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BUY-TO-LET INVESTMENT OPPORTUNITY

Vilnius, Lithuania

PERKUNKIEMIS





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Summary

Why residential prices in VILNIUS will continue to grow.

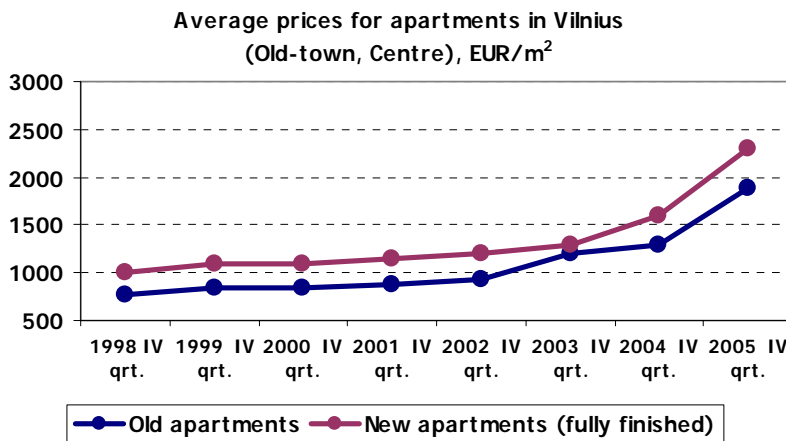
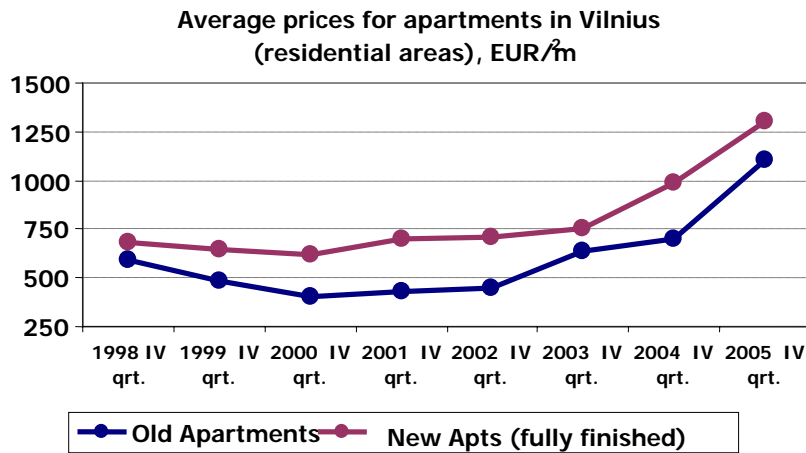
Lithuania is a Baltic country by the Baltic Sea, neighbouring Poland, Latvia, Belarus and Kaliningrad a region of Russia. Vilnius the capital of Lithuania is located in the south-east of the country. Lithuania has a total population of 3.5 million, similar to Ireland. Vilnius the capital city has an official population of 585,000 people, however, most people believe the actual figure is much higher. Lithuania covers an area 65,300 sq.km about twice the size of Belgium, 30% of the area of Lithuania is forest with Vilnius being 35% covered.

The growth of the Lithuanian economy, which really took off in the year 2000, shows no signs of slowing down. The current economic situation is notably improving with growing GDP and real wage growth, decreasing unemployment levels and stable inflation rates. Lithuania is one of the poorest members of the European Union but boasts one of the highest growth rates. Leading economists believe the economic growth will successfully continue, forecasting GDP growth of nearly 7% each year.

One of the largest banks operating in Lithuania, SEB Vilnius Bank, found both nominal and real income levels grew in 2005 and forecast annual wage growth rates of 8-10% from 2006 to 2008.

In 2004 Lithuania joined the EU and became a member of NATO. This provides more protection for foreign investors and also allows more realistic price comparison to other EU countries, the price per sqm in Vilnius is just a fraction of the price in other capitals. Adopting the single currency is another key growth driver, Lithuania is scheduled to switch to the Euro in 2007. This will bring multiple benefits, including currency stability, lower interest rates, and increased FDI.

