

Activity: operating since 1997, real estate investment company INVL Baltic Real Estate seeks to ensure the growth of leasing income and to profit on investments in commercial real estate.

Shares: listed on the Baltic Secondary List of Nasdaq Vilnius stock exchange since 2014.

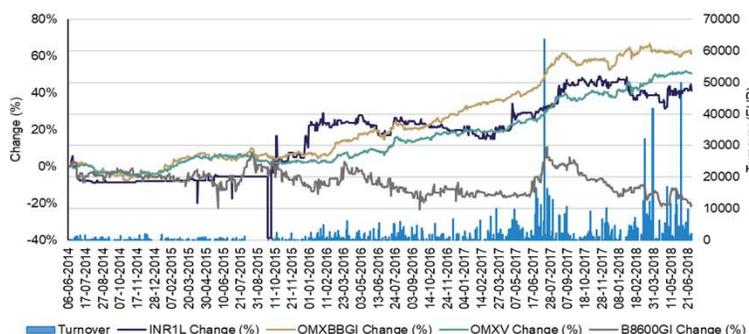
Assets under management: about 57,000 sq. m. of real estate in Vilnius and Riga – mostly business centres, manufacturing, warehouse properties and other commercial premises. These properties generate stable cash flows and most of them have high occupancy rates. In addition, some of them have further development potential.

Management of the Company: On 22 December 2016 the Bank of Lithuania issued the closed-ended type investment company operating license for INVL Baltic Real Estate enabling to engage in the closed-ended type investment company's activities under the Republic of Lithuania Collective investment undertakings act. The special closed-ended type real estate investment company will work 30 years from receiving the special closed-ended real estate investment company license, the term of company's activity may be further extended for a period of no longer than 20 years. Upon receipt of the license, the company's management was transferred to the Management company INVL Asset Management.

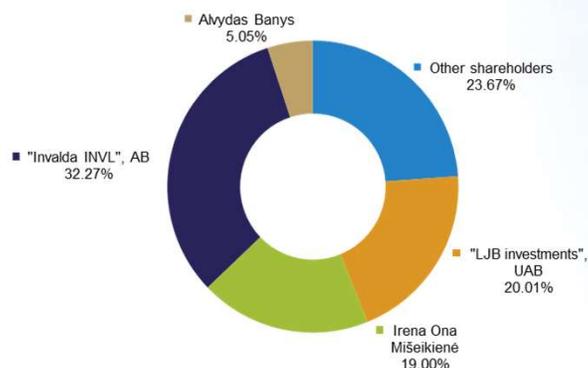
Main information about securities of the Company	
ISIN code	LT0000127151
Amount of shares, units	13,150,000
Nominal value per share, EUR	1.45
Share price, EUR (as of 30.06.2018)	2.30
Last approved dividends, EUR per share	0.13
Consolidated equity, thousand EUR	32,058
Net asset value per share, EUR	2.5900

INR1L
Nasdaq Baltic Listed

INVL Baltic Real Estate change of share price and indexes



Votes as of 30 June 2018



Comment made by INVL Asset Management real estate fund manager Vytautas Bakšinskas



INVL Baltic Real Estate's consolidated net operating income from its properties in the first half of 2018 was EUR 1.7 million, or 43 per cent more than in the same period of 2017 (EUR 1.2 million). The company's consolidated revenue in the first half of 2018 was EUR 2.9 million, or 11 per cent less than in the same period of 2017 (EUR 3.3 million), while among them consolidated leasing income from property holdings increased 19 per cent to EUR 2.2 million.

We see the first half of this year as successful. Net operating income grew due to both the groundwork done until now and effective asset management. The reconstruction of the Vilnius Gates business centre which was completed last year is giving the expected results: net operating income from that property alone increased 8 times in the first half of the year to EUR 0.45 million. The IBC Business Centre, which is the largest of the properties INVL Baltic Real Estate owns, continued to maintain a high level of occupancy and increase leasing income, which rose 1.7 per cent compared with the first half of 2017 to EUR 0.956 million.

