

Balti Kinnisvaraportfell AS factsheet

December 31, 2022



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,0255
Number of shares	2 833 836
Asset value, EUR thousand	3 046
Net Asset Value, EUR thousand	2 906

Real estate portfolio

As at December 31, 2022, EUR thousand	
Property investments	2 400
Lease income, last 12 month	330
NOI (Net Operating income), last 12 month	309
Weighted average lease maturity in years	3
Vacancy (EPRA)	0%

Largest clients in December 2022

Client	% from rental income
Onninen	34,8
Ronin	20,6
Eesti Post	18,2
Esvika Elekter	9,5
Pro Mehanika	4,8
Baltic Bolt	4,8
VIP Soojus	4,2
Teknos	2,6
Others	0,5

NAV and ROIC



Owned properties

Property	Address	Type	Acquired	NLA (m²)
Linda retail centre	Jõhvi, Linda 15	Commercial/ Warehouse	2006	6 381,0
Total				6 381,0