Balti Kinnisvaraportfell AS factsheet

February 28, 2014

Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	0,60
Share Net Asset Value, EUR	3,1513
Number of shares [1)]	2 962 919
Asset value, EUR thousand	24 649
Net Asset Value, EUR thousand	8 930

[1)] Registered shares includes 129 083 own shares

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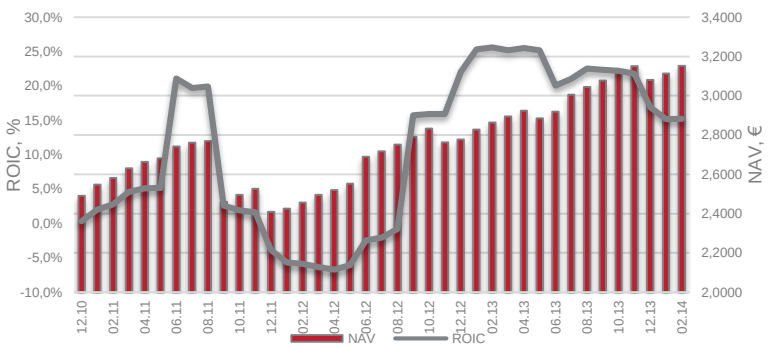


Real estate portfolio

As at February 28, EUR thousand	
Property investments	23 666
Lease income, last 12 month	2 013
NOI (Net Operating income), last 12 month	1 794
Weighted average lease maturity in years	3,9
Vacancy (EPRA)	6,6%

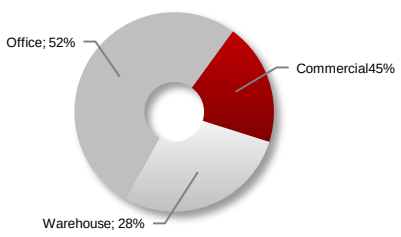
Largest clients

Client	% from rental income
PRIA	17,0
Antalis	10,0
Bauhof	9,8
Unipress	6,8
Swedbank	6,9
Catwees	5,6
Aamex	5,3
Onninen	4,0
SEB Pank	3,4
Naps Solar Estonia	3,2
Other	28

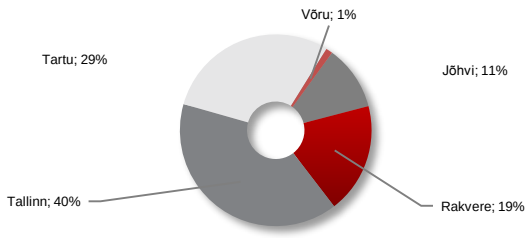
Owned properties

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



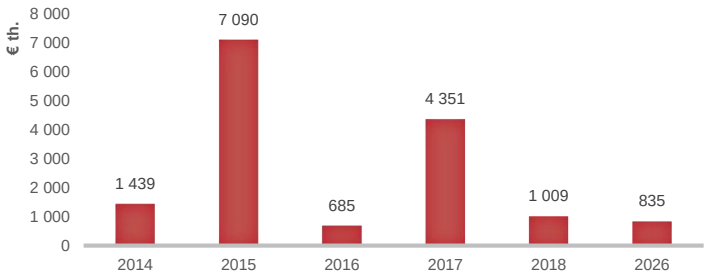
Investments by region



Loan capital

As at February 28, 2014, EUR thousands	
Total loan liabilities	15 338
Weighted average debt maturity in years	3,3
Weighted average interest rate	2,44%
Loan to Value	65%
Interest coverage ration	4,1x
Debt Service Coverage Ratio	1,2

Debt maturity



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