

Balti Kinnisvaraportfell AS factsheet

June 30, 2015



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,50
Share Net Asset Value, EUR	2,5581
Number of shares ¹⁾	2 833 836
Asset value, EUR thousand	19 157
Net Asset Value, EUR thousand	7 249

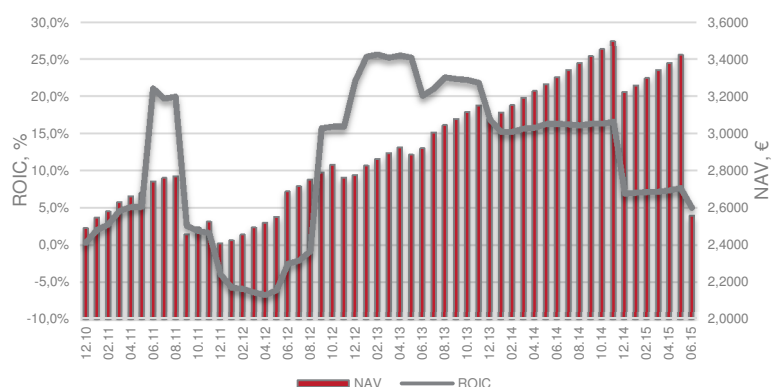
Real estate portfolio

As at June 30, 2015, EUR thousand	
Property investments	17 002
Lease income, last 12 month	2 035
NOI (Net Operating income), last 12 month	1 863
Weighted average lease maturity in years	3,51
Vacancy (EPRA)	3,0%

Largest clients

Client	% from rental income
PRIA	21,4
Antalis	12,7
Bauhof	12,6
SEB Pank	7,8
Swedbank	7,7
Uniprint	6,5
Catwees	6,3
Onninen	5,2
Reva Print	2,8
Eesti Post	2,6
Other	14,4

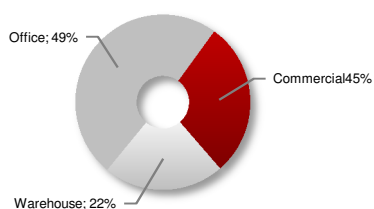
NAV and ROIC



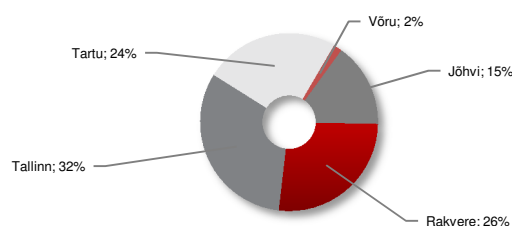
Owned properties

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
PRIA / Catwees office building	Tartu, Narva mnt 3/9	Office	2005	4 743,5
Võru office building	Võru, Jüri 22	Office / Commercial	2006	821,2
Antalis office building	Saku, Linamäe 6/ Põikmäe 6	Warehouse	2006	3 226,1
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				35 983,2

Properties by type



Investments by region



Loan capital

As at June 30, 2015, EUR thousands	
Total loan liabilities	8 612
Weighted average debt maturity in years	3,8
Weighted average interest rate	2,41%
Loan to Value	51%
Interest coverage ration	3,7x
Debt Service Coverage Ratio	1,3

Debt maturity