During 2004, prices for newly constructed residential apartments increased by 20-40% on average. In 2005, prices grew by 60% in some areas and 30% on average. In the Old-town Centre, and other prestigious areas (Antakalnis, Žvėrynas) prices of pre-war apartments increased by 30-40% in 2005.



The Baltic countries are experiencing phenomenal growth in residential apartment prices, this is due in part to the following factors:

Increase of Foreign Direct Investment

FDI as of July '05 amounted to €5080million an increase of 8.3% in comparison with to January'05. This is €1488 per capita an increase of €119 in just 6 months.

The examples of Ireland, Spain and Portugal all show that FDI increases more than 500% within six years after joining the EU. Lithuania is already in the top new EU countries for foreign investment per capita.

EU structural funds coming

Lithuania will receive almost €9 billion from 2007-2013.

Investment will fuel price growth

EU entry brings investment, and investment brings price growth. House prices in Stockholm jumped 108% in the seven years after joining the EU. Home prices in Helsinki jumped 78% in the same period. Lithuania has a much lower cost base resulting in much higher growth rates already.

All prices in Lithuania are set in Litas (LTL). When prices are quoted in this document in euro (EUR), they are quoted assuming an exchange rate of 3.4528 LTL to 1 EUR. This document is for guidance, and does not constitute an offer. All market information in this document are given in good faith and are believed to be correct, however, neither Ober-Haus nor the developer should be held liable for inaccuracies. All purchasers should satisfy themselves as to the accuracy of these details before making a purchase.

Growing loan liquidity

The amount of housing loans granted in Lithuania almost doubles each year. During 2004, about €594'200'000 of housing loans were issued in total. In the first six months of 2005, €470'700'000 of housing loans were issued. Therefore apartments are more affordable to more people resulting in huge demand, with a shortage of supply apartment prices are sure to continue to increase dramatically.

Strong real wage growth

Real wage growth is expected to average 8-10% annually from 2006-2008.

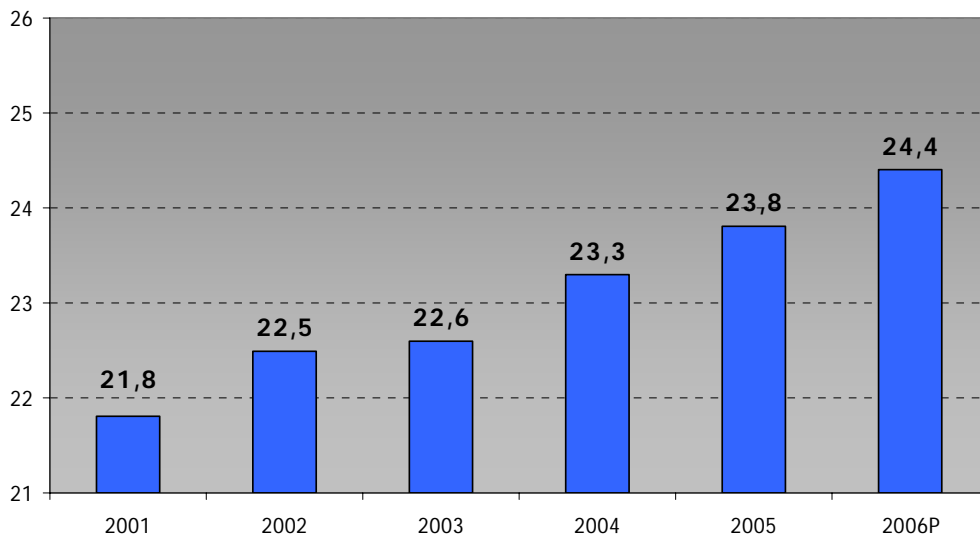
Low unemployment

According to the *Lithuanian Department of Statistics*, in the 2nd quarter of 2005 the unemployment level in the country stood at 8.5%, the lowest unemployment level for the last ten years. Moreover, the level unemployment in Lithuania for the first time was lower than the EU average (8.7%).

