

**Activity:** operating since 1997, real estate investment company INVL Baltic Real Estate seeks to ensure the growth of leasing income and to profit on investments in commercial real estate.

**Shares:** listed on the Baltic Secondary List of Nasdaq Vilnius stock exchange since 2014.

**Assets under management:** about 57,000 sq. m. of real estate in Vilnius and Riga – mostly business centres, manufacturing, warehouse properties and other commercial premises. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

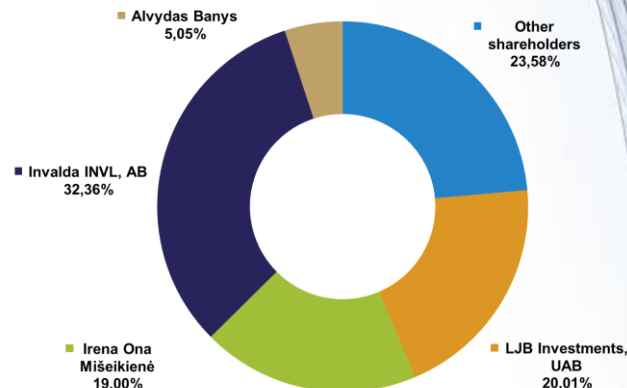
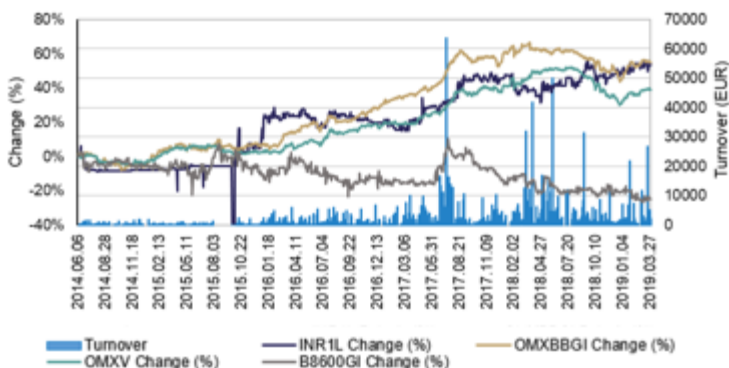
**Management of the Company:** On 22 December 2016 the Bank of Lithuania issued the closed-ended type investment company operating approval for INVL Baltic Real Estate enabling to engage in the closed-ended type investment company's activities under the Republic of Lithuania Collective investment undertakings act. The special closed-ended type real estate investment company will work 30 years from receiving the special closed-ended real estate investment company approval, the term of company's activity may be further extended for a period of no longer than 20 years. The company's management was transferred to the Management company INVL Asset Management.

Main information about securities of the Company	
ISIN code	LT0000127151
Amount of shares, units	13,150,000
Nominal value per share, EUR	1.45
Share price, EUR (as of 31.03.2019)	2.50
Last approved dividends, EUR per share	0.13
Consolidated equity, thousand EUR	35 549
Net asset value per share, EUR	2.7033

**INR1L**  
Nasdaq Baltic Listed

**Votes as of 31 March 2019**

**INVL Baltic Real Estate change of share price and indexes**



**Comment made by INVL Asset Management real estate fund manager Vytautas Bakšinskas**



INVL Baltic Real Estate's consolidated revenue in the first quarter of 2019 was EUR 1.54 million, or 3.4% more than in the same period last year. Of that, consolidated leasing income from properties increased 4.8% to EUR 1.15 million. The company had consolidated net operating income from its property holdings of EUR 0.4 million for the period, or 53.8% less than in the same period of 2018.

The reduction of that last indicator was due to the fact that in the first quarter of 2019 we worked and invested actively to renovate the company's property holdings, adapting and equipping premises for the needs of newly attracted tenants.

During the period more than 2,000 sq. m. of premises were readied and handed over to tenants at the company's IBC Business Centre. Audifina UAB joined the ranks of this business centre's tenants, having moved into 500 sq. m. premises at the start of the year. In addition, we renewed the lease agreement with IBM Lietuva, which is one of the centre's biggest tenants.

The IBC Business Centre's leasing income in the first quarter of 2019 was EUR 0.5 million, or 3.61% more than in the same period last year, and at the end of the quarter the business centre's level of occupancy was 99%. Work to renovate the facilities had a negative impact on results for the first quarter, though the new leasing agreements and the reforms that were done will have a positive impact on the results of future periods.

