

# Balti Kinnisvaraportfell AS factsheet

April 30, 2014



## Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,60
Share Net Asset Value, EUR	3,2279
Number of shares <sup>1)</sup>	2 962 919
Asset value, EUR thousand	24 698
Net Asset Value, EUR thousand	9 147

<sup>1)</sup> Registered shares includes 129 083 own shares

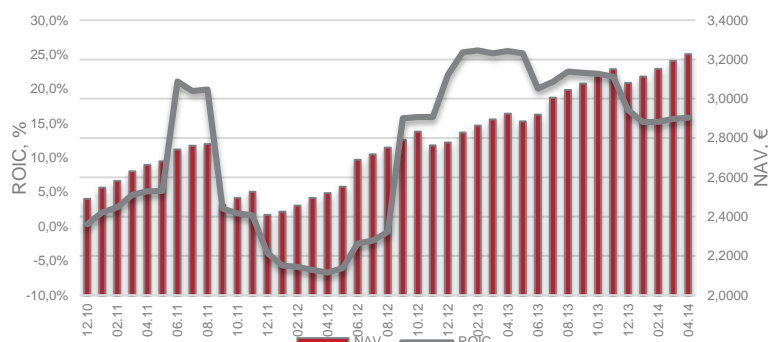
## Real estate portfolio

As at April 30, EUR thousand	
Property investments	23 666
Lease income, last 12 month	2 012
NOI (Net Operating income), last 12 month	1 796
Weighted average lease maturity in years	3,9
Vacancy (EPRA)	6,9%

### 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

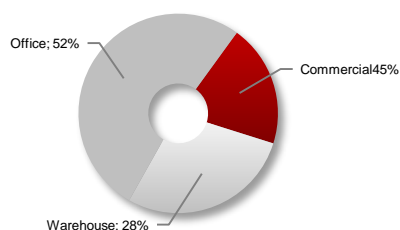
## NAV ja ROIC



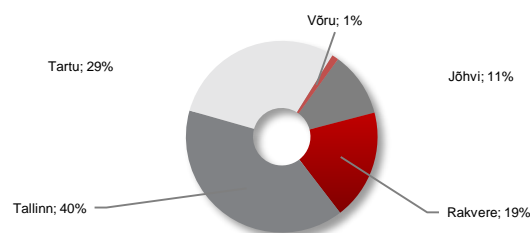
## Owned properties

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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
<b>Total</b>				<b>36 023,1</b>

## Properties by type



## Investments by region



## Loan capital

As at April 30, 2014, EUR thousands	
Total loan liabilities	15 193
Weighted average debt maturity in years	3,3
Weighted average interest rate	2,49%
Loan to Value	64%
Interest coverage ration	3,9x
Debt Service Coverage Ratio	1,2

## Debt maturity