Low living space per capita

The great demand for housing is also determined by a low level of housing possession – in Lithuania it is almost 2 times lower than in most developed western countries. Existing living space is much smaller than required: There is just 24sq.m for each inhabitant of Lithuania, far less than the EU average of 32sq.m. Thus the need for housing is not artificial, and is mostly related to actual need for direct purposes (residential), and not the object of investment.

Average useful floor space per capita in Vilnius, m²



Source: *Lithuanian Department of Statistics*

Conclusion

Rapid price growth in recent years has been influenced by the aforementioned factors, favourable lending terms, changing attitude of inhabitants towards borrowing, and low level of housing possession. Lithuania is one of the fastest growing economies in the EU with economic growth hitting a buoyant 6.8% in 2005. GDP has grown at a more than impressive average annual rate of 7.5% since 2001. Experts predict this positive trend to continue into 2006 and 2007 with GDP expected to weigh in at 6.5%.

Unemployment stood at a relatively low 8.8% in 2005 with the capital Vilnius registering a meagre 4.1%. Inflation was only 2.8% and should hit a similar level in 2006 with 2.5% on the cards. The country fully intends to adopt the euro single currency on January 2007.

Why Invest in Perkūnkiemis?

New apartments in a new and exciting part of town.

Located in the northwest part of the city, between Gabijos St. and Ukmergė Road, a new modern and functional residential quarter is under construction on a picturesque site with hills and forests. Views from the development overlook the green surroundings of Vilnius city. The area is fast developing and residents will soon have sophisticated infrastructure, such as new schools, shops and better public transport.

The apartment complex will consist of nine and twelve storey buildings, with playing grounds for children in the courtyard, the landscaped gardens and promenades in and around the complex will add to the overall character of the development. The area already has shopping centres, service centres and exclusive car dealerships, entertainment and recreation centres will also be developed in the area. A school for 1000 pupils will be built here and two new kindergartens. Apartments in this development will appeal to young families and young professionals working in the city wishing to live in quality modern apartments.

Apartments will be designed in nine and twelve-storey buildings and will offer the future inhabitants great freedom of selection, one, two and three room apartments are available, ranging in size from 41.44 sqm to 73.19 sqm. The developer will also offer to finish the apartments, 3 different styles will be available. Each apartment will be designed for today's market, offering open-plan living, however, the developer will accommodate for those who wish to change the layout of the apartment to suit their needs.



Investment Rational (Summary)

- Ober-Haus has arranged 25 year loans for its clients from leading banks, to cover up to 95% of the purchase price - and at the lowest interest rates in the market, starting from 3% annually.
- The competitive price and low mortgage terms means your investment can be cash-flow positive from day one.
- With full financing, you can buy a unit for as little as €5,000 down (including equity and all fees).
- Forecast capital growth of 10-15% annually.
- Turn-key investment opportunity - Ober-Haus and its partners can handle mortgage finance, acquisition, conveyance, fit-out, insurance, letting, and property management.

Reliable Developer

In creating the Perkūnkiemis housing project, every effort has been made to match clients' requirements. The Project is backed by one of the biggest, strongest and most reliable Lithuania companies – Ranga IV.

Map of the Neighbourhood



Letting and Property Management

Letting

Agent

There are many rental companies available, and you are free to choose your own. However, Ober-Haus is the largest property-letting agency in Central and Eastern Europe, with three offices and 25 brokers working just in Vilnius. Ober-Haus works with all embassies, relocations companies and human resource departments of multi-national companies, to find homes for hundreds of expatriate workers each month.

Ober-Haus is the most successful residential letting agent, and can market your property through direct calls, business events, weekly newspaper listings, internet offers and direct contacts.

