

Balti Kinnisvaraportfell AS factsheet

July 31, 2022



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,1181
Number of shares ¹⁾	2 833 836
Asset value, EUR thousand	3 319
Net Asset Value, EUR thousand	3 168

¹⁾

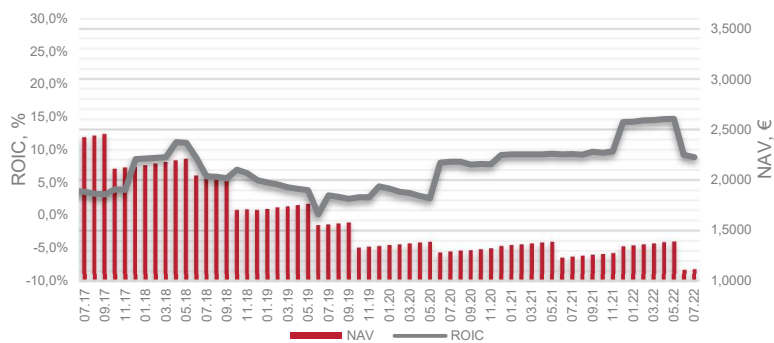
Real estate portfolio

As at July 31, 2022, EUR thousand	
Property investments	2 683
Lease income, last 12 month	408
NOI (Net Operating income), last 12 month	386
Weighted average lease maturity in years	1,5
Vacancy (EPRA)	0%

Largest clients 07.2022

Client	% from rental income
Onninen	35,0
Eesti Post	17,6
Ronin	16,4
Esvika Elekter	9,3
Auto V-Service	4,9
Baltic Bolt	4,8
Pro Mehanika	4,7
VIP Soojus	4,1
Teknos	2,6
Others	0,6

NAV and ROIC



Owned properties

Property	Address	Type	Acquired	NLA (m ²)
Linda retail centre	Jõhvi, Linda 15	Commercial/ Warehouse	2006	6 381,0
Total				6 381,0