

Balti Kinnisvaraportfell AS factsheet

January 31, 2023



Portfolio overview

Share ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,20
Share Net Asset Value, EUR	1,0280
Number of shares	2 833 836
Asset value, EUR thousand	2 996
Net Asset Value, EUR thousand	2 913

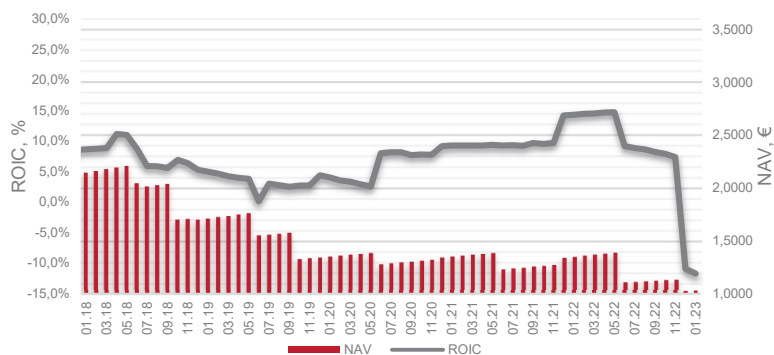
Real estate portfolio

As at January 31, 2023, EUR thousand	
Property investments	2 400
Lease income, last 12 month	314
NOI (Net Operating income), last 12 month	386
Weighted average lease maturity in years	2,9
Vacancy (EPRA)	0%

Largest clients in January 2023

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 (m ²)
Linda retail centre	Jõhvi, Linda 15	Commercial/ Warehouse	2006	6 381,0
Total				6 381,0