Typical monthly rent

Typical monthly rents (€) for a modern apartment with underground parking garage in this district are:

symbol	gross rent per month	gross yield %	monthly utilities and letting fee	net rent per month	net yield %
9	298	5,58%	25	273	5,12%
2	298	5,47%	25	273	5,01%
12	316	5,46%	26	290	5,01%
14	330	5,62%	27	302	5,15%
20	425	5,79%	35	389	5,31%
21	432	5,80%	36	396	5,31%
19	431	5,74%	36	395	5,26%
15	307	5,50%	26	282	5,04%
13	432	5,80%	36	396	5,31%

Property Management

Maintenance of the building, including security, cleaning, gardening, and other services, is taken care of by Helios City private facilities management company.

Your individual units, however, need to be managed by a local property manager. The value of your investment property will depend, to a great extent, on the professionalism of its management. It is absolutely critical that your property is well looked after and maintained in order to maximise its market potential and protect your investment and future tenancy. Well maintained properties keep their tenants, meaning you will have more cash flow and fewer “rental voids”.

Most important for you, as a landlord you need fluent English speaking, professional property managers at your call 24-hours a day, 7-days a week. Ober-Haus property managers are all bi-lingual and have experience working in property management.

We provide owner/investors like you with the following range of services:

- Collection of all incomings: deposits, rents, and utility payments
- Management of rent accounting
- Holding of deposits
- Payment of all outgoings
- Routine and emergency repairs
- 24-hour tenant help line to answer all tenant concerns
- Taking inventory of each property during handover and return
- Handling all insurance claims
- Advice on safety and legal obligations

The Transaction – Pricing

Pricing.

Prices (€) for an apartment, including typical fit-out, balcony, one underground parking space:

No.	Block	Floor	SQM	Balcony SQM	Total price with fit out and parking
9	2-3	3	43,88	4,27	63953
2	2-3	7	43,88	4,27	65273
12	2-3	5	46,62	3,75	69414
14	2-3	4	48,62	3,75	70405
20	2-3	3	62,63	3,52	87978
21	2-3	8	63,76	4,14	89513
19	2-3	7	63,62	3,52	90244
15	2-3	6	45,32	3,52	67088
13	2-3	5	63,76	4,14	89513

Payment terms are as follows:

Deposit to reserve flat (refundable)	up to 5%
On signing preliminary contract	15% of price (including deposit)
On receiving the finished property	85% of price

Payment terms allow investors to enter the market with just 15% down. Therefore mortgage repayments will stay low throughout the building period. Investors will benefit from the rise in the market without committing 100% of the purchase price.

The Transaction - Finance and Legal

Mortgage Finance

Ober-Haus works with all the top local banks ready to provide finance for investors purchasing investments in the Meridian development.

General mortgage terms:

Loan-to-value:	Maximum 100% for applicants with high incomes and low debts 70-90% for most other applicants.
Terms:	Up to 30 years
Currency:	EUR (euros) LTL (Lithuania Litas)

Our in-house mortgage advisors can help get you the finance you need to leverage your investment returns. Ober-Haus has in-house mortgage brokers who will collect all the required documentation from you, collect all the documentation on the property to be purchased, and provide the complete application to the bank, which provides the best rates in the currency of your choice.

See the checklist of documents you will need for the mortgage application on page 20.

What does the mortgage loan cost?

Typical fees for setting up a mortgage loan on your investment property are from 1.5% - 2.5%, depending on the bank and other required documentation.

Currency Exchange

All purchases have to be made in LTL, Lithuanian Litas. Your financing bank in Lithuania will, of course, disburse its loan to you in LTL. However, you will have to remit the equity portion of your purchase yourself. Chances are, your capital is now in GBP, EUR, or some other currency.

In order to reduce the cost to you of currency conversion (Lithuanian banks charge 2.5%!) we have negotiated a special rate for our clients with the UK firm HIFX Currency Specialists. HIFX Currency Specialists should be able to exchange your currency for LTL for less than 80% cheaper than those of Polish banks. See their web page at: www.hifx.co.uk

In order to set-up currency conversion, please contact Monika Canic and mention that you are a client of Ober-Haus.

Contact:
Monika Canic
HIFX plc
Morgan House
Madeira Walk
Windsor
Berkshire
SL4 1EP

Ph.: 0044 1753 859 159 Ext 7278
Fax: 0044 1753 859 169
monika.canic@hifx.co.uk

Property Insurance

Ober-Haus has agreements with the largest insurance brokers in the region to provide low cost insurance quotes to you before you make your acquisition.

