Balti Kinnisvaraportfell AS factsheet

March 31, 2015

Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	0,50
Share Net Asset Value, EUR	3,3400
Number of shares [1)]	2 833 836
Asset value, EUR thousand	24 185
Net Asset Value, EUR thousand	9 465

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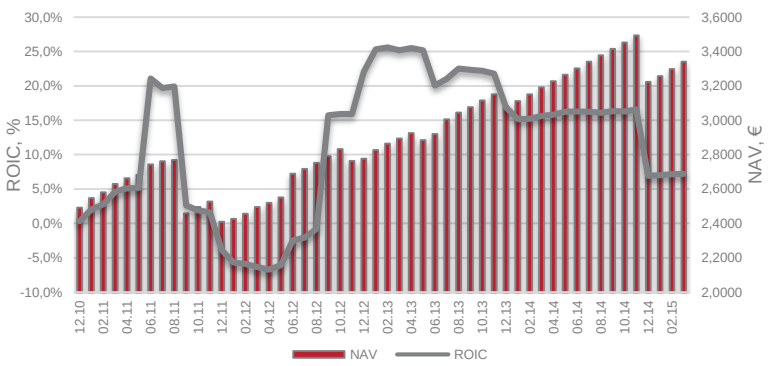
NAV and ROIC



Real estate portfolio

As at March 31, 2015, EUR thousand	
Property investments	22 879
Lease income, last 12 month	2 023
NOI (Net Operating income), last 12 month	1 862
Weighted average lease maturity in years	3,21
Vacancy (EPRA)	5,7%

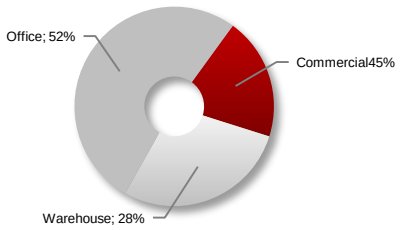
Largest clients

Client	% from rental income
PRIA	16,2
Antalis	9,6
Bauhof	9,5
Swedbank	5,8
SEB Pank	5,4
Kulukaubandus	5,2
Catwees	5,0
Uniprint	4,9
Onninen	3,9
Naps Solar Estonia	3,3
Other	31,2

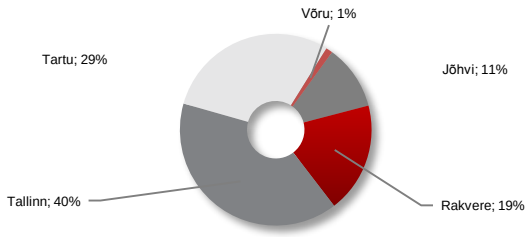
Owned properties

Property	Address	Type	Acqui-red	NLA (m^2)
Linda retail centre	Jõhvi, Linda 15	Warehouse / Commercial	2006	6 314,1
Rakvere office building	Rakvere, Laada 27	Office	2007	1 413,0
Bauhof hardware store	Rakvere, Ringtee 2	Commercial	2004	3 964,8
PRIA / Catwees office building	Tartu, Narva mnt 3/9	Office	2005	4 783,4
Raekoja office building	Tartu, Raekoja plats 16	Office / Warehouse	2006	2 034,0
Võru office building	Võru, Jüri 22	Office / Commercial	2006	821,2
Antalis office building	Saku, Linamäe 6/ Põikmäe 6	Warehouse	2006	3 226,1
Tänassilma warehouse	Tallinn, Piirimäe 8	Warehouse / Production	2008	5 799,1
Liimi office building	Tallinn, Liimi 1b	Office / Warehouse	2006	2 328,6
Türi 10c office building	Tallinn, Türi 10c	Office	2007	2 606,2
Unipress industrial premises	Tallinn, Tähetorni 21c	Production	2005	2 580,2
Fortuna parking lots	Tartu, Fortuna 1	Parking	2007	152,4
Total				**36 023,1**

Properties by type



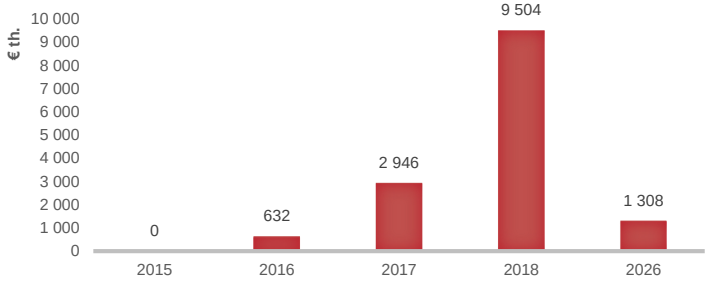
Investments by region



Loan capital

As at March 31, 2015, EUR thousands	
Total loan liabilities	14 390
Weighted average debt maturity in years	3,6
Weighted average interest rate	2,21%
Loan to Value	63%
Interest coverage ration	5,3x
Debt Service Coverage Ratio	1,3

Debt maturity



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