00	0,00	0,00
11. Increase of capital from sale of shares, received contributions	0,00	0,00	0,00	0,00	0,00	0,00
12. Decrease of capital from redemption of shares, reimbursement of contributions	0,00	0,00	0,00	0,00	0,00	0,00
13. Contributions to cover losses	0,00	0,00	0,00	0,00	0,00	0,00
14. Balance at the end of the previous financial year	0,00	0,00	0,00	0,00	0,00	0,00
15. Increase (decrease) in the value of fixed tangible and financial assets	0,00	0,00	0,00	0,00	0,00	0,00
16. Profit (loss) not recognised in the profit (loss) account	0,00	0,00	0,00	0,00	0,00	0,00
17. Net profit (loss) of the reporting	0,00	0,00	0,00	0,00	-54.364,13	-54.364,13
18. Dividends and other payments related to profits distribution	0,00	0,00	0,00	0,00	0,00	0,00
19. Formed reserves	0,00	0,00	0,00	0,00	0,00	0,00
20. Used reserves	0,00	0,00	0,00	0,00	0,00	0,00
21. Increase of capital from sale of shares, received contributions	160.000,00	0,00	0,00	0,00	0,00	160.000,00
22. Decrease of capital from redemption of shares, reimbursement of contributions	0,00	0,00	0,00	0,00	0,00	0,00
23. Contributions to cover losses	0,00	0,00	0,00	0,00	0,00	0,00
24. Balance at the end of the current financial year	160.000,00	0,00	0,00	0,00	-54.364,13	105.635,87

7. Company's cash flow statement

		June 30, 2021	December 31, 2020
1.	Cash flows from operating activities		
1.1.	Cash inflows of the reporting period	0,00	0,00
1.1.1.	Money received for sold financial assets and investment property	0,00	0,00
1.1.2.	Interest received	0,00	0,00
1.1.3.	Dividends received	0,00	0,00
1.1.4.	Lease payments received	0,00	0,00
1.1.5.	Other activities inflows	0,00	0,00
1.2.	Cash payments of the reporting period	-157.502,82	0,00
1.2.1.	Payments for acquisitions of financial assets and investment property and to fulfill liabilities	-157.500,00	0,00
1.2.2.	Payments related to general and administrative needs	-2,82	0,00
1.2.3.	Other payments	0,00	0,00
	Net cash flows from operating activities	-157.502,82	0,00
2.	Cash flows from financing activities		
2.1.	Sale of shares, received of contributions of the company	160.000,00	0,00
2.2.	Redemption of shares, reimbursement of contributions of the company	0,00	0,00
2.3.	Payments from profit	0,00	0,00
2.4.	Loans received	0,00	0,00
2.5.	Loans returned	0,00	0,00
2.6.	Interest paid	0,00	0,00
2.7.	Cash flows related to other financing sources	0,00	0,00
2.8.	Other increases in cash flows from financing activities	0,00	0,00
2.9.	Other decreases in cash flows from financing activities	0,00	0,00
	Net cash flows from financing activities	160.000,00	0,00
3.	Foreign exchange rate change influence on net cash balances	0,00	0,00
4.	Increase (decrease) of net's cash flows	2.497,18	0,00
5.	Cash at the beginning of the period	0,00	0,00
6.	Cash at the end of the period	2.497,18	0,00

III. NUMBER AND VALUE OF NET ASSETS AND SHARES

9. Number and value of net assets and shares:

	At the start of the period	At the end of the period	One year ago*	Two years ago*
Amount of shares	0,0000	160.000,0000	0,0000	0,0000
Net asset value	0,00	105.635,87	0,00	0,00
Share's value	0,0000	0,6602	0,0000	0,0000

* The Company became investment company on April 26, 2021, hence no comparable data is available.

10. Number and value of the distributed and redeemed shares during reporting period:

	Amount of shares	Market value
Distributed (by converting cash into shares)	160.000,0000	160.000,0000
Redeemed (by converting shares to cash)	0,0000	0,0000
Distributed shares for non-monetary contributions	0,0000	0,0000
Redeemed shares when settling assets	0,0000	0,0000
Difference	160.000,0000	160.000,0000

IV. COMPANY'S COSTS

11. Types, amounts, percentages, the overall cost ratio of deductions from the Company's assets.

Expenses	Amount of expenses		Calculated this period	% of average NAV of this period
	Maximum	This period		
ADMINISTRATION COSTS:				
Management fee			50.077,28	47,41%
Fixed fee		47,41%	50.077,28	47,41%
Success fee			0,00	0,00%
Depository services	0,20%	0,95%	1.000,00	0,95%
Audit services			691,43	0,65%
Financial intermediary services	1,50%	0,00%	0,00	0,00%
Other administrative costs			2.595,42	2,46%
General costs and ratio		51,47%	54.364,13	51,47%
Total costs**	15,00%	51,47%	54.364,13	51,47%

* General Cost Ratio (BIK) - the percentage of the Company's average net assets 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.