Legal Conveyance

Normally lawyers are not used in Lithuania in residential property transactions. Notaries Public oversee all aspects of purchase agreements. However, since many of our buyers are based in the UK or Ireland and would like to have an English speaking lawyer safeguard their interests, we have negotiated a special price arrangement with Norcous and Partners Law Firm to oversee conveyance.

The partners in charge of property transactions at Norcous and Partners Law Firm are Mr. Irmantas Norkus and Mr. Zilvinas Kvietkus who represent many property investors and funds making purchases in Lithuania.

Contact details:

Irmantas Norkus
Zilvinas Kvietkus
Norcous and Partners
A. Gostauto 12A
LT-01108 Vilnius, Lithuania

Ph.: (370 5) 268 36 20

Fax: (370 5) 268 36 21

www.norcous.lt

Purchase Costs and Taxes

Notary Fee

For each apartment purchased, the notary fee is approximately LTL 3000 + VAT. If more than one apartment is purchased, we can negotiate with notary for a lower fee per unit.

Court Fees

Court fees are approximately LTL 800 per apartment.

Property Specifications

Floorplans

Floorplans of the entire development, and of the selected apartments, are on the Ober-Haus web page at www.ober-haus.com

Parking Spaces

Underground parking is a key requirement if you want to rent or sell your unit. A unit without parking has substantially lower market value.

That is why we have negotiated that every apartment unit is sold to our clients with an underground parking space. The underground garage has access to the apartments via elevator.

Finishing

Apartments in Lithuania and nearly all sold as a 'shell'. That is they are sold without interior works such as parquet, wall plastering, kitchens, etc. Developers generally do not do the finishing works.

To make your investment easier, we have negotiated with one of the largest interior fit-out companies in Lithuania, to complete the works. Because we negotiated on behalf of all our clients at once, we were able to negotiate a reduced rate for our clients.

Construction specifications

1. WALLS AND PARTITIONS

- Monolith Framework.
- Exterior walls built of Fibo blocks, warmth-kept from the outside using stone wool and lined with façade boards. Inside apartments, the monolith and Fibo block walls will be levelled: plastered but not puttied.
- Walls among apartments will be of gypsum blocks, with sound-insulating wool. Partitions inside apartments will be of gypsum blocks. Partitions in bathrooms, sanitary premises and kitchens will be of waterproof gypsum blocks. Seams among gypsum blocks will be puttied.
- Layout of partitions can be modified according to purchaser's preferences but not exceeding lengths of partitions in meters in original layout.

2. CEILINGS

- Ceilings in apartments: monolith board surface, non-plastered and non-puttied. Height of apartments will be 3.08 m

3. WINDOWS, FACADES

- Profiles of combined façade systems of glass and aluminium. Glazing of façade window-cases will be made using one-chamber transparent glass units, exterior glass provided with solar control and interior glass being polished. Glass units will have solar energy and heat control and ensure sound insulation of 37dB at least. Glasses will be 6 mm thick, enamelled and toughened.
- Large window-cases from floors to ceilings (height of the units will be 2.7 m). From the interior it will have protective metal handrails*. The handrails will be of stainless steel or heat-painted. Windows can be opened in all the rooms. Some of the windows can be opened in both directions (3 positions). "French" railings of black steel will be equipped from the outside (in bedrooms).

4. DOORS

- Entrance doors into apartments will be single, armoured doors opened towards staircase landings. Hinged part includes sound insulation, warmth-kept, of laminated woodchip board. Safe-type latch will be mounted with auxiliary lock (two locks) and a peephole. Internal doors of apartments will not be installed.

5. FLOORS

- Levelled concrete floors without covering will be installed (levelling layer of concrete). Floors will include 30 mm sound insulation board ISOVER with insulation film.
- 2 mm thick spread-type water-insulation layer will be made in sanitary premises.

