

Fund overview

Ticker (TLN/STO)	NHCBHFFT/ NHCBHFFSDB
Fund manager	Northern Horizon Capital AS
Number of units	143 562 514
Type	closed-end contractual evergreen
Unit Net Asset Value, EUR	0.7099
Size	256 826 EUR thousand
Equity	101 992 EUR thousand
LTV	61%
Distribution to investors since first listing	approx. 45.3 mEUR

Portfolio

Cost of debt ²	6.30%
NOI for Q4 2023 - Q3 2024	11 763 EUR thousand
NOI for 2023	14 617 EUR thousand
Number of cash-flow properties	12
GRESB rating	★★★★☆☆
Portfolio NIY ¹	4.80%
Occupancy rate ²	80.5%

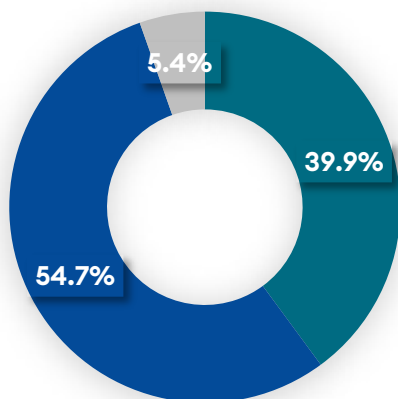
¹ The net initial yield (NIY) is calculated by dividing annualized NOI by the market value of the property. Data is as of Q3 2024

² As of September 30, 2024

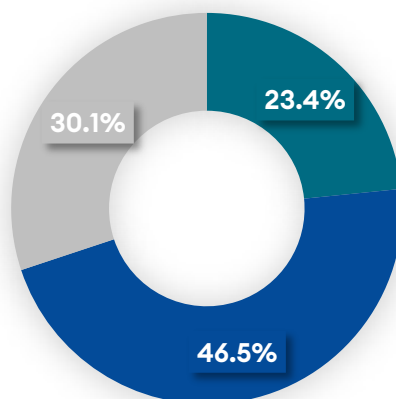
Summary of recently signed lease agreements

Property	Tenant name	Net Leased area, sqm
Galerija Centrs	EXPO GROUP Sp. z o.o.	1 959
North Star	UAB "Edrana Baltic"	514
Upmalas Biroji	BeBe.lv, SIA	390
North Star	UAB Diagnostikos laboratorija	360
North Star	Maisto bankas	351
Others		1 081
Total		4 456

Properties by NOI (Q3 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 > 37.5%
- Debt Service Coverage Ratio > 1.10

Risk and reward profile

1 2 3 4 **5** 6 7

Lower risk Higher risk
Potentially lower reward Potentially higher reward

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 Q3 2024
Lincona BC	Tallinn	10 767	9.02%
CC Plaza	Tallinn	8 121	4.22%
Pirita SC	Tallinn	5 425	7.38%
Postimaja SC	Tallinn	9 232	11.76%
Sky SC	Riga	3 259	4.00%
Upmalas Biroji BC	Riga	11 203	6.99%
Vainodes I BC	Riga	8 128	12.43%
S27 BC	Riga	7 450	-2.03%
Galerija Centrs SC	Riga	19 331	24.71%
Europa SC	Vilnius	17 118	8.33%
North Star BC	Vilnius	10 721	2.22%
Meraki BC	Vilnius	7 870	10.97%
SC - Shopping centre BC - Business centre	Total NLA	118 624	100%

Top tenants

Rimi (ICA Group)
 Latvian State Forestry
 Apollo Group
 Latvian State Police
 Myfitness
 Lithuania Tax Inspectorate
 Narbutas
 Estonian Information System Authority
 Swedbank
 IKI

Top 5 investors

Svenska kyrkans pensionskassa
 Gene Investments
 SEB Baltic Pensions
 Skandinaviska Enskilda Banken S.A.
 Vienna Insurance Group

The Fund's strategic targets

Occupancy >90%+

Portfolio occupancy by the end of 2024

NOI (per year) EUR 18m

Clear ESG and refurbishment strategy with an aim to reach portfolio NOI potential by 2027

Loan-To-Value <50%

LTV target

Asset certification 100%

BREEAM or LEED certified portfolio

GRESB assessment =>4 stars

GRESB real estate assessment rating

Portfolio composition

Consider disposing of non-strategic assets over the next 18 months

For professional use only. Financial results are unaudited. Assumptions, figures, and calculations contained in this publication are intended to be indicative only. This publication is not a formal offering and will not form part of any contract with Northern Horizon Capital Group (NHC) or any third party. This publication does not constitute investment advice, other investment services or ancillary services to investment services. No responsibility is accepted by Northern Horizon Capital for any errors that may be contained in this document, or for any loss occasioned through the reliance on this document. All rights reserved.

© 2024 Northern Horizon Capital. No part of this publication may be produced by any means without prior written permission from Northern Horizon Capital.

Office portfolio overview

In Q1 - Q3, the Baltic Horizon Fund extended leases for more than 6,600 sq. m and signed new agreements for over 8,200 sq. m of office space.

During the nine months of 2024 new leases were signed with leading local and global names such as Narbutas and Hertz, and existing tenants in Meraki expanded their space, which increased the area leased out by over 4,500 sq.m.

North Star in Vilnius has recently seen increased interest from the tenants, resulting in the signing of significant leases with tenants such as Edrana, Maisto Bankas, Antėja and Inmedica.

Retail portfolio overview

Introduction of the new stores and dining options at Galerija Centrs has triggered a 4% year-over-year increase in tenant turnovers, significantly bolstering its overall recovery. We expect footfall to increase even further starting from Q4 2024, as a 2,000 sq. m interactive entertainment centre Kosmopark, operated by Expo GROUP, opened at the end of September. Moreover, the Fund has signed a 2,000 sq. m 12-year lease agreement with My Fitness, which is due to open in December.

Europa SC recently celebrated the opening of the renewed Suitsupply, Tops, Holland & Barrett, which chose Europa for its first store in Lithuania (opened in partnership with Eurokos), and Perfectus clinic.

Gross & Net Asset Value

As of 30 September 2024, the Fund's GAV was EUR 256.8 million (31 December 2023: EUR 261.1 million). The decrease compared to the prior year was mainly related to the negative revaluation of the Fund's investment properties of approx. EUR 12.5 million.

As of 30 September 2024, the Fund's NAV was EUR 101.9 million (31 December 2023: EUR 109.5 million). The NAV decrease was mainly due to the revaluation of investment properties. However, the Fund's NAV increased at the end of September 2024, due to the issuance of new units resulting in approx. EUR 6.29 million of new equity.

Net profit and net rental income

In Q1-Q3 2024, the Group recorded a net loss of EUR 13.4 million compared with a net loss of EUR 15.2 million for Q1-Q3 2023. The result was mainly driven by the property valuation loss. Earnings per unit for Q1-Q3 2024 were negative at EUR 0.09 (Q1-Q3 2023: negative at EUR 0.13).

The Group earned consolidated net rental income of EUR 8.9 million in Q1-Q3 2024 (Q1-Q3 2023: 11.7 million). The results for Q1-Q3 2023 include two months' net rental income of the Domus Pro Retail and Office property (EUR 0.3 million) and five months' net rental income of the Duetto properties (EUR 1.2 million), which were sold in February and May 2023, respectively.