

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.

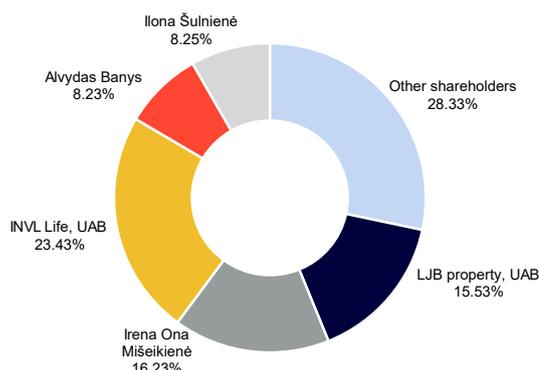
Asset under management: At the end of 2023 about 32,000 sq. m. of real estate in Vilnius and Riga – offices and commercial premises, warehouse properties. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

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.

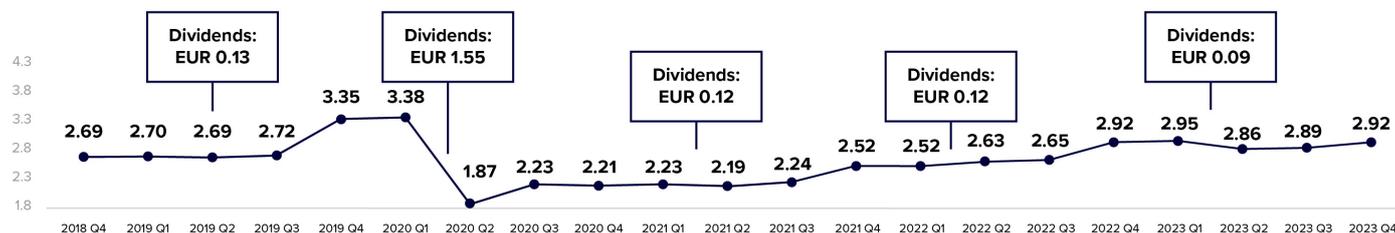
Main information about securities of the Company

ISIN code	LT0000127151
Amount of shares, units	8,061,414
Nominal value per share, EUR	1.45
Share price, EUR (as of 29.12.2023)	2.1
Last approved dividends, EUR per share	0.09
Consolidated equity, mln. EUR	23.52
Net asset value per share, EUR	2.92

Shareholders votes (%)



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



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



Last year has been extremely successful for the Company in achieving long-term operational results.

INVL Baltic Real Estate's consolidated net operating income from its own properties in 2023 amounted to 2.4 million euros or 19 per cent more than in 2022 (2.03 million euros). INVL Baltic Real Estate's consolidated income in 2023 comprised 3.6 million euros or 6 per cent more than in 2022 (3.4 million euros), the consolidated rental income from own property increased by 16 per cent to 2.2 million euros.

The group's net profit in 2023 reached 0.7 million euros, the value of assets under management increased by 5.6 million euros in 2023, and at the end of the year amounted to 42.1 million euros. The value of equity at the end of the year reached 23.52 million euros. The equity value per share was 2.92 euros and increased by 3 per cent (after assessing the dividends paid in 2023) during the year.

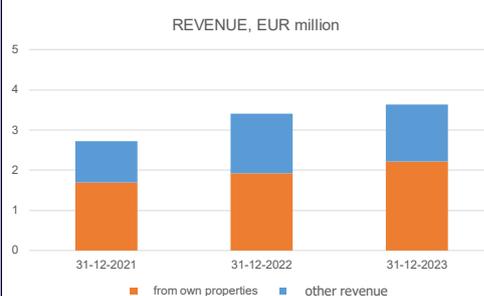
Last year was significant in the development of the object on Vilniaus st. 37 – in April, the maintenance and repair works of the object have been started, upon completion of which at the end of 2024, we will offer to the market about 2,200 sq.m of leased space on the first and second floors of a high-class office building and catering facilities on the ground floor.