6. BALCONIES

- Ceilings will be monolith boards, warmth-kept, covered with façade finishing boards. Floors will consist of levelling concrete base on monolith board, water-insulation and warmth keeping from above, tiles.

- Balconies will have 110 cm high railing. Made of ferrous metal and protective 8 mm thick toughened glass.

7. HEATING

- Apartments will have collector-type heating system with heaters and separate control and accounting of heating in each apartment.
- The main source of heating for the building – municipal heating networks. Steel under-connected heaters with thermostatic valves will be mounted to façade's window-cases.*
- For accounting of heating, counters will be provided (in each staircase's communication premises) with scanning unit and remote transmission of information.
- Bathrooms and shower-rooms will have heating devices – “ladders” – with electric heating element: during heating season the devices will be powered by building heating system and in summer by electric heating element. For additional comfort, bathrooms and shower-rooms will have floor heating with electric cable.

8. CONDITIONING

- Air-ducts for connection of conditioning system.
- Upon request of purchasers and for additional fee Multi Split air-conditioning system can be installed.

9. VENTILATION

- Natural ventilation in apartments. Ventilation ducts in zones of bathrooms, sanitary premises and kitchens. Ventilation grids will not be installed.
- Mechanical ventilation can be installed for additional fee.

10. WATER SUPPLY

- Cold water will be supplied from municipal water supply network. Rack pipes made of steel, offsets from multi-layered pipes at racks to sanitary devices' mounting locations as shown in project. Hot water will be prepared centrally, in heating premise. For accounting of water consumption, water counters will be mounted in corridors. Water filters for mechanical fine cleaning will be installed in water inlet premise.

11. DOMESTIC SEWERAGE SYSTEM

- Sewerage pipes made of PVC thick-walled pipes. Sewerage pipes will be laid up to sanitary devices' mounting locations as shown in project.

12. POWER SUPPLY

- Copper multicore cables with screening in PVC sheath will be used for power supply. Within apartments, electricity wires will be laid up to locations of electric sources as shown in project.
- Number of electricity points in apartments:
 - kitchens: 5
 - rooms (separate): 5
 - bathrooms: 2
 - corridors: 3
- Multi-tariff electricity counters equipped in every third staircase.

13. LIGHTING

- General lighting in staircases and corridors.
- Lighting of underground parking places and night illumination of staircases – using motion sensors.

14. LOW CURRENTS

- Each floor will have commutation boxes for low current networks (TV cable, door intercommunication system, Internet) installed in staircases. PVC installation pipes will be laid from the boxes to apartments. Apartments will have low current wire distribution box, door intercommunication handset will be installed. Telephone and TV cables will be connected (from commutation box in staircase to distribution box in apartment) upon request of inhabitants, supplier – Vilsat UAB.
- Every apartment will be connected to internal telephone connection of the building's halls.

15. PASSAGE CONTROL

- Security point is planned in the hall, video monitoring cameras, door interconnection system.

16. STAIRCASES, HALLS, ELEVATORS

- Staircases will be sectional, monolithic. Complete finishing of staircases, corridors and halls. Three rapid, low-noise (55 dBA) elevators from "KONE": 2 for passengers (2.5 m/sec, 630 kg, 8 people)*, 1 for cargos (2.5 m/sec, 1000 kg, 13 people). From underground parking to a desired floor.

17. PARKING

- Walls and ceilings will be monolithic, floors of concrete.
- Entrance gates will be vertical lift gates or side-sliding gates, automatic, with remote controller.
- Parking places will be marked and numbered. Ramp to parking level will be heated. Parking places will not be heated.
- Underground parking places will be sold for additional fee.

18. IMPROVEMENT OF TERRITORIES AROUND THE BUILDING

- On roof of the third floor, a playing-ground for children will be arranged and benches. Surfaces around the building will be covered with pavement blocks, granite slabs, asphalt, concrete, and blocks. Green plantation according to project of surfaces and green plantation of the master plan*.
A ramp for the disabled will be arranged in the lot.

