

Approved by the Management Board

at the Management Board meeting

2026-09-01 Nr. 26-44

Rules of Baltic Core Property Fund Investment Units Subscription Process (Auction)

1. The Organizer of the Auction – Orion Securities, UAB FMJ, Registration No. 122033915, legal address: Konstitucijos pr. 18B, LT-09308 Vilnius, hereinafter “the Organizer”.
2. The Provider of Subscription Undertakings and settlement instruction delivery – AB Nasdaq Vilnius, Registration (registration No. 110057488), legal address: Konstitucijos av. 29, Vilnius, Lithuania, hereinafter “the Exchange”.
3. The subject of the Subscription process – public offering of up to 35 000 000 investment units of the closed-end special real estate investment fund Baltic Core Property Fund, ISIN code: LT0000138661, hereinafter “the Securities”.
4. Only authorized credit institutions or investment firms to whom the status of the Exchange Member has been assigned, hereinafter “Exchange Members”, are eligible to participate in the Subscription process. All Exchange Members, having access to the Nasdaq Fixed Income Trading System, may participate in the Subscription process by submitting orders on their own account or on behalf of their clients. The offering is directed to investors in the Republic of Lithuania, the Republic of Estonia, and the Republic of Latvia.
5. The legal basis for the Subscription Process is the Nasdaq Baltic Member Rules. Baltic Member Rules and the Rules shall be binding on each Exchange Member participating in the Subscription process.
6. The Place of the Subscription process – orders are submitted as buy orders entered in the Exchange Trading system, hereinafter “Trading system”.
7. The Subscription period – the period of the Subscription process takes place from September 2, 2026, 09:00, until September 30, 2026, 15:30. Exchange Members can enter buy orders in the Trading system every Exchange trading day from 9:00 to 16:00 and until 15:30 on the End date of the Subscription period. The submitted orders can be modified or cancelled each Subscription process day until 16:00, or until 15:30 on the End date of the Subscription period. After 15:30 on the End date of the Subscription period, orders cannot be entered, modified, and cancelled. All times denoted are in Lithuanian time.

8. Settlement procedure – the Settlement date is October 5, 2026. The Settlement is provided by Nasdaq CSD SE. The Settlement shall be made according to the delivery versus payment (DVP) principle individually for each transaction (gross settlement). The title to the Securities purchased in the Subscription process is obtained upon a Securities transfer to a buyer's respective financial instrument account which is done simultaneously with making the cash payment for the purchased Securities.
9. The Exchange Member is responsible for entering its clients' orders into the Trading system according to these Rules. The Exchange Member's client's order submission takes place according to the Exchange Member's internal rules and procedures.
10. The Subscription process is hidden – the Exchange Members can see only own orders in the order book.
11. Investors' orders shall be entered in product segment "VSE Equity IPO" order book: BCPFIPO.
12. The buy order must include:
 - a. Price of one Security;
 - b. Number of Securities;
 - c. Client reference;
 - d. Order capacity;
 - e. Client ID short code (in case order capacity is Agent);
 - f. Client ID qualifier (Firm/Personal);
 - g. Investment Dec short code (in case order capacity is Principal);
 - h. Execution Decision short code;
 - i. Time validity – "GTC" (Good-Till-Cancel);
 - j. Order reference (optional).
13. The price of one Security is EUR 1.00, minimum investment amount is EUR 1.00 (1 unit). In the case of a non-professional (retail) Investor in the Republic of Latvia, the minimum investment amount is EUR 100,000 and the order may only be entered into the Trading system if the Investor has executed the Latvian Investor Declaration referred to in Section 15.10(c) of the Prospectus. Orders that do not satisfy both conditions are invalid and must not be entered.
14. In addition to the order data specified in Paragraph 12 of the Rules, name and surname of a natural person or name of a legal person, natural person's personal identification code or registration code of a legal person, address of natural or legal person, client's country of residence, natural person's citizenship, the number of residence permit of European Economic Area or in Switzerland for citizens of Russia and Belarus, the date of expiration of residence permit of European Economic Area or in Switzerland for citizens of Russia and Belarus, investor category (retail or institutional), securities account number, client's account operator's BIC code shall be provided. Subscription orders submitted through a nominee account will only be

considered eligible if, by the end of the business day on which the Subscription orders are submitted, the Exchange Member has transmitted to the Exchange the details of the subscribed investor via a nominee account. This information shall be sent in an encrypted Excel file to e-mail TSBaltic@nasdaq.com by 17:00 on the day the order is entered in the Trading system. Orders entered on prior days will also be shown here. The client's name, residency, ID code, securities account number or reference number shall be linked with the Client reference of the entered order by the Client's account operator.

15. Order allocation will be performed by the Issuer according to the Prospectus and will be done outside the Exchange's Trading system. Trade information will not be available in the Exchange's Trading system. Rules and the Prospectus will be made publicly available prior to the Subscription process at the website www.nasdaqbaltic.com.
16. The Exchange shall immediately but not later than the next business day after receiving information on order allocation from the Organizer, send settlement instructions to Nasdaq CSD SE for settlement of the trades made as a result of the Subscription process. The Exchange Member is responsible for the fact that its settlement agent, which provides settlements for the trades made as a result of the Subscription process according to the information specified in the settlement instructions, makes approvals for Nasdaq CSD SE settlements. The Exchange Member must agree with its account operator that cash for auction trades settlement must be transferred to the dedicated cash account (DCA) for nighttime settlement.
17. The Exchange Member, in accordance with the Exchange regulations, shall pay commission fees for transactions concluded in the Subscription process on own account or on behalf of its clients according to the fees for auction transactions set forth by the Exchange.
18. The Parties shall at all times comply with the data protection standards as provided under the GDPR, applicable law and data protection policies of the Exchange. The Privacy Letter of the Exchange sets out personal data handling practices under GDPR to safeguard privacy while fulfilling obligations, ensure the efficient operation of markets and satisfy regulatory obligations. The Privacy Letter could be found under this link: <https://www.nasdaq.com/privacy-statement>.