

Balti Kinnisvaraportfell AS factsheet

October 31, 2015



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,50
Share Net Asset Value, EUR	2,6192
Number of shares ¹⁾	2 833 836
Asset value, EUR thousand	11 465
Net Asset Value, EUR thousand	7 422

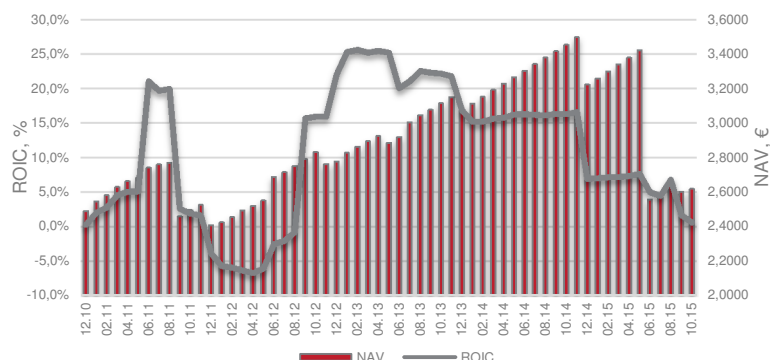
Real estate portfolio

As at October 31, 2015, EUR thousand	
Property investments	10 589
Lease income, last 12 month	1 782
NOI (Net Operating income), last 12 month	1 628
Weighted average lease maturity in years	4,36
Vacancy (EPRA)	6,5%

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

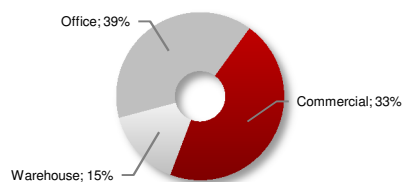
NAV and ROIC



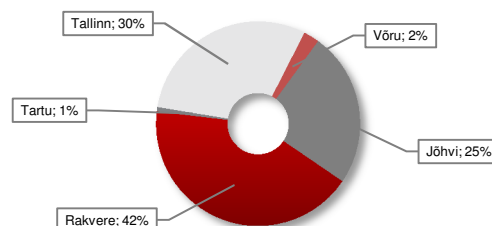
Owned properties

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 October 31, 2015, EUR thousands	
Total loan liabilities	3 833
Weighted average debt maturity in years	4,7
Weighted average interest rate	3,44%
Loan to Value	36%
Interest coverage ration	4,9x
Debt Service Coverage Ratio	1,3

Debt maturity