Appendix: Mortgage application document checklist

Home Mortgage Application Form

Place _____ Date (dd/mm/yy) _____

Branch name (filled in by the Bank) _____ Branch number (filled in by the Bank) _____

Notes:

1. Please fill in the application in BLOCK LETTERS and put 'X' in the appropriate boxes.
2. If the application contains questions which do not concern You, please write 'NOT APPLICABLE'
3. * - cross out if necessary

I. Information about home mortgage

Home mortgage / construction-mortgage:

- PURCHASE OF A FLAT / SINGLE FAMILY HOUSE ON THE PRIMARY MARKET*
- PURCHASE OF A FLAT / SINGLE FAMILY HOUSE ON THE SECONDARY MARKET*
- PURCHASE OF A CONSTRUCTION PLOT / RECREATIONAL GROUNDS*
- FINANCE CONSTRUCTION OF A HOUSE WITH OWN RESOURCES
- FINANCE EXPENDITURE ON THE EXISTING PROPERTY
- EQUITY RELEASE
- OTHER

Loan amount and currency: AMOUNT _____ CURRENCY _____ SAY: _____

Disbursement method: _____ ONE-OFF _____ IN
DRAWDOWNS

Dates and amounts of draw downs:

Number	date of disbursement	amount of drawdown	no.	date of disbursement	amount of drawdown

Disbursement account: (bank, account number)

Loan purpose:

Value of the property (based on appraisal - if required): _____ LTL

Purchase price of the property (according to preliminary contract, notarial deed or other relevant contract): _____ LTL

Investment expenditure (according to cost estimate): _____ LTL on

REFURBISHMENT

ADAPTATION FOR RESIDENTIAL PURPOSES

CONSTRUCTION OF AN ADDITIONAL FLOOR / RECONSTRUCTION / DEVELOPMENT

CONSTRUCTION OF A HOUSE WITH OWN RESOURCES

Amount of the Customer's own funds: _____ LTL

Number of monthly loan installments

Interest FIXED FOR 2 YEARS FIXED FOR 5 YEARS VARIABLE

Principal and interest installments: FULLY AMORTISING REPAYMENTS DECREASING REPAYMENTS

Bridging security (proposed collateral securing loan repayments until the time of perfecting a mortgage charge over the property, once the mortgage is in place, the bridging security is released):

LOAN REPAYMENT INSURANCE POLICY

CIVIL GUARANTEE / B/E GUARANTEE

BLANK PROMISSORY NOTE

PLEDGE ON _____

TRANSFER OF OWNERSHIP TITLE TO _____

ASSIGNMENT OF RIGHTS TO TERM DEPOSIT

OTHER, PLEASE SPECIFY THEM _____

Repayments effected by debiting personal account no. _____

II. Key information

	Applicant	Spouse/Co-applicant
	Ms. Mr.	Ms. Mr.
Name / names		
Surname		
Date of birth		
Place of birth		
Type of identity document	ID Passport	ID Passport
Serial number		
Issued by		
Social security number		
Nationality		
Father's name		
Contact telephone number with area code		
Permanent address		
Street/district/village, number		
Place		
Zip code / post office		

Domiciled at the address
 from _____ to _____ from _____ to _____

III. Information on family – assets and liabilities status

	Applicant	Spouse / Co-applicant
Marital status	single _ married _ trial separation _	single _ married _ trial separation _
Joint ownership of assets	yes _ no _	yes _ no _
Number of persons in a household	number of dependants _	number of dependants _
Occupied residential premises	detached house _ semi-detached _ house/terraced house _ flat _ other _	detached house _ semi-detached _ house/terraced house _ flat _ other _
Living premises ownership status	lessee_ (cooperative, municipal, company) _ sub-lessee (from private persons)_ with family _ owner_ other _	lessee_ (cooperative, municipal, company) _ sub-lessee (from private persons)_ with family _ owner_ other _
Mortgage on the own premises	yes _ no _ mortgage charge _	yes _ no _ mortgage charge _
Life insurance policies	yes _ no _ number of insurance policies _	yes _ no _ number of insurance policies _
Name of the insurance company		
Total of insurance covers		