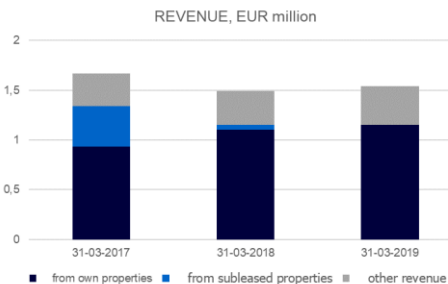
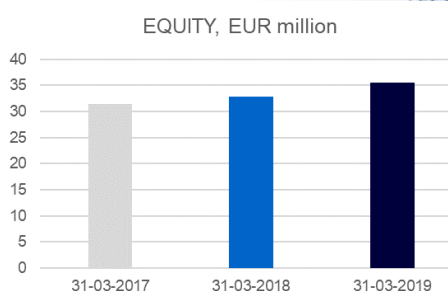
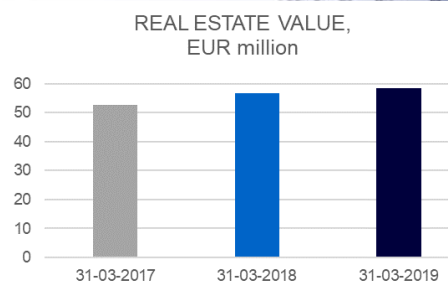
The general meeting of shareholders that took place on 26 April approved dividends of EUR 0.13 per share, allocating a total of EUR 1.71 million for dividends, while the dividend yield, based on the price of the company's shares on the Nasdaq Vilnius exchange on 29 April, is 5.3 %.

Portfolio, thousand EUR	31.03.2017	31.03.2018	31.03.2019
Operational Property investments	48,282	52,198	53,488
Property Investment redevelopment	350	350	350
Other investment properties	4,017	4,073	4,490
<b>TOTAL PROPERTY VALUE</b>	<b>52,649</b>	<b>56,621</b>	<b>58,328</b>
Rent Income from own properties during 3 months period	934	1,101	1,154
NOI (Net Operating Income) from own properties during 3 months period	586	885	409
NLA (Net Leasable Area), sq.m.	48,476	46,476	46,876

Balance sheet, million EUR	31.03.2017	31.03.2018	31.03.2019
Investment properties	52.65	56.62	58.33
Cash	0.57	0.50	0.40
Other assets	1.71	1.28	2.20
<b>TOTAL ASSETS</b>	<b>54.93</b>	<b>58.40</b>	<b>60.93</b>
Borrowings from credit institutions	21.43	20.58	22.42
Borrowings from Invalda INVL group	-	0.81	-
Other liabilities	2.07	4.16	2.96
<b>TOTAL LIABILITIES</b>	<b>23.50</b>	<b>25.55</b>	<b>25.38</b>
<b>EQUITY</b>	<b>31.43</b>	<b>32.85</b>	<b>35.55</b>
Equity per share*	EUR 2.39	EUR 2.50	EUR 2.70

Profit (loss) statement, million EUR	01.01.2017-31.03.2017	01.01.2018-31.03.2018	01.01.2019-31.03.2019
Revenue	1.67	1.49	1.54
<i>from own properties</i>	0.93	1.10	1.15
<i>from subleased properties</i>	0.41	0.05	0.00
<i>other revenue</i>	0.33	0.34	0.39
Net profit	0.36	0.70	0.24
Earnings per share*	EUR 0.03	EUR 0.05	EUR 0.02

Borrowings	31.03.2017	31.03.2018	31.03.2019
Borrowings, thousand EUR	21,435	21,392	22,416
Borrowings to value of investment properties**	40.7	37.8	38.4
Gearing ratio**	0.40	0.39	0.38
Interest coverage ratio**	3.77	6.40	2.30
Bank's Debt Service Coverage Ratio**	1,51	1.84	0.78



**IBC Class A Business centre**  
Šeimyniškių str. 1,  
Šeimyniškių str. 3  
Vilnius



**IBC Class B Business centre**  
A. Juozapavičiaus  
str. 6, Vilnius



**Business centre Vilnius Gates**  
Gynėjų str. 14  
Vilnius



**Office building**  
Palangos str. 4/  
Vilniaus str. 33  
Vilnius



**Žygis Business centre**  
Žygio str. 97  
Vilnius



**„Dommo business park“**  
Riga  
Latvia

Acquired	2003	2003	2015	2006	2006	2015
Net leasable area	7,100 sq.m	10,300 sq.m	7,100 sq.m	6,500 sq.m	2,800 sq.m	12,800 sq.m
Property value	EUR 12.2 million	EUR 10.5 million	EUR 14.7 million	EUR 9.3 million	EUR 3.0 million	EUR 8.2 million
Occupancy	100%	99%	92%	76%	67%	100%

\*The nominal value per share amounted to EUR 1.45

\*\*<https://bre.invl.com/lit/en/for-investors/reports/formulas-of-performance-indicators>