** The Company became investment company on April 26, 2021 and the first investments were received after the end of the reporting period. Hence, the average Net asset value (NAV) for the reporting period was low and the Company's expenses exceeded total allowed amounts. The average annual NAV, due to the Company's operations, shall increase relatively more compared to the increase of expenses by the end of the year. As a result, the Company's expenses shall not exceed total allowed amounts.

12. 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 Company 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.

V. INFORMATION ABOUT THE COMPANY'S PORTFOLIO

13. The Company's portfolio 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, %
CASH:								
AB "SWEDBANK"	LT	EUR					2.497,18	2,36%
Total:							2.497,18	2,36%
DEPOSITS:								
Total:								
BONDS:								
UAB Janonio 27	LT	EUR	LT305672460OBL	2025.06.18	3,75%	155.000,00	155.209,90	146,93%
Total:							155.209,90	146,93%
EQUITIES:								
UAB Janonio 27	LT	EUR	LT305672460AKC1			2.500,00	2.290,10	2,17%
Total:							2.290,10	2,17%
RECEIVABLES:								
Amounts receivable							0,00	0,00%
Total:							0,00	0,00%
TOTAL:							159.997,18	151,46%

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

14. Description of investment instruments in which the Company has invested:

The company's goal is by offering shares to collect funds and investment them in developed or in development commercial and/or residential real estate objects in Baltic Sea region and thus earn a return for its investors. Redemption of the Company's shares is restricted.

15. 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, %
BY ASSET CLASS:	0,00	0,00%	159.997,18	151,46%
Cash	0,00	0,00%	2.497,18	2,36%
Deposits	0,00	0,00%	0,00	0,00%
Money market instruments	0,00	0,00%	0,00	0,00%
Non-equity securities	0,00	0,00%	155.209,90	146,93%
Equity securities	0,00	0,00%	2.290,10	2,17%
Other instruments and receivables	0,00	0,00%	0,00	0,00%
BY CURRENCY:	0,00	0,00%	159.997,18	151,46%
EUR	0,00	0,00%	159.997,18	151,46%

* The Company became investment company on April 26, 2021, hence no comparable data is available.

16. 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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VI. COMPANY'S RETURN ON INVESTMENTS AND RISK RATES

17. Comparative index and its brief description:

Comparative index is not applied to this Company.

18. Change in share's value at the same period, rates of annual net investment return of portfolio investment instruments for the last ten

	Period			
	Current	1 year ago**	2 years ago**	10 years ago**
Change in share's value, €	-0,3398 €	-	-	-
Annual gross return on investments*, %	-11,01%	-	-	-
Annual net return on investments*, %	-83,18%	-	-	-
Standard deviation of change in share's value, €	0,0000 €	-	-	-

* From the beginning of investment company.

** The Company became investment company on April 26, 2021, hence no comparable data is available.

19. Average change in share's value at the same period, deviation of average net return on investments during the last three, five, ten

	Over the last			Since the start*
	3 years ago**	5 years ago**	10 years ago**	
Average share's change in value, €	-	-	-	-0,3398 €
Average gross return on investments, %	-	-	-	-11,01%
Average net return on investments, %	-	-	-	-83,18%
Standard deviation of change in share's value, €	-	-	-	0,0000 €

* From the beginning of investment company.

** The Company became investment company on April 26, 2021, hence no comparable data is available.

20. The minimum and maximum fixed share's value:

	Over the current period		Over the last period*	
	Date	Value	Date	Value
Minimum fixed share's value	2021.06.30	0,6602 €	-	-
Maximum fixed share's value	2021.04.30	1,0000 €	-	-

* The Company became investment company on April 26, 2021, hence no comparable data is available.

21. Other rates revealing the risk of portfolio of the shares, their explanations and method of calculation:

Information about the fund's risk management is periodically disclosed to investors in management company's website www.lordslb.it



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

Provided with annual activity report.

22. Information about the real estate agencies, whose services are used by the Management Company while managing the Company's

Provided with annual activity report.

23. Values of real estate of every Company's investment portfolio that are assessed by the latest real estate agents.

Provided with annual activity report.

24. Auditor's report and financial statements:

Provided with annual financial statement.

VII. OTHER INFORMATION

25. Other important information about the Company's financial status, factors and circumstances that have been affecting the Company's assets or liabilities.

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26. Additional explanations, comments, pictorial, graphic material and other important information about the Company's activity that had an influence on the Company's changes of activity and results.

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VIII. INFORMATION ABOUT DIVIDENDS

27. 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 COMPANY'S BORROWED OR LOANED FUNDS

28. The Company's borrowings at the end of the reporting period:

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

29. The Company's lendings at the end of the reporting period:

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



X. PERSONS IN CHARGE

30. 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 Consultant services were not used.

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

Efim Hiterer, Company's Manager

32. 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 ra

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

- 33.1. 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: **Efim Hiterer**
Telephone no.: **+370 5 261 9470**
E-mail: **info@lordslb.lt**

- 33.2. The Chief Accountant who has presented the information of Company's financial status:

Manager: **Tadas Pranckevičius**
The name of the company **Ernst & Young Baltic, UAB**
Telephone no.: **+370 5 219 9807**