IV. Information on the employment status

Education	primary_ vocational_ secondary_ licentiate_ higher_ other _	primary_ vocational_ secondary_ licentiate_ higher_ other _
Current job		
Type of employment	freelancer _ blue collar worker _ white collar worker _	freelancer _ blue collar worker _ white collar worker _
Name of employer/own business*		
Employed with the current employer/in	years _	years _

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own business* for	months _	months _
Military service record	clear _ subject to service _ n/a _	clear _ subject to service _ n/a _
Employed in	budget and state/local administration _ budget sponsored institutions _ state owned enterprises _ self-employed _ partner in civil partnership _ joint stock company _ limited liability company _ co-operative _ farmer _	budget and state/local administration _ budget sponsored institutions _ state owned enterprises _ self-employed _ partner in civil partnership _ joint stock company _ limited liability company _ co-operative _ farmer _

V. Information on financial standing

Net monthly income	_____ LTL/EUR	_____ LTL/EUR
Additional net monthly income	_____ LTL/EUR	_____ LTL/EUR
	regular _ other than regular _ what source _	regular _ other than regular _ what source _
Type of charges (exclusive of loan installments listed in point VII)	rental _ lease _ alimonies _ other (specify) _	rental _ lease _ alimonies _ other (specify) _
Total monthly charges	_____ LTL	_____ LTL

VI. Bank accounts and cards held

Personal accounts held with		
Personal account with overdraft	yes _ amount _____ no _	yes _ amount _____ no _
Personal account number		
Balance as at the day of filling in the application (not applicable to customers having a personal account with BZWBK)	_____ LTL	_____ LTL
Term deposits held		
Credit cards held		
Number of credit cards held		
Total credit limit in credit cards held		
Balance as at the day of filling in the application		

Credit facilities raised and guarantees granted (please list ALL facilities)

I avail of a credit facility YES _ NO _ YES _ NO

Please list facilities raised by Applicant and Co-applicants

Name of Bank/Lender	Monthly loan instalment	Type of facility	Outstanding balance	Expiry of credit term	Borrower Applicant / Co-applicant

List of attachments

APPLICATION NUMBER (FILLED IN BY THE BANK)

Put X in the appropriate boxes

1. For Personal Application the following documents are required:

- 1.1. Statement of stable and regular monthly net income over the last 2 years
- 1.2. Statement of permanent / temporary job contract indicating the average net monthly income over the last 6 months
- 1.3. Marriage settlement (effected by way of a notarial deed) or a court statement waiving the statutory joint ownership
- 1.4. Personal net worth statement

In the case of self-employed and sole trader the bank also requires the following:

- 1.5.a. Revenue Office Statement confirming income over the last 12 months
- 1.5.b. Revenue Office Statement confirming that all tax liabilities are up to date
- 1.5.c. Statement confirming registration in the Company Names Register (also relevant permits and licenses)
- 1.5.d. Social Insurance Office Statement confirming that all the borrower's and his employees social insurance contributions are up to date.
- 1.5.e. Revenue Office decision about granting a Tax Record Sheet (whereby taxable revenue is reported)
- 1.5.f. Company's entry to the Commercial Register
- 1.5.g. Current Deed of Association
- 1.5.h. Company's track record in term of financial performance for the last year (balance sheets, P&L account, the latest F-01 report)
- 1.5.i. Opinions of banks providing credit facilities to the business
- 1.5.j. Resolution of the General Shareholder's Meeting on distribution of profits and documents confirming that dividend has been paid to the Borrower
- 1.5.k. REGON number (business registration number)
- 1.6. The last three statements confirming receipt of pension or disability benefit.
- 1.7. Decision on granting pension or disability benefit.

Contact Details

It has never been easier to take advantage of growing real estate values in the emerging countries of the new EU. Ober-Haus has been working 12 years in Central and Eastern Europe, and is the only property company in the region that can offer all buy-to-let services, from acquisition through financing, letting, and management, all under one roof.

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