

NOTIFICATION OF A PERSON ON THE ACQUISITION OF VOTING RIGHTS

1. Issuer's name, code, head office address, country INVL Baltic Real Estate, code 152105644, head office address Gyneju str. 14, Vilnius, Republic of Lithuania				
2. Reasons for crossing the declared threshold (mark the relevant reason): <input checked="" type="checkbox"/> Acquisition or <input type="checkbox"/> disposal of the voting rights <input checked="" type="checkbox"/> Acquisition or <input type="checkbox"/> disposal of the financial instruments <input type="checkbox"/> An event changing the breakdown of voting rights <input type="checkbox"/> Other (<i>please specify</i>)				
3. Details of person subject to the notification obligation: (by crossing declared threshold upward direction or downward direction) Name: <i>Alvydas Banys</i> <i>UAB LJB property</i>				
			City and country of registered office (<i>if applicable</i>): A.Juozapavičiaus str. 9A, Vilnius, Republic of Lithuania	
4. Name and surname or name of shareholder (according to the Act 16 art. 1 part. 2–10, if it is not the Person described in 3 item. All the natural persons and legal entities including Person described in 3 item should be declared, by showing amount of voting rights and percentage of voting rights for all natural persons and legal entities): <i>UAB LJB property (1,251,695 units, 9.52%)</i> <i>UAB LJB investments (1,380,000 units, 10.49%)</i> <i>Alvydas Banys (663,640 units, 5.05%)</i>				
5. Declared threshold and date on which the threshold was crossed or reached (e.g., date of the acquisition or disposal of the voting rights; date of the other reason, for which an obligation to make a notification occurred; date of material event when passive crossing of the declared threshold occurred.) Date of threshold – 07-01-2021 Declared threshold - 5%* * only in respect of directly held shares; the group has exceeded in ascending order the 25% threshold				
6. Total positions of person(s) subject to the notification obligation:				
	% of voting rights attached to shares (total of 7.A)	% of voting rights through financial instruments (total of 7.B.1 + 7.B.2)	Total of both in % (7.A + 7.B)	Total number of voting rights of issuer
Resulting situation on the date on which threshold was crossed or reached	9.52		9.52	13,150,000
Position of previous notification (if applicable)	-			

7. Notified details of the resulting situation on the date on which the threshold was crossed or reached:

A: Voting rights attached to shares

Class / type ISIN code of shares	Number of voting rights		% of voting rights	
	Direct (art. 15 of the Act)	Indirect (art. 16 of the Act)	Direct (art. 15 of the Act)	Indirect (art. 16 of the Act)
ORS, LT0000127151	1,251,695		9.52	
SUBTOTAL A	1,251,695		9.52	

B 1: Details of financial instruments that result in an entitlement to acquire in the future, on the holder's own initiative, shares already issued by the issuer with voting rights attached (art. 17 of the Act)

Type of financial instrument	Expiration date	Exercise/ Conversion Period	Number of voting rights that may be acquired if the instrument is exercised/ converted.	% of voting rights
		SUBTOTAL B.1		

B 2: Financial instruments related to instruments declared in part B1 and having similar economic effect (art. 17 of the Act)

Type of financial instrument	Expiration date	Exercise/ Conversion Period	Physical or cash settlement	Number of voting rights	% of voting rights
			SUBTOTAL B.2		

8. Information in relation to the person subject to the notification obligation (mark the relevant reason):

Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer (if the natural person or legal entity, which has an obligation to make a notification, is controlled and (or) controls other legal entity, mark the other option)

Full Chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity:

Name	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Alvydas Banys	5.05		5.05
UAB LJB property	9.52		9.52
UAB LJB investments	10.49		10.49

9. In the case of voting by proxy:

10. Additional information:

UAB LJB property acquired the shares of INVL Baltic Real Estate and as a result exceeded in ascending order the limit of votes of directly owned shares of the Issuer, but the limit of votes of the Issuer's shares controlled by the group (the group is specified in paragraph 4 and 8 of this report) remains unchanged (25.06 percent).

Vilnius, 11 January 2021, Alvydas Banys, CEO of UAB LJB property