

Balti Kinnisvaraportfell AS factsheet

October 31, 2022



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,1347
Number of shares	2 833 836
Asset value, EUR thousand	3 237
Net Asset Value, EUR thousand	3 216

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Real estate portfolio

As at October 31, 2022, EUR thousand	
Property investments	2 683
Lease income, last 12 month	362
NOI (Net Operating income), last 12 month	344
Weighted average lease maturity in years	1,2
Vacancy (EPRA)	4%

Largest clients in October 2022

Client	% from rental income
Onninen	36,5
Eesti Post	19,1
Ronin	17,1
Esvika Elekter	9,7
Pro Mehanika	5,0
Baltic Bolt	4,9
VIP Soojus	4,4
Teknos	2,7
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