

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.

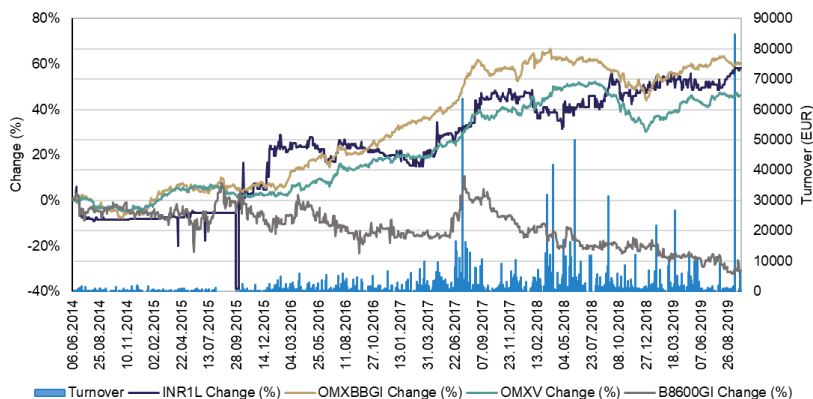
Management of the Company: On 22 December 2016 the Bank of Lithuania issued the closed-ended type investment company operating license for INVL Baltic Real Estate enabling to engage in the closed-ended type investment company's activities under the Republic of Lithuania Collective investment undertakings act. The special closed-ended type real estate investment company will work 30 years from receiving the special closed-ended real estate investment company 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

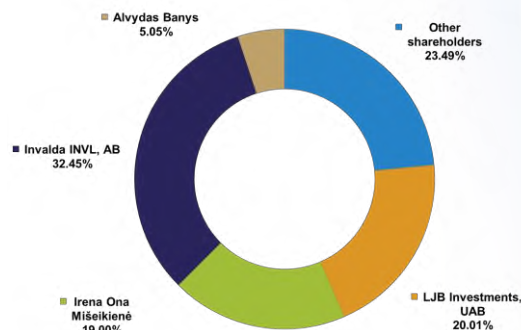
ISIN code	LT0000127151
Amount of shares, units	13,150,000
Nominal value per share, EUR	1.45
Share price, EUR (as of 30.09.2019)	2.58
Last approved dividends, EUR per share	0.13
Consolidated equity, thousand EUR	35,749
Net asset value per share, EUR	2.7185

INR1L
Nasdaq Baltic Listed

INVL Baltic Real Estate change of share price and indexes



Votes as of 30 September 2019



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



INVL Baltic Real Estate's consolidated net operating income from its properties in the first three quarters of this year was EUR 1.36 million, or 40.3% less than in the corresponding period of 2018 (when it was EUR 2.3 million).

INVL Baltic Real Estate's consolidated revenue for the period was EUR 4.4 million, or 1.1 % more than in the first three quarters of 2018 (EUR 4.3 million). Of that, consolidated leasing income from owned properties increased 2.3 % to EUR 3.5 million.

We consider the first nine months of this year as successful – we maintained the properties' high level of occupancy. In the third quarter, we worked most actively on developing the Talent Garden Vilnius co-working space, which will open its doors at the end of this year in a building the company owns in the Old Town of Vilnius, occupying more than 2,000 sq. m.

The IBC Business Centre, the largest of INVL Baltic Real Estate's properties, further maintained a high level of occupancy and increased its leasing income, which grew 4.2 % from the same period of 2018 to EUR 1.5 million.

