

# Balti Kinnisvaraportfell AS factsheet

May 31, 2022



## Portfolio overview

|                                |                  |
|--------------------------------|------------------|
| Share ISIN code                | EE3100017138     |
| Portfolio manager              | EFTEN Capital AS |
| Share nominal value, EUR       | 0,20             |
| Share Net Asset Value, EUR     | 1,3938           |
| Number of shares <sup>1)</sup> | 2 833 836        |
| Asset value, EUR thousand      | 5 341            |
| Net Asset Value, EUR thousand  | 3 950            |

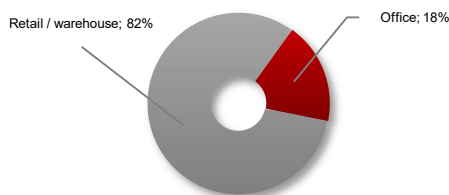
## Real estate portfolio

| As at May 31, 2022, EUR thousand          |       |
|-------------------------------------------|-------|
| Property investments                      | 4 851 |
| Lease income, last 12 month               | 430   |
| NOI (Net Operating income), last 12 month | 410   |
| 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                  |

### Properties by type



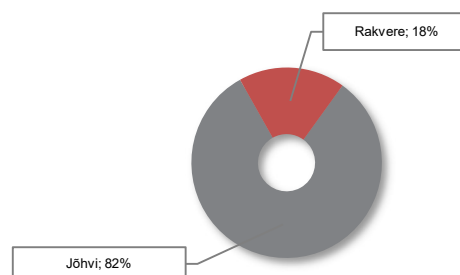
### NAV and ROIC



### Owned properties

| Property                | Address           | Type                  | Acquired | NLA (m²)       |
|-------------------------|-------------------|-----------------------|----------|----------------|
| Linda retail centre     | Jõhvi, Linda 15   | Commercial/ Warehouse | 2006     | 6 381,0        |
| Rakvere office building | Rakvere, Laada 27 | Office                | 2007     | 1 413,0        |
| <b>Total</b>            |                   |                       |          | <b>7 794,0</b> |

### Investments by region



## Loan capital

| As at May 31, 2022, EUR thousands       |       |
|-----------------------------------------|-------|
| Total loan liabilities                  | 1 353 |
| Weighted average debt maturity in years | 2,5   |
| Weighted average interest rate          | 1,85% |
| Loan to Value                           | 28%   |
| Interest coverage ration                | 13,7x |
| Debt Service Coverage Ratio             | 13,0  |

### Debt maturity

