KEY INFORMATION DOCUMENT

PURPOSE

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

PRODUCT

Closed-end special real estate investment fund Baltic Core Property Fund, fund code – F107 (hereinafter – **the Fund**), investment units (ISIN code: LT0000138661).
Manufacturer: UAB "LORDS LB ASSET MANAGEMENT" (hereinafter – **the Management Company**). Website: www.lordslb.lt.
Call +370 5 261 9470 for more information.
The Bank of Lithuania is responsible for supervising the Management Company in relation to this Key Information Document.
Date of production (last revision) of the KID: 2026-08-20.

You are about to purchase a product that is not simple and may be difficult to understand.

WHAT IS THIS PRODUCT?

Type: The Fund is a closed-end special real estate investment fund without the status of a legal person, established and operating under the Law on Collective Investment Undertakings of the Republic of Lithuania. The Fund is also an alternative investment fund. The Fund's investment units are offered to the public and are intended to be admitted to trading on a regulated market and/or a multilateral trading facility within the time limits set out in the Fund's Rules. The Fund is managed by UAB "LORDS LB ASSET MANAGEMENT", established and registered in the Republic of Lithuania, holding a management company licence for alternative collective investment undertakings and a management company licence for special collective investment undertakings, both issued by the Bank of Lithuania.

Term: The Fund's term is indefinite, i.e. the Fund operates for an unlimited period. The Fund may be dissolved (liquidated) in the cases and in accordance with the procedure set out in the laws and the Fund's Rules.

Objectives: The Fund's objective is to generate returns for the Fund's Investors from investments in income-generating, high-quality commercial and mixed-use real estate assets located in central locations of cities in Lithuania, Latvia, Estonia, Finland, Sweden, Denmark, Poland and Germany. No more than 30% of the Fund's net asset value (NAV) may be invested in a single real estate asset and/or real estate company (this restriction does not apply to investments made through companies controlled by the Fund, subject to the conditions set out in the Fund's Rules). Temporarily uninvested funds of the Fund (up to 20% of NAV) may be invested in debt securities issued by EU member states' governments and/or companies, money market instruments and deposits. The Fund may invest in derivative financial instruments for currency risk management purposes; derivative financial instruments are not used for investment purposes. The Fund does not use a benchmark. The Fund may directly own real estate assets and may own securities of companies controlled by the Fund and/or real estate companies. Funds may be borrowed in the Fund's name to increase investment returns; borrowed capital will not exceed 70% of the market value of the Fund's assets, and the Management Company will aim to keep this ratio at 50–60%; the maximum financial leverage will not exceed 4. The investment returns received by Investors will depend on the management of the key investment risks relevant to the Fund, which may adversely affect the investment returns received by Investors. The Fund's investment return will be reduced by various operating expenses related to the management of the Fund.

The Fund's funds (income) may be paid to Investors in cash and/or by redeeming part of their Fund investment units. The redemption of the Fund's investment units and the distribution of the Fund's funds (income) in cash at the request of Investors are restricted – this is carried out only by decision of the Management Company in the cases provided for in the Fund's Rules, including, among other things, when a Fund investment asset or a group thereof is realised, or income is received and the Management Company decides not to reinvest it. The Management Company will aim to pay Investors each year (in cash and/or by redeeming Fund investment units) an amount equal to 5% of the total amount invested in the Fund, although this is not an obligation of the Management Company.

The Fund promotes environmental characteristics, as defined in Article 8 of Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27 November 2019 on sustainability-related disclosures in the financial services sector. More detailed information on the environmental characteristics promoted by the Fund is provided in Annex No. 2 to the Fund's Prospectus.

The Fund's depositary is AB SEB bankas.

More detailed information about the Fund, including the Fund's investment strategy and objectives, the Fund's Rules, the Fund's Prospectus, the Fund's annual and semi-annual reports, and other practical information, including information on the Fund's NAV and the latest values of the Fund's investment units, is available free of charge on the Management Company's website www.lordslb.lt/bcpf.

Intended retail investor: The Fund is intended for investors (both professional and retail) seeking capital appreciation and/or periodic income from investments in real estate, and able to tolerate above-average, long-term risk. Investors must also be able to accept a long-term (a minimum of 5 years is recommended) investment horizon. Due to applicable legal requirements, retail investors in the Republic of Latvia are subject to additional requirements in order to invest in the Fund: a minimum investment amount of 100,000 EUR and a written declaration of the ability to make investment decisions independently.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

RISK This product is classified as a higher-risk investment product due to the Fund's investment strategy, limited liquidity and potentially significant fluctuations in the value of the investments.

INDICATOR

1	2	3	4	5	6	7

Lower risk **Higher risk**

The risk indicator assumes that you will hold the Fund's investment units for at least 5 years. The actual risk can vary significantly if you decide to sell the Fund's units at an earlier stage, and you may get back less. It may not be possible to sell the Fund's units easily before 5 years have passed, or you may have to sell them on the secondary market at a price that will have a significant impact on the amount you get back.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 6 out of 7 risk classes, where 6 = "second-highest". This means that potential losses from future performance may be high, and it is very likely that poor market conditions will affect the Fund's ability to redeem investment units.

This product includes no protection against future market performance, so you could lose some or all of your investment. If we are unable to pay you what is owed to you, you could lose your entire investment.