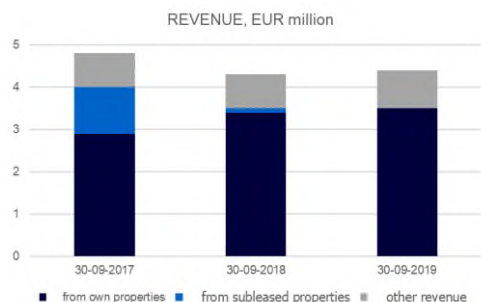
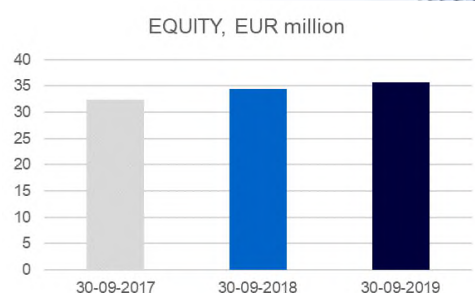
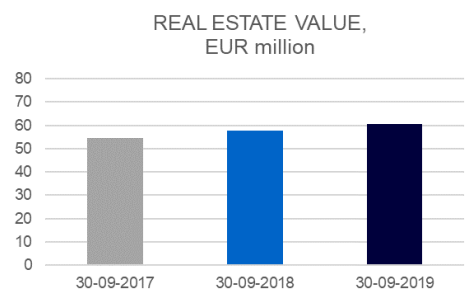
We are pleased with the company's positive results and for our part will continue seeking to increase of the value of its property holdings.

Portfolio, thousand EUR	30.09.2017	30.09.2018	30.09.2019
Operational Property investments	50,114	52,945	55,264
Property Investment redevelopment	350	350	350
Other investment properties	4,042	4,376	4,890
TOTAL PROPERTY VALUE	54,506	57,671	60,504
Rent Income from own properties during 9 months period	2,889	3,376	3,455
NOI (Net Operating Income) from own properties during 9 months period	1,880	2,272	1,356
NLA (Net Leasable Area), sq.m.	45,676	46,876	47,176

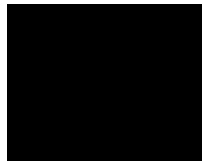
Balance sheet, million EUR	30.09.2017	30.09.2018	30.09.2019
Investment properties	54.5	57.7	60.5
Cash	0.7	0.6	0.7
Other assets	1.5	0.9	2.2
TOTAL ASSETS	56.7	59.2	63.4
Borrowings from credit institutions	21.1	22.8	24.6
Other liabilities	3.2	2.0	3.1
TOTAL LIABILITIES	24.3	24.8	27.7
EQUITY	32.4	34.4	35.7
Equity per share*	EUR 2.46	EUR 2.61	EUR 2.72

Profit (loss) statement, million EUR	01.01.2017-30.09.2017	01.01.2018-30.09.2018	01.01.2019-30.09.2019
Revenue	4.8	4.3	4.4
<i>from own properties</i>	2.9	3.4	3.5
<i>from subleased properties</i>	1.1	0.1	-
<i>other revenue</i>	0.8	0.8	0.9
Investment property revaluation	1.1	0.85	1.7
Net profit	2.1	2.2	2.1
<i>Earnings per share*</i>	<i>EUR 0.16</i>	<i>EUR 0.17</i>	<i>EUR 0.16</i>

Borrowings	30.09.2017	30.09.2018	30.09.2019
Borrowings, thousand EUR	21,097	22,828	24,578
Borrowings to value of investment properties**	38.7	39.6	40.6
Gearing ratio**	0.39	0.39	0.40
Interest coverage ratio**	4.10	5.01	2.42
Bank's Debt Service Coverage Ratio**	1.67	1.63	0.86



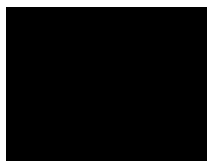
IBC Class A Business centre
Šeimyniškių str. 1,
Šeimyniškių str. 3
Vilnius



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	7,200 sq.m	10,400 sq.m	7,100 sq.m	6,500 sq.m	2,900 sq.m	12,800 sq.m
Property value	EUR 12.5 million	EUR 10.5 million	EUR 15.3 million	EUR 10.4 million	EUR 3.0 million	EUR 8.4 million
Occupancy	100%	97%	87%	71%	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>