

Fund overview

| | |
|---|----------------------------------|
| Ticker (TLN/STO) | NHCBHFFT/ NHCBHFFSDB |
| Fund manager | Northern Horizon Capital AS |
| Number of units | 119 635 429 |
| Type | closed-end contractual evergreen |
| Unit Net Asset Value, EUR | 0.9087 |
| Size | 268 273 EUR thousand |
| Equity | 108 716 EUR thousand |
| LTV | 60% |
| Distribution to investors since first listing | approx. 45.3 mEUR |

Portfolio

| | |
|--------------------------------|---------------------|
| Cost of debt ² | 5.80% |
| NOI for Q2 2023 - Q1 2024 | 13 210 EUR thousand |
| NOI for 2023 | 14 617 EUR thousand |
| Number of cash-flow properties | 12 |
| GRESB rating | ★★★★☆ |
| Portfolio NIY ¹ | 4.50% |
| Occupancy rate ² | 83.5% |

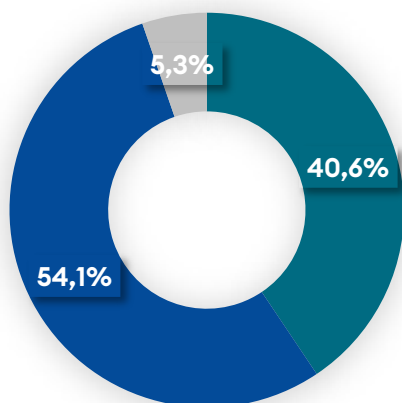
¹ The net initial yield (NIY) is calculated by dividing annualized NOI by the market value of the property. Data is as of Q1 2024

² As of March 31, 2024

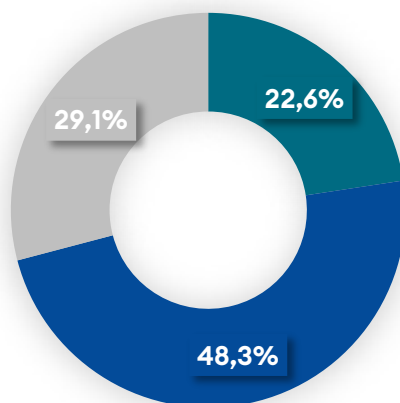
Summary of recently signed lease agreements

| Property | Tenant name | Net Leased area, sqm |
|--------------|-------------|----------------------|
| Meraki BC | Narbutas | 3,015 |
| Postimaja SC | Kilomax | 774 |
| Europa SC | Eurokos | 478 |
| Meraki BC | Hertz | 454 |
| Others | | 789 |
| Total | | 5,509 |

Properties by NOI (Q1 2024)



■ Office ■ Retail ■ Leisure



■ Estonia ■ Latvia ■ Lithuania

Fund objective

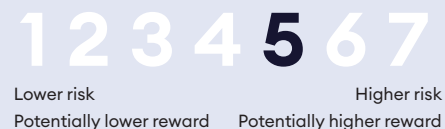
Baltic Horizon's primary focus is to invest directly into commercial real estate located in Estonia, Latvia and Lithuania with a particular focus on the capitals – Tallinn, Riga and Vilnius.

The Fund aims to pay regular dividends and create long-term value from active asset management of its holdings.

Financial goals

- 10-12% return on equity p.a.
- 40-50% long-term leverage target
- Equity Ratio > 35.0%
- Debt Service Coverage Ratio > 1.10

Risk and reward profile



Fund management

Baltic Horizon Fund is managed by Northern Horizon Capital AS, a subsidiary of Northern Horizon group. Northern Horizon Capital AS is a licensed AIFM and is supervised by Estonian FSA.

