

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.

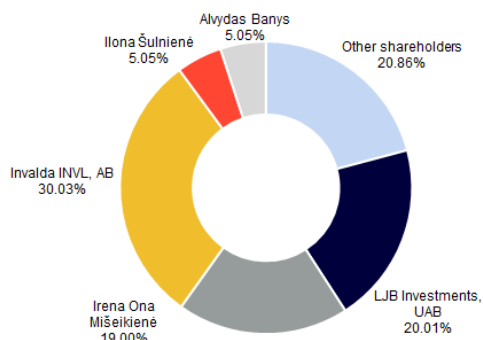
Asset under management: At the end of 2020 about 26,000 sq. m. of real estate in Vilnius and Riga – offices and commercial premises, warehouse properties. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

Management of the company: 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 license, the term of company's activity may be further extended for a period of no longer than 20 years. Upon receipt of the license, the company's management was transferred to the Management company INVL Asset Management.

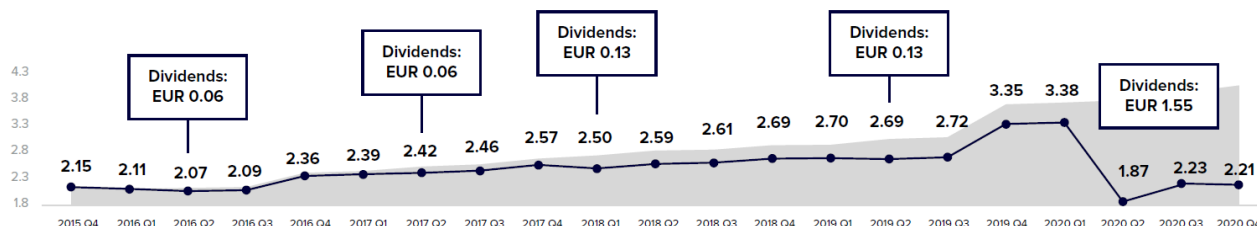
Main information about securities of the Company

Shareholders votes (%)

ISIN code	LT0000127151
Amount of shares, units	13,150,000
Nominal value per share, EUR	1.45
Share price, EUR (as of 31.12.2020)	2.16
Last approved dividends, EUR per share	1.55
Consolidated equity, mln. EUR	28.87
Net asset value per share, EUR	2.21



INVL Baltic Real Estate growth of net asset value, EUR/share and dividend allocation



(the number of shares actually redeemed and not on the total number of redemption shares submitted, the net asset value would be EUR 2.1567 per share).

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



This year was very fruitful for the Company in terms of achieving its long-term goals which resulted in the particularly successful sale transactions of the IBC and Vilnius Vartai Business Centres.

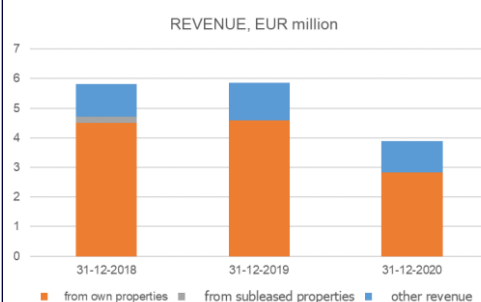
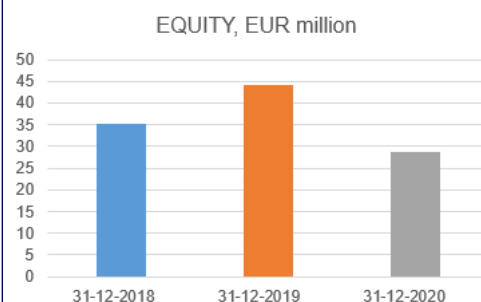
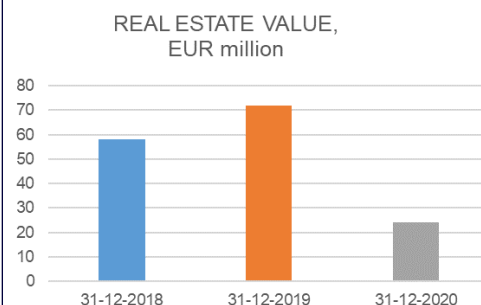
The first quarter of 2020 saw the completion of the sale transaction of the IBC Business Centre with the value of EUR 33 million. This had a positive impact of EUR 7.6 million on the 2019 profits. In the third quarter of the last year, the share of the Vilnius Vartai Business Centre held by the Company was sold for EUR 20 million. This transaction had a positive impact of EUR 4.4 million on the Company's profits in 2020. Since the acquisition of this Business Centre in 2016, the Company has earned a total of EUR 11 million from this property for its shareholders.

