

Mainor Ülemiste AS

Interim Report

July – September 2016



<http://mainorulemiste.ee/opiku/>

Main Events in the 3Q 2016

New Primary School Started at Ülemiste City

A new school - Emili Primary School - opened its doors on the 28th of August. Twenty pupils started their school-journey in the first grade. There is no common lessons in Emili School; every school day starts with setting goals in order to plan the day together with pupils. The new school focuses on children's literacy skills and IT literacy skills as every student has a personal tablet to study and learn programming. The school is based on the national curriculum.

First Tenants Moved to Öpiku Building

Mainor Ülemiste is very proud to announce that ABB Group established its global business service center in the Öpiku building. Other tenants along with the members of the Mainor Group moved also to their new offices in the third quarter.

Recognition at the Enterprise Awards gala "Best Estonian Companies 2016"

Enterprise Estonia, Estonian Chamber of Commerce and Industry and Estonian Employers' Confederation hosted their annual banquet to award the best companies in Estonia. In the competitiveness ranking TecnoPolis Ülemiste and Mainor Ülemiste were on the 3rd and 4th place respectively.

Ülemiste City Key Figures as of 30.09.2016

Rented space	155 100 square meters
Occupancy Rate	97%

Financial Performance

3Q 2016 – Net profit EUR 1,162 thousand

Net Sales and Net Profit

- Net Sales amounted to EUR 1,368 th in 3^d quarter, increase of 7.2 % compared to 3^d quarter of 2015
- Net Profit amounted to EUR 1,162 th, decrease of 8.1 % compared to 3^d quarter of 2015

Expenses

- Operating expenses decreased from EUR 900 th (2Q 2016) to EUR 879 th in 3^d quarter of 2016
- Interest expense on loans and issued bonds amounted to EUR 348 th, increase of 4.2 % compared to 2nd quarter in 2016 (EUR 334 th)

Interest-bearing liabilities

- Mainor Ülemiste AS interest-bearing liabilities amounted to EUR 39,815 th. The Company's three largest creditors at the end of the period were Nordea Bank AB, LHV Pank AS, SEB Pank AS.
- At the end of the reporting period, Mainor Ülemiste had EUR 25,800 th in untapped credit facilities.

Statement of the Management Board

The financial and other additional information published in the Interim Report July – September 2016 is true and complete. Consolidated financial statements give a true and fair view of the actual financial position, results of operations and cash flows of the group.

Consolidated financial statements in the report for the period July – September 2016 are not audited.



Margus Nõlvak
Member of the Management Board
Tallinn, 28.10.2016

Consolidated Income Statement

(according to IFRS)

In thousands Euros

	3Q 2015	4Q 2015	1Q 2016	2Q 2016	3Q 2016
Sales	1 252	1 356	1 367	1 334	1 368
Cost of Sales	-362	-447	-466	-456	-463
Administrative expenses	-345	-416	-421	-430	-402
Depreciation	-8	-13	-12	-14	-14
Income from associate companies	705	826	881	674	891
Other operating income	1	5	0	1	0
Other operating expenses	-2	2	-4	-3	-1
Operating profit	1 241	1 313	1 345	1 106	1 379
Other finance income	83	219	86	93	131
Interest paid and fees	-249	-258	-279	-334	-348
Income tax	0	0	0	0	0
Net profit*	1 075	1 274	1 152	865	1 162

* Without change of valuation of Mainor Ülemiste AS's and associate companies' investments properties.

Consolidated Balance Sheet

(according to IFRS)

In thousands Euros

Mainor Ülemiste AS	30.09.2015	31.12.2015	31.03.2016	30.06.2016	30.09.2016
Tangible and intangible assets	118	106	120	121	122
Property	63 498	67 130	70 812	75 148	78 438
Other	9 738	9 817	9 895	10 240	9 744
Financial assets*	23 676	24 995	25 876	25 681	26 572
Receivables	902	766	953	1 428	842
Cash	5 499	5 878	6 188	6 096	7 235
Total assets	103 431	108 692	113 844	118 714	122 953
Owners' equity					
Share capital	19 200	19 200	19 200	19 200	19 200
Mandatory reserves	1 920	1 920	1 920	1 920	1 920
Retained earnings*	54 969	57 509	58 661	58 733	59 895
Total equity	76 089	78 629	79 781	79 853	81 015
Liabilities					
Debt	24 606	27 659	31 213	35 798	39 815
Other liabilities	414	497	682	672	632
Accounts payable	2 321	1 907	2 168	2 391	1 491
Total liabilities	27 341	30 063	34 063	38 861	41 938
TOTAL LIABILITIES & OWNERS' EQUITY	103 430	108 692	113 844	118 714	122 953

* Without change of valuation of Mainor Ülemiste AS's and associate companies' investments properties.

Consolidated Cash Flow Statement

In thousands Euros

Mainor Ülemiste AS	3Q 2015	4Q 2015	1Q 2016	2Q 2016	3Q 2016
Operating activities					
Net result for the period	1 075	1 274	1 152	865	1 162
Adjustment:					
Depreciation	8	8	12	14	14
Income from associate companies	-705	-826	-881	-674	-891
Financial income and expenses	166	39	86	93	131
Change in operating assets	-148	-300	-210	-185	220
Change in operating liabilities	281	80	517	223	-728
Interest received	4	1	9	9	85
Dividends received	176	350	0	434	217
Interest paid and fees	-249	-212	-279	-319	-330
Income tax	0	0	0	0	0
Net cash flow from operating activities	608	414	406	460	-120
Investing activities					
Investments in tangible and intangible assets	-59	-1	-15	-10	-25
Proceeds from sale of tangible and intangible assets	0	0	0	0	0
Investments in investment properties	-1 929	-3 052	-3 506	-4 336	-3 226
Loans granted	-39	-39	-10	0	0
Repayment of loans granted	0	0	0	0	490
Acquisition of associates	-1	0	0	0	0
Cash flows from investing activities	-2 028	-3 092	-3 531	-4 346	-2 761
Financing activities					
Bond issue	461	2 865	538	311	0
Increase in long-term loans	1 837	400	3 226	4 479	4 226
Decrease in long-term loans	-206	-208	-209	-206	-206
Dividends paid	0	0	-120	-790	0
Cash flows from financing activities	2 092	3 057	3 435	3 794	4 020
Total cash flow	672	379	310	-92	1 139
Cash and cash equivalents at period-start	4 827	5 499	5 878	6 188	6 096
Change in cash and cash equivalents	672	379	310	-92	1 139
Cash and cash equivalents at period-end	5 499	5 878	6 188	6 096	7 235

Mainor Ülemiste AS
 Valukoja 8
 11415 Tallinn, Estonia
 Phone +372 5304 6992
 E-mail info@mainorulemiste.ee
www.mainorulemiste.ee