Tarmo Karotam
Fund Manager
tarmo.karotam@nh-cap.com
+372 5089044



Owned properties

| Property name | City | NLA (m ²) | % of NOI for Q1 2024 |
|--|------------------|-----------------------|----------------------|
| Lincona BC | Tallinn | 10 767 | 8.98% |
| CC Plaza | Tallinn | 7 914 | 5.31% |
| Pirita SC | Tallinn | 5 425 | 7.33% |
| Postimaja SC | Tallinn | 9 232 | 11.20% |
| Sky SC | Riga | 3 259 | 3.61% |
| Upmalas Biroji BC | Riga | 11 212 | 7.30% |
| Vainodes I BC | Riga | 8 128 | 12.19% |
| S27 BC | Riga | 7 450 | 2.64% |
| Galerija Centrs SC | Riga | 19 361 | 15.82% |
| Europa SC | Vilnius | 17 047 | 9.97% |
| North Star BC | Vilnius | 10 631 | 13.96% |
| Meraki BC | Vilnius | 8 224 | 1.69% |
| SC - Shopping centre BC - Business centre | Total NLA | 118 650 | 100% |

Top tenants

Rimi (ICA Group)
Latvian State Forestry
Apollo Group
Latvian State Police
Lithuania Tax Inspectorate
Narbutas
IKI
Swedbank

Top 5 investors

Svenska kyrkans pensionskassa
SEB Baltic Pensions
Skandinaviska Enskilda Banken S.A.
Vienna Insurance Group
VP Bank S.A.

Fund facts

As of Q1 2024, Baltic Horizon Fund is one of the biggest real estate funds listed in the Baltics.

Baltic Horizon Fund is also the first AIF on the alternative (SDR) investment funds list of Nasdaq Stockholm.

Baltic Horizon Fund has been honoured with a Gold BPR Award for its financial reporting from the European Public Real Estate Association (EPRA) for the fourth year in a row.

Baltic Horizon Fund operates under the REIF concept where vast majority of Fund's cash earnings are paid out to investors.

Baltic Horizon Fund has declared approx. 45.3 mEUR dividend distribution to investors since first listing in 2016.

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Office portfolio overview

Fund has successfully prolonged all major lease agreements in the portfolio during January-March 2024.

Since November 2023, Funds team has successfully signed leases totaling over 4,500 sq. m in the Meraki asset, culminating in a substantial increase in occupancy level to above 90%. The international office furniture company NARBUTAS signed a record-setting co-operation agreement for 3,200 sq. m and became Funds partner in Meraki Business Home.

Retail portfolio overview

Reflecting the progressive evolution of Baltic Horizon Fund retail portfolio, Fund has recently finalized agreements with Perfectus Clinic and Suit Supply in Europa SC.

Postimaja is now fully occupied, with the remaining premises leased out to Kilomax. Additionally, strategic efforts were made to enhance the H&M store at Postimaja, incorporating the H&M Home concept to strengthen the long-term partnership between the Fund and this key tenant.

Fund anticipate the introduction of several new and exciting areas in shopping centres in the coming months, in line with lease agreements totalling 4,282 sq. m signed in April 2024.

Gross & Net Asset Value

At the end of Q1 2024, the Fund's GAV was EUR 268.3 million (31 December 2023: EUR 261.1 million), 3.1% higher than at the end of the previous period. The increase is mainly related to the new loans taken by Europa and North Star from Šiaulių bankas, which were mainly used for partial early repayment of short-term bonds.

As of 31 March 2024, the Fund's NAV was EUR 108.7 million (31 December 2023: EUR 109.5 million). Compared to the year-end 2023, the Fund's NAV decreased by 0.7%. The operational performance result was offset by one-off EUR 0.3 million transaction costs and financial expenses.

Net profit and net rental income

In Q1 2024, The Group recorded a net loss of EUR 624 thousand against a net profit of EUR 22 thousand for Q1 2023. The net result was strongly impacted by higher financial expenses and one-off transaction fees.

The Group earned net rental income of EUR 2.8 million in Q1 2024 (Q1 2023: 4.2 million). The results for Q1 2023 include two months' net rental income of the Domus Pro Retail and Office property (EUR 0.3 million) and the full-quarter net rental income of the Duetto properties (EUR 0.7 million), which were sold in February and May 2023, respectively.