Last year, we made significant progress in the design of the reconstruction of the buildings located at the intersection of Palangos and Vilniaus streets in the capital. Currently, together with the design company Viltakta, we are about to complete the preparations for the technical project of reconstruction of the buildings. We plan that after the reconstruction, the above-ground area of the complex should increase by approximately 3,600 sq. m.

We are glad that Talent Garden Vilnius managed to maintain the maximum level of occupancy of the space for the fourth year in a row and continuously improve its financial results. Thanks to the successful operations of Talent Garden Vilnius and other lease agreements signed in previous periods, in 2023, the net rental income of the object on Palangos st. 4 / Vilniaus st. 33 increased by 19 per cent compared to 2022, and amounted to 1.5 million euros.

In 2023, the premises managed by INVL Baltic Real Estate were characterised by a high occupancy rate and improving operating results. We are glad that our customers continue to remain loyal and trust INVL Baltic Real Estate as a reliable and long-term partner. In the coming years, we will continue to meet the expectations of our customers and increase the value for investors.

Portfolio, thousand EUR	31.12.2021	31.12.2022	31.12.2023
Operational Property investments	22,990	26,595	31,069
Property Investment redevelopment	2,630	4,898	5,951
Other investment properties	3,996	4,934	5,038
TOTAL PROPERTY VALUE	29,616	36,427	42,058
Rent Income from own properties during 12 months period	1,694	1,919	2,217
NOI (Net Operating Income) from own properties during 12 months period	1,615	2,030	2,424
NLA (Net Leasable Area), sq.m.	24,200	22,850	25,800
Balance sheet, million EUR	31.12.2021	31.12.2022	31.12.2023
Investment properties	29.62	36.43	42.06
Cash	1.90	1.28	1.28
Other assets	1.51	1.31	1.22
TOTAL ASSETS	33.03	39.02	44.56
Borrowings from credit institutions	9.14	12.82	18.64
Other liabilities	3.60	2.66	2.4
TOTAL LIABILITIES	12.74	15.48	21.04
EQUITY	20.29	23.54	23.52
Equity per share	EUR 2.52	EUR 2.92	EUR 2.92
Profit (loss) statement, million EUR	01.01.2021-31.12.2021	01.01.2022-31.12.2022	01.01.2023-31.12.2023
Revenue	2.73	3.41	3.63
<i>from own properties</i>	1.69	1.92	2.22
<i>other revenue</i>	1.04	1.49	1.41
Investment property revaluation	2.85	3.98	(0.2)
Net profit	3.40	4.22	0.7
Earnings per share	EUR 0.37	EUR 0.52	EUR 0.09
Borrowings	31.12.2021	31.12.2022	31.12.2023
Borrowings, thousand EUR	9,142	12,817	18,644
Borrowings to value of investment properties*	30.87	35.19	44.33
Gearing ratio*	0.26	0.33	0.42
Interest coverage ratio*	3.73	3.63	1.53
Bank's Debt Service Coverage Ratio*	1.61	1.74	1.14



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



Building
Vilniaus str. 37,
Vilnius



Building of
Pramogų bankas
A. Stulginskio str. 8
Vilnius



„Žygis Business
centre
Žygio str. 97
Vilnius



„Dommo
business park“
Riga
Latvia

Acquired	2006	2022	2023	2006	2015
Net leasable area	6,900 sq. m.	260 sq. m.	3,000 sq. m.	2,900 sq. m.	12,800 sq. m.
Property value	EUR 17.5 million	EUR 6.1 million	EUR 4.2 million	EUR 3.9 million	EUR 10.3 million
Occupancy	91%	100%	85%	100%	100%

* <https://bre.invl.com/en/for-investors/financial-information-and-reports/>

** The 257 sq. m. building area, which is suitable for rent is leased. The other building area is being reconstructed.