

2026 m. bond issue

Summary of the Terms of the Bonds

First tranche size	Up to EUR 2,000,000 (with the possibility to increase up to EUR 5,000,000)
Total issue size	Up to EUR 5,000,000
Issue date	12 June 2026
Maturity date	12 June 2029
Issue price	EUR 100
Interest rates	9%; 30E/360; fixed rate
Interest payment frequency	Quarterly
Primary distribution	Public offering in Lithuania, Latvia and Estonia
Financial covenants	Net Debt to Assets of the Group Ratio \leq 70%
Use of proceeds	The net proceeds from the issue of Bonds will be used to refinance maturing bonds under ISIN LT0000409286 and for other general corporate purpose of the Issuer and its Group.
Subscription period	4 June 2026 - 10 June 2026 at 3 PM (Vilnius time)
Listing	Application will be made for Bonds to be admitted on the Issue Date to listing and trading on the First North of Nasdaq Vilnius.
Lead Manager	AB Artea Bankas
Legal advisor	TEGOS
Trustee	UAB Audifina



About AB „Agathum“

AB Agathum invests in strategically located, higher-profit real estate assets with long-term tenants. Real estate is acquired, renovated and leased. The company follows the “buy and hold” principle. Sustainable long-term growth is sought without engaging in real estate development. According to the 2026 valuation data, the market value of the group’s real estate portfolio reached 24.8 million. Eur.

In addition to the real estate portfolio, a significant portion of the capital is held in securities. Agathum’s goal is to maintain significant investments in securities, ensuring that they exceed the value of all outstanding bonds issued. As of 31 March 2026, the group’s net portfolio value was EUR 5.44 million.

1 million EUR

Authorized capital

- Financials audited since 2016
- This is the third bond issue of Agathum group
- First one was done in 2021, sized 3 million
- Second one was done in 2024, sized 2 million

24.8 million EUR

Real estate portfolio

- Managed area 35 K sq. m.
- Commercial use, occupancy 92%
- Lease profitability 7.0%
- Bank loans 9.6 million EUR,
- Real estate LTV (loan-to-value) 39%

13.7 million EUR

Shareholder equity

- Total assets 31.5 million EUR
- Total liabilities 16.2 million EUR
- Overall LTV 51%