PERFORMANCE SCENARIOS

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. These figures do not take into account your personal tax situation, which may also affect how much you get back.
What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.
The scenarios shown illustrate how your investment could perform. They are examples based on past performance and certain assumptions. Markets could develop very differently in the future.
The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period: 5 years Investment example: 10,000 EUR			
		If you exit after 1 year	If you exit after 5 years
Scenarios			
Minimum	You could lose some or all of your investment		
Stress	What you might get back after costs	8,915 EUR	6,071 EUR
	Average return each year	-10.85%	-9.50%
Unfavourable	What you might get back after costs	7,933 EUR	8,140 EUR
	Average return each year	-20.65%	-4.03%
Moderate	What you might get back after costs	10,800 EUR	14,696 EUR
	Average return each year	8.00%	8.00%
Favourable	What you might get back after costs	10,960 EUR	15,827 EUR
	Average return each year	9.60%	9.61%

The performance scenarios were assessed using the Management Company's accumulated market knowledge, forecasts of economic indicators and historical performance of similar investment products.

WHAT HAPPENS IF THE MANAGEMENT COMPANY IS UNABLE TO PAY OUT?

An Investor in the Fund may suffer financial losses due to the Management Company's default. The Management Company holds the assets comprising the Fund on a fiduciary basis, in compliance with the requirement to segregate the Fund's assets from the Management Company's own assets, so that in the event of the Management Company's insolvency, its creditors would not be able to satisfy their claims against the Management Company out of the Fund's assets.

The Fund does not participate in any guarantee schemes, including investor compensation schemes.

WHAT ARE THE COSTS?

The person selling you this product or advising you about it may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

COSTS OVER TIME

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product, and how well the product does. The amounts shown here are illustrations based on the example investment amount and different possible investment periods.
We have assumed:

- in the first year you would get back the amount that you invested (0% annual return). For the other holding periods, we have assumed that the product performs as shown in the moderate scenario;
- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	745 EUR	2,397 EUR
Annual cost impact (*)	-6.84%	-4.25%

(*) This illustrates how the costs reduce your return each year over the holding period. For example, it shows that if you exit at the recommended holding period, your average annual return is expected to be 12.25% before costs and 8.0% after costs.

COMPOSITION OF COSTS

One-off costs upon entry or exit		If you exit after 5 years
Entry costs	A 3.00% distribution and marketing fee on the amount invested, where the investment is made through the main distributor and/or its appointed sub-distributors, or 1.00% where the investment is not made through the main distributor and/or its appointed sub-distributors. This fee is not paid by each Investor individually, but it reduces the Fund's net asset value (it is paid out of the Fund's assets)	300 EUR
Exit costs	Each time the Fund's funds (income) are distributed in cash and/or the Fund's investment units are redeemed by decision of the Management Company, a Distribution Fee of 1.00% is paid out of the Fund's assets. This fee is not paid by each Investor individually, but it reduces the Fund's net asset value (it is paid out of the Fund's assets)	147 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	Up to 3% of the value of your investment per year. This is the expense cap set out in the Fund's Rules. This estimate is based on planned (budgeted) expenses, since the Fund is newly established and has no actual expenses from a past operating period. It will be revised once actual data becomes available	337 EUR
Portfolio transaction costs	0% of the value of your investment per year. This is an estimate of the costs incurred when buying and selling the product's underlying investments. The actual amount will vary depending on the size and volume of the investments bought and sold. The Fund is newly established and has no actual expenses from a past operating period. This estimate will be revised once actual data becomes available	0 EUR
Incidental costs taken under specific conditions		
Performance fees and carried interest	The impact of carried interest (the performance fee). If the Fund's annual adjusted operating income, divided by the annual average of the funds invested in the Fund (calculated monthly), exceeds 8%, the Management Company is entitled to a performance fee equal to 20% of the amount exceeding 8%. However, the annual performance fee will not exceed 0.5% of the Fund's average annual net asset value (the performance fee cap). The actual amount will vary depending on the performance of your investment	0 EUR

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

Recommended holding period: 5 years.

The redemption of the Fund's investment units is restricted. The Fund's investment units will not be redeemed at the request of investors, except in the cases provided for in the Fund's Rules. The Fund's units may be sold on the secondary market with the consent of the Management Company. Once the Fund's investment units have been admitted to trading on a regulated market and/or a multilateral trading facility, Investors will have the right to sell their Fund investment units on the secondary market (through the exchange), subject to demand. Such a sale may result in a lower amount being recovered than was invested. It is recommended that Fund investment units be held for at least 5 years, in order to achieve the highest possible investment return.

HOW CAN I COMPLAIN?

A complaint may be submitted to the Management Company in person by visiting the Management Company at Jogailos g. 4, Vilnius, by sending the complaint to the Management Company's above-mentioned address, or by submitting the complaint by e-mail to info@lordslb.lt. The complaint must include the following information: the complainant's name and surname or company name, the complainant's address, the name and surname of the complainant's representative; the date of the complaint; a clear statement of the substance of the complaint; contact information (correspondence address, telephone number, e-mail address); the complaint must be signed. More detailed information on the submission and handling of complaints can be found on the Management Company's website at www.lordslb.lt.

OTHER RELEVANT INFORMATION

This key information document does not cover all the information relating to this product. Pursuant to legal requirements, more detailed information about the Fund, its Rules, Prospectus and the latest annual and semi-annual reports can be obtained free of charge from the Management Company, its appointed distributors, or at the website www.lordslb.lt/bcpf. Paper versions of these documents are provided free of charge at the investor's request by visiting the Management Company in person at Jogailos g. 4, Vilnius.