In 2020, the consolidated net operating income of INVL Baltic Real Estate from its own properties amounted to EUR 2.2 million or 8.5 % more than in 2019 (EUR 2.0 million). The consolidated income of INVL Baltic Real Estate in 2020 was EUR 3.90 million or 34 % less than in 2019 (EUR 5.9 million), from which the consolidated net operating income from its own properties decreased by 39 % to EUR 2.8 million.

A drop in both net consolidated income and consolidated income was caused by the sale transactions of the IBC and Vilnius Vartai Business Centres completed during the past year. In 2020, the consolidated net operating income from own unsold properties amounted to EUR 1.3 million or 62% more than in 2019 (EUR 0.8 million).

Last year was the first year of activity for the Talent Garden Vilnius coworking space managed by the Company which, despite the challenges posed by the ongoing pandemic, was productive and laid the foundations for its long-term and successful operations. The greatest achievement is a high-quality and solid client community gathered in the Talent Garden Vilnius coworking space which allowed to maintain a high occupancy rate of the space even during the year full of challenges triggered by the pandemic.

Portfolio, thousand EUR	31.12.2018	31.12.2019*	31.12.2020*
Operational Property investments	53,455	34,086	20,504
Property Investment redevelopment	350	-	-
Other investment properties	4,490	37,798	3,629
TOTAL PROPERTY VALUE	58,295	71,884	24,133
Rent Income from own properties during 12 months period	4,514	4,633	2,832
NOI (Net Operating Income) from own properties during 12 months period	3,027	2,033	2,205
NLA (Net Leasable Area), sq.m.	46,876	47,176	22,600
Balance sheet, million EUR	31.12.2018	31.12.2019*	31.12.2020*
Investment properties	58.30	71.88	24.13
Cash	0.73	1.04	16.03
Other assets	0.87	2.46	1.78
TOTAL ASSETS	59.90	75.38	41.94
Borrowings from credit institutions	22.63	24.76	9.49
Borrowings from Invalda INVL group	-	1.51	-
Other liabilities	1.95	5.09	3.58
TOTAL LIABILITIES	24.58	31.36	13.07
EQUITY	35.32	44.02	28.87
Equity per share	EUR 2.69	EUR 3.35	EUR 2.21
Profit (loss) statement, million EUR	01.01.2018-31.12.2018	01.01.2019-31.12.2019*	01.01.2020-31.12.2020*
Revenue	5.82	5.90	3.90
<i>from own properties</i>	4.51	4.6	2.83
<i>from subleased properties</i>	0.20	-	-
<i>other revenue</i>	1.11	1.3	1.07
Investment property revaluation	1.47	11.50	4.96
Net profit	3.17	10.42	5.42
Earnings per share	EUR 0.24	EUR 0.79	EUR 0.41
Borrowings	31.12.2018	31.12.2019*	31.12.2020*
Borrowings, thousand EUR	22,625	26,266	9,486
Borrowings to value of investment properties**	38.80	36.54	39.31
Gearing ratio**	0.38	0.36	-0.29
Interest coverage ratio**	4.75	2.72	2.87
Bank's Debt Service Coverage Ratio**	1.59	0.99	0.08



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



„Žygis Business centre
Žygio str. 97
Vilnius



„Dommo business park”
Riga
Latvia

	2006	2006	2015
Acquired (Sold)			
Net leasable area	6,900 sq m	2,900 sq m	12,800 sq m
Property value	EUR 12.7 million	EUR 3.1 million	EUR 8.4 million
Occupancy	96%	72%	100%

*The increase of the results in 2019 was mainly influenced by the revaluation of the assets of IBC Business Center at its actual sale price dated 06-03-2020. Financial results of 2020 has influenced by sale transaction of Business Centre Vilnius Vartai completed on 30-09-2020.

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