Balti Kinnisvaraportfell AS factsheet

March 31, 2022

Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,3745
Number of shares [1)]	2 833 836
Asset value, EUR thousand	5 291
Net Asset Value, EUR thousand	3 895

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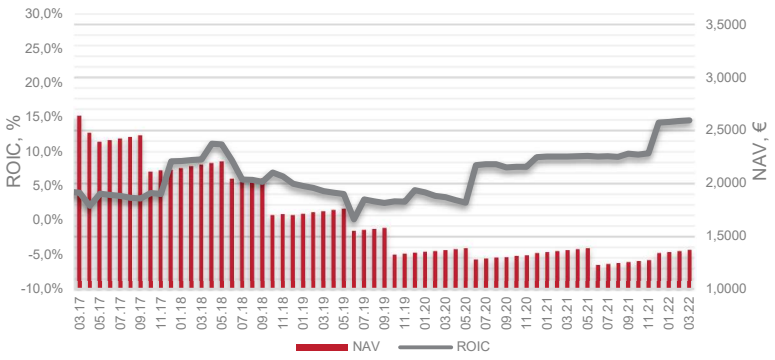
NAV and ROIC



Real estate portfolio

As at March 31, 2022, EUR thousand	
Property investments	4 851
Lease income, last 12 month	426
NOI (Net Operating income), last 12 month	405
Weighted average lease maturity in years	2,8
Vacancy (EPRA)	1%

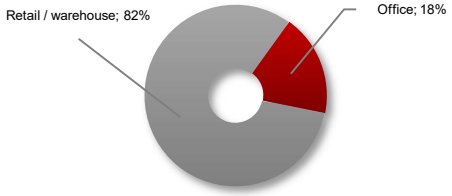
Largest clients

Client	% from rental income
Swedbank	27,1
Onninen	19,7
Eesti Post	9,9
Ronin	9,1
BENU Apteek Eesti	7,2
Esvika Elekter	5,3
Postimees Grupp AS/ Virumaa Teataja	4,5
Baltic Bolt	2,7
Pro Mehaanika	2,6
VIP Soojus	2,6
Others	9,3

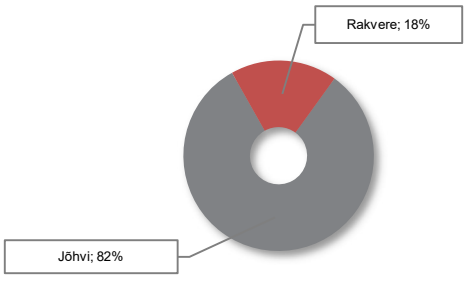
Owned properties

Property	Address	Type	Acqui-red	NLA (m^2)
Linda retail centre	Jõhvi, Linda 15	Commercial/ Warehouse	2006	6 381,0
Rakvere office building	Rakvere, Laada 27	Office	2007	1 413,0
Total				**7 794,0**

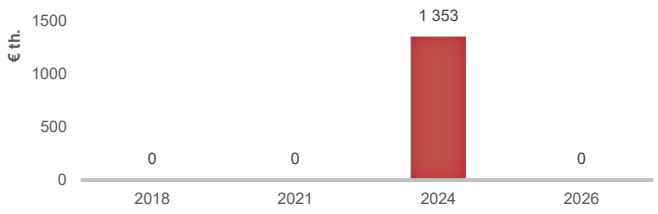
Properties by type



Investments by region



Loan capital

As at March 31, 2022, EUR thousands	
Total loan liabilities	1 353
Weighted average debt maturity in years	2,7
Weighted average interest rate	1,85%
Loan to Value	28%
Interest coverage ration	15,1x
Debt Service Coverage Ratio	12,7

Debt maturity