



# EEREIF PORTFOLIO

II half of 2008



# EEREIF – Portfolio Overview

## Cash Flow Projects (9)

- ❖ Järveotsa Center (Säästumarket etc)
- ❖ Swiss House
- ❖ Cinema House Sõprus (cinema Sõprus, nightclub Hollywood, Lounge 8)
- ❖ Pharmadule production facility (Pharmadule OÜ, guaranteed by mother company)
- ❖ Bauhof DIY stores
- ❖ BE Steel warehouse (BE Group AS, guaranteed by mother company)
- ❖ BE Steel warehouse (BE Pienas Ir Metalai, guaranteed by mother company)
- ❖ ARX printing house (JSC ARX Baltica)
- ❖ BE Steel warehouse (BE Stal I Metal, guaranteed by mother company)