INVL Baltic Real Estate's other properties also showed high occupancy levels and growing financial results. Steadily improving performance had a positive impact on the value of the company's property holdings, which rose EUR 1.2 (because of EUR 0.85 million revaluation) from the start of the year to EUR 57.5 million.

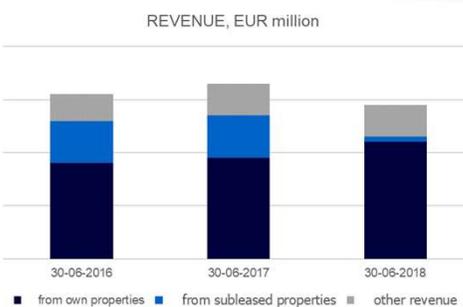
We are pleased with the positive results of the company and we'll strive to continue increasing the value of the property holdings.

Portfolio, thousand EUR	30.06.2016	30.06.2017	30.06.2018
Operational Property investments	46,355	49,678	52,791
Property Investment redevelopment	1,720	350	350
Other investment properties	3,735	4,042	4,376
TOTAL PROPERTY VALUE	51,810	54,070	57,517
Rent Income from own properties during 6 months period	1,772	1,893	2,257
NOI (Net Operating Income) from own properties during 6 months period	1,151	1,182	1,695
NLA (Net Leasable Area), sq.m.	48,476	48,476	46,576

Balance sheet, million EUR	30.06.2016	30.06.2017	30.06.2018
Investment properties	51.8	54.1	57.5
Cash	0.7	0.3	0.6
Other assets	2.1	1.7	1.2
TOTAL ASSETS	54.6	56.1	59.3
Borrowings from credit institutions	21.9	21.3	23.1
Other liabilities	5.5	3.0	2.1
TOTAL LIABILITIES	27.4	24.3	25.2
EQUITY	27.2	31.8	34.1
Equity per share*	EUR 2.07	EUR 2.42	EUR 2.59

Profit (loss) statement, million EUR	01.01.2016-30.06.2016	01.01.2017-30.06.2017	01.01.2018-30.06.2018
Revenue	3.1	3.3	2.9
<i>from own properties</i>	1.8	1.9	2.2
<i>from subleased properties</i>	0.8	0.8	0.1
<i>other revenue</i>	0.5	0.6	0.6
Investment property revaluation	-	1.0	0.85
Net profit	0.6	1.5	1.9
<i>Earnings per share*</i>	<i>EUR 0.05</i>	<i>EUR 0.12</i>	<i>EUR 0.15</i>

Borrowings	30.06.2016	30.06.2017	30.06.2018
Borrowings, thousand EUR	21,939	21,266	23,108
Borrowings to value of investment properties**	42.3	39.3	40.2
Gearing ratio**	0.44	0.40	0.40
Interest coverage ratio**	3.36	3.85	5.93
Bank's Debt Service Coverage Ratio**	1.83	1.56	2.14



IBC Class A Business centre
Šeimyniškių str. 1,
Šeimyniškių str. 3
Vilnius



IBC Class B Business centre
A. Juozapavičiaus
str. 6, Vilnius



Business centre Vilnius Gates
Gynėjų str. 14
Vilnius



Office building
Palangos str. 4/
Vilniaus str. 33
Vilnius



Žygis Business centre
Žygio str. 97
Vilnius



„Dommo business park“
Riga
Latvia

Acquired	2003	2003	2015	2006	2006	2015
Net leasable area	7,100 sq.m	10,300 sq.m	7,100 sq.m	6,400 sq.m	2,600 sq.m	12,800 sq.m
Property value	EUR 12.1 million	EUR 10.5 million	EUR 14.5 million	EUR 8.9 million	EUR 2.8 million	EUR 8.2 million
Occupancy	95%	95%	91%	77%	100%	98%

*The nominal value per share amounted to EUR 1.45

**<https://bre.invl.com/lit/en/for-investors/reports/formulas-of-performance-indicators>

More information: www.invlbalticrealstate.com