



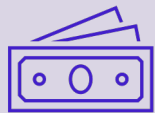
Aurimas Čiagus
Cofounder & CEO

In the last quarter of 2022, we saw a slight decrease in our portfolio due to an increased number of client exists. While this might not seem like a positive result we are happy that our clients are successful in becoming homeowners. In fact, over 80% of our clients successfully purchase properties which is well above the industry's benchmark. Additionally, the financial impact of these exists is positive too - clients with lower rental yields and leaving while we are onboarding new clients with increased yields that allow us to feel less tension due to increasing Euribor.

In this quarter we have used up all senior debt credits. Lately, it's more difficult to arrange new credit lines at banks. Therefore our leverage ratio has slightly dropped to 61% as we have purchased some assets without leverage. Currently, we're in the final stage of negotiations with several banks thus we expect to use new senior credits at the beginning of 2023.

We are planning slower growth in 2023 and rather focus on optimizing our overheads. I am delighted to share we have already successfully lowered overheads by 30%. This will have a significant impact on our bottom line.

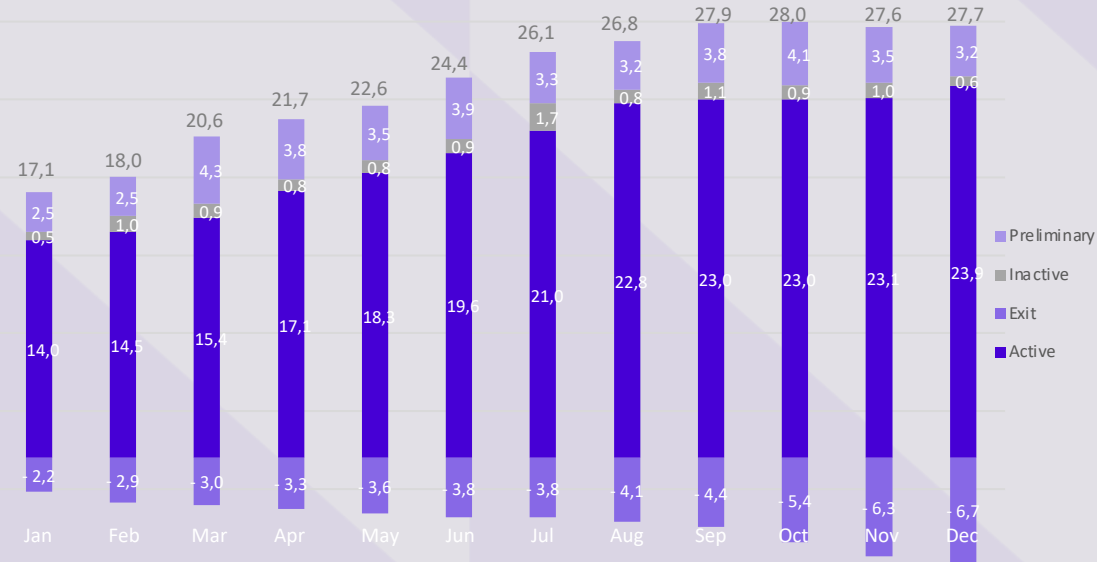
Rent Revenue Growth '22 Q2 vs '22 Q3*



+10%

* Rent revenue increase is directly related to active portfolio growth. Active portfolio represents monthly billable assets.

Portfolio Growth, Mln. Eur.



Client Wealth Growth*



22% or €6,1M

*Appreciation of value of the properties according to HPI (house price index). Not included in the value of portfolio.

Fulfilling our mission

>80%

of exited clients have successfully become homeowners

Focus on cost efficiency

-33%

in Q4 we focused on cost efficiency and decreased overheads by 33%.

Assets Under Management



190

We have in total 180 assets that we are currently managing, including preliminary contracts with sellers. In Q3 we added 26 new properties to our portfolio, and had 5 successful client exits.

Leverage Ratio



61%

Additional, capital exposure is lower by 5%, as client pay advance payment. The number does not account for accumulation clients have paid, which lowers exposure even more.

Capital Raised, Mln. Eur.

