

Balti Kinnisvaraportfell AS factsheet

November 30, 2022



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,1394
Number of shares	2 833 836
Asset value, EUR thousand	3 258
Net Asset Value, EUR thousand	3 229

Real estate portfolio

As at November 30, 2022, EUR thousand	
Property investments	2 683
Lease income, last 12 month	346
NOI (Net Operating income), last 12 month	326
Weighted average lease maturity in years	3
Vacancy (EPRA)	0%

Largest clients in November 2022

Client	% from rental income
Onninen	35,6
Ronin	19,1
Eesti Post	18,6
Esvika Elekter	9,5
Pro Mehanika	4,9
Baltic Bolt	4,8
VIP Soojus	4,2
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