



# Baltic Horizon Fund

## 2024 mid-year valuation summary

Property	Type	NLA	NOI	Discount Rate	Exit Yield	Market Value	Valuation Report
<b>EE Coca Cola Plaza, Postimaja</b>	Cinema, Shopping Centre	17 215	2 011 711	9,15%	7%	33 430 000	Valuation advice
<b>EE Pirita Keskus</b>	Shopping Centre	5 425	722 779	9,7%	8%	9 270 000	Valuation advice
<b>EE Lincona</b>	Office Complex	10 760	973 580 (excl. Capex)	9,45%	7,5%	13 850 000	Valuation advice
<b>LT Europa</b>	Shopping Centre	17 081	2 186 188	9,15%	7%	36 510 000	Valuation advice
<b>LT Meraki</b>	Office Complex	8 710 (excl. development)	916 764 (Y1) / 1 291 412 (Y2)	9,15%	7,5%	15 950 000	Valuation advice
<b>LT North Star</b>	Office Complex	10 631	1 211 626	8,6%	7%	19 020 000	Valuation advice

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LV Galerija Centrs	Shopping Centre	19 147	3 374 723	8,6%	7%	60 080 000	Valuation advice
LV Sky	Shopping Centre	3 259	421 491 (excl. Capex)	9,64	8,25%	4 940 000	Valuation advice
LV Vainodes	Office Complex	8 128	1 341 659	9,15%	7,5%	15 860 000	Valuation advice
LV Upmalas Biroji	Office Complex	11 213	1 072 569	9,15%	7,75%	19 200 000	Valuation advice
LV LNK Centre	Office Complex	7 788	196 266 (Y1) / 1 047 376 (Y2)	8,6%	7%	11 570 000	Valuation advice

**Date of valuation:** 2024-06-30

**Purpose of valuation:** Internal use

**Valuers:** Linas Daukus, MRICS / valuer, Priit Vender, level 7 valuer, Mihkel Männik, level 5 valuer, Vineta Ozolina, MRICS / valuer, Kristina Pilipavičiūtė, valuer

**Valuers' status:** Independent External Valuer

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