

Balti Kinnisvaraportfell AS factsheet

January 31, 2016



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,50
Share Net Asset Value, EUR	2,6633
Number of shares ¹⁾	2 833 836
Asset value, EUR thousand	11 425
Net Asset Value, EUR thousand	7 547

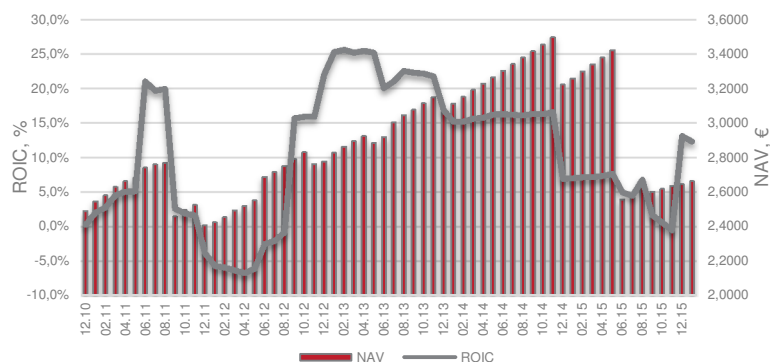
Real estate portfolio

As at January 31, 2016, EUR thousand	
Property investments	10 594
Lease income, last 12 month	1 499
NOI (Net Operating income), last 12 month	1 354
Weighted average lease maturity in years	4,28
Vacancy (EPRA)	7,8%

Largest clients

Client	% from rental income
Bauhof	21,24
SEB Pank	13,23
Swedbank	13,08
Uniprint	10,95
Onninen	8,71
Reva Print	4,67
Eesti Post	4,36
BENU Apteek	3,06
Ruukki Products	1,91
Takgar Elektrotehnika	1,77
Other	17,02

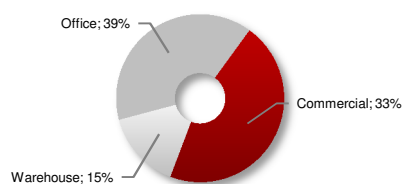
NAV and ROIC



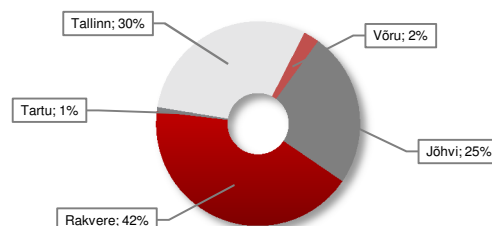
Owned properties

Property	Address	Type	Acquired	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
Võru office building	Võru, Jüri 22	Office / Commercial	2006	821,2
Liimi office building	Tallinn, Liimi 1b	Office / Warehouse	2006	2 328,6
Unipress industrial premises	Tallinn, Tähetorni 21c	Production	2005	2 580,2
Fortuna parking lots	Tartu, Fortuna 1	Parking	2007	152,4
Total				17 574,3

Properties by type



Investments by region



Loan capital

As at January 31, 2016, EUR thousands	
Total loan liabilities	3 788
Weighted average debt maturity in years	2,9
Weighted average interest rate	1,5%
Loan to Value	36%
Interest coverage ration	13,1x
Debt Service Coverage Ratio	1,2

Debt maturity

