

Key information about INVL Baltic Real Estate, AB for 12 months of 2014¹

INVL Baltic Real Estate

About INVL Baltic Real Estate, AB

The public joint-stock company INVL Baltic Real Estate was established on 29 April 2014 on the basis of a part of assets split-off from Invalda LT, AB.

INVL Baltic Real Estate seeks to earn from investments in commercial real estate, ensuring the growth of rental income. The companies of INVL Baltic Real Estate have invested in an office, warehouse, manufacturing real estate objects in Lithuania and Latvia. Group companies have about 51,700 sq. m of the real estate space.

Shares of INVL Baltic Real Estate are listed on NASDAQ Vilnius stock exchange since 4 June 2014.

INVL Baltic Real Estate, AB later will apply to the Bank of Lithuania for closed-end investment company license and in its essence will become similar to investment fund.



Simplified group structure of INVL Baltic Real Estate, AB

INVL Baltic Real Estate



Real estate objects owned by group companies of INVL Baltic Real Estate, AB in Vilnius (Lithuania)



Real estate objects owned by group companies of INVL Baltic Real Estate, AB in Riga (Latvia)

Key figures of INVL Baltic Real Estate, AB group as of 31 December 2014

LTL million (if not stated otherwise)	
Managed common area	51,676 sq. m
Managed rental area	40,500 sq. m
The real estate value*	116.87
Value of the loans granted for companies in Latvia	14.18
Long-term prepayment under the sublease agreement	2.85
Cash	1.24
Other assets	1.62
ASSETS	136.76
Equity	50.10
Loans from credit institutions	52.79
Loans from Invalda LT	18.00
Deferred tax liability	12.32
Other payables	3.55
TOTAL EQUITY AND LIABILITIES	136.76

* Value estimated based on appraiser's assessment at the end 2014.

Income of INVL Baltic Real Estate, AB group as of 31 December 2014

LTL million	
Income	12.13
<i>rental income from own objects</i>	<i>6.00</i>
<i>rental income from property owned by clients</i>	<i>3.82</i>
<i>other income</i>	<i>2.31</i>
Profit before tax	1.79
Net profit	1.56

¹ The information covers the interim financial period of the Company, starting from the Company's establishment date on 29 April 2014 and ending on 31 December 2014.