



Baltic Horizon Fund

**Extraordinary General Meeting
6 August 2024**



Extraordinary General Meeting

1. Opening of the meeting

The meeting opening by Tarmo Karotam. Tarmo Karotam acts as chairman of the meeting and Jana Karimova as recording secretary.

2. Legality and quorum of the meeting

Quorum has been reached, investors are able to adopt the proposed resolutions as the Management Company has convened a repeat meeting in accordance with section 10.11 of the Baltic Horizon Fund rules.

3. Agenda

The agenda of the meeting of the unit-holders of the fund was as follows:

1. Resolution on the issuance of new units by way of private placement in 2024 in order to strengthen the balance sheet of Baltic Horizon Fund.

Northern Horizon Capital AS proposes that the General Meeting resolves to issue new Baltic Horizon Fund units under the following conditions:

- The new units are to be issued at a price corresponding to the weighted average price of Baltic Horizon Fund units on the Nasdaq Tallinn Stock Exchange during the past 90 days, calculated on and including the trading day preceding to the first day of the subscription period;
- Proceeds from the issuance of new units will be used for investments into existing real estate properties and/or to deleverage Baltic Horizon Fund's portfolio;
- The new units will be issued at once or on several occasions during 2024, as decided by Northern Horizon Capital AS, based on the funding needs of Baltic Horizon Fund;
- The new units will be issued by way of private placement, i.e. no public offering will be made and no prospectus registered. The new units to be issued represent, over a period of 12 months, less than 20 % of the number of Baltic Horizon Fund units already admitted to trading.

4. Course of the meeting

The voting instructions forwarded by powers of attorney resulted in 21 million votes in favour of the resolution and around 192,000 votes against the resolution. Physically attending investors can cast their votes in writing. The final calculations will be made by the end of the meeting.

Improving the capital structure of the Fund

- The goal is to **improve the capital structure of the Fund** and show a stronger monthly operating profit within 12 months;
- Target **LTV is at 50% to be achieved in debt refinancing and reduction** in line with industry standards in the region;
- The goal is also to **improve financial position** and reduce the overall Fund risk for the investors;
- **EUR 8 million** of bond has been refinanced in July but the **NOI will be recovering** over the coming quarters with the tenants moving in over the next 12 months while **cost of debt is decreasing**;
- Fund's goal is to achieve a **portfolio occupancy of at least 90% by end of 2024 and 95% by end of 2025**.
- Current monthly **NOI is EUR 1 mEUR** and the aim is to reach a monthly **NOI of up to EUR 1,4 mEUR** in 2025.
- There is also a **CAPEX need** in order to reach the **maximum NOI potential**;





For more information

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