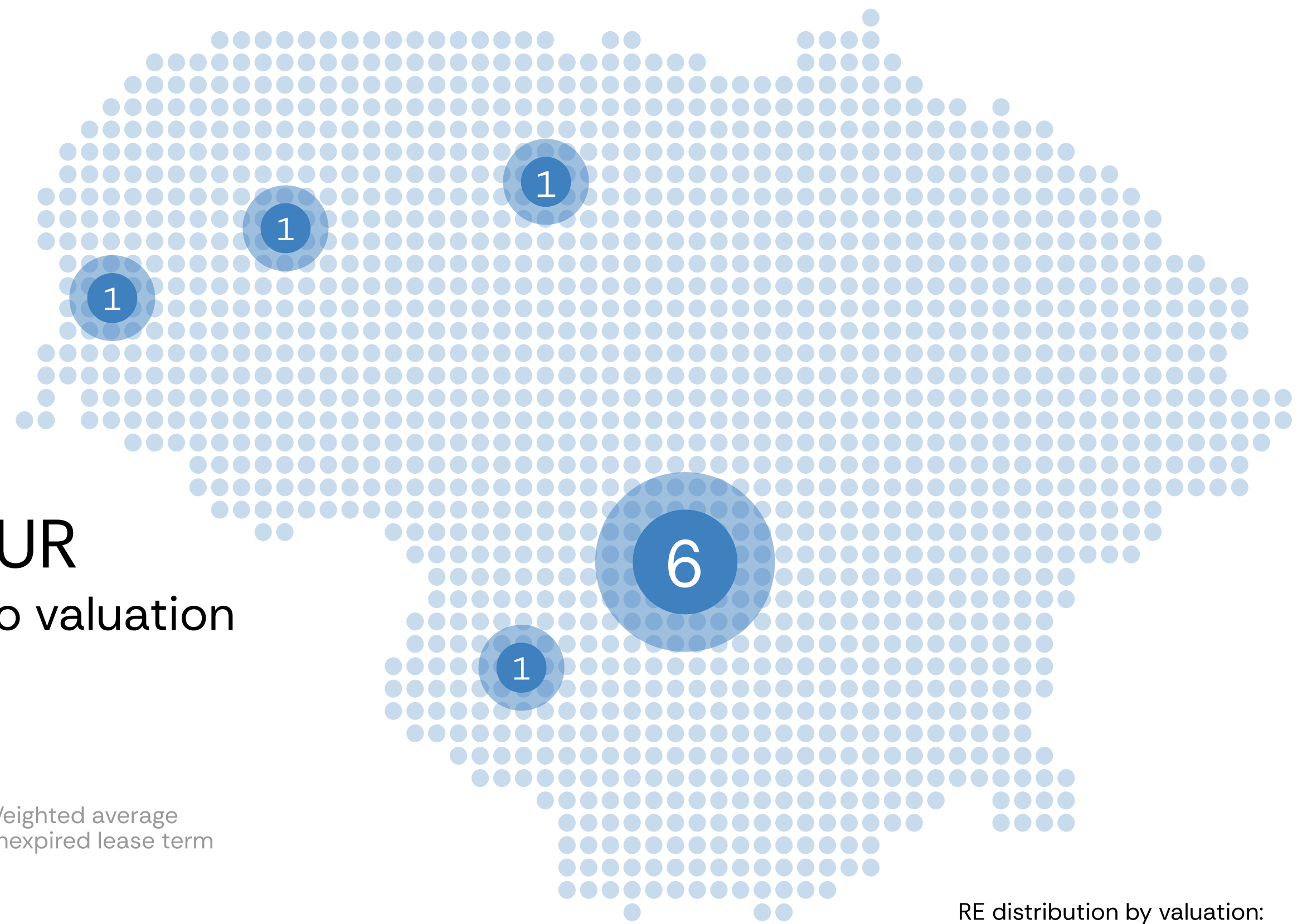
We inform you that the information provided in this review about the investment company AB Agathum (hereinafter referred to as the Company) should not be considered comprehensive and investment decisions should not be made solely on its basis. The presentation was prepared without assessing the investor’s individual characteristics, needs, goals and other circumstances. It was not prepared as a recommendation or advice regarding investment in the Company’s shares.

When deciding to invest in the Company, investors must familiarize themselves with the Company’s Articles of Association and Prospectus. They should be guided by their own knowledge obtained after assessing the Company’s future prospects and the terms of the Prospectus and Articles of Association, including, but not limited to, all risks associated with investments in the Company’s shares. To fully understand the advantages and risks associated with investments in the Company, each potential investor should contact their financial, legal, business and tax consultants.

Investments in the Company involve certain risk factors, therefore, only investors with sufficient financial knowledge and experience to properly assess the risks associated with the Company’s activities and shares should invest in the Company. Investments in the Company’s shares carry a higher than average long-term risk. The Company and the Company’s management company cannot and do not guarantee the return on investments in the Company’s shares, nor do they guarantee that investors will recover their invested funds. It is important to understand that many factors may cause the Company’s actual results to differ from the forecasted results.

Real estate portfolio summary, 2026-03-31

● 10 properties in Lithuania	35 K sq. m Total area	
1.6 million / year Total net income	87% Occupancy rate	
4.5 EUR / sq. m Avg. lease price	24.8 million EUR Real estate portfolio valuation	
716 EUR / sq. m Valuation	6.4% Yield	3.67 WAULT <small>Weighted average unexpired lease term</small>



RE distribution by valuation:
Kaunas 69% (center of city 36%)
Other cities 31%

Valuations based on 2026-02 valuation report



Shareholders' equity and other key indicators, EUR

	2024	2025	2026 1Q
Share capital	1,000,000	1,000,000	1,000,000
Total equity	8,301,445	12,345,137	13,742,417
	2024	2025	2026 1Q
Revenue from contracts	1,466,860	1,452,110	378,985
Total comprehensive income for the period – net of tax	2,188,360	4,043,692	4,312,280
	2024	2025	2026 1Q
Assets	20,931,083	27,046,058	31,530,236
Liabilities	12,170,420	14,004,020	16,227,133
Overall LTV	58%	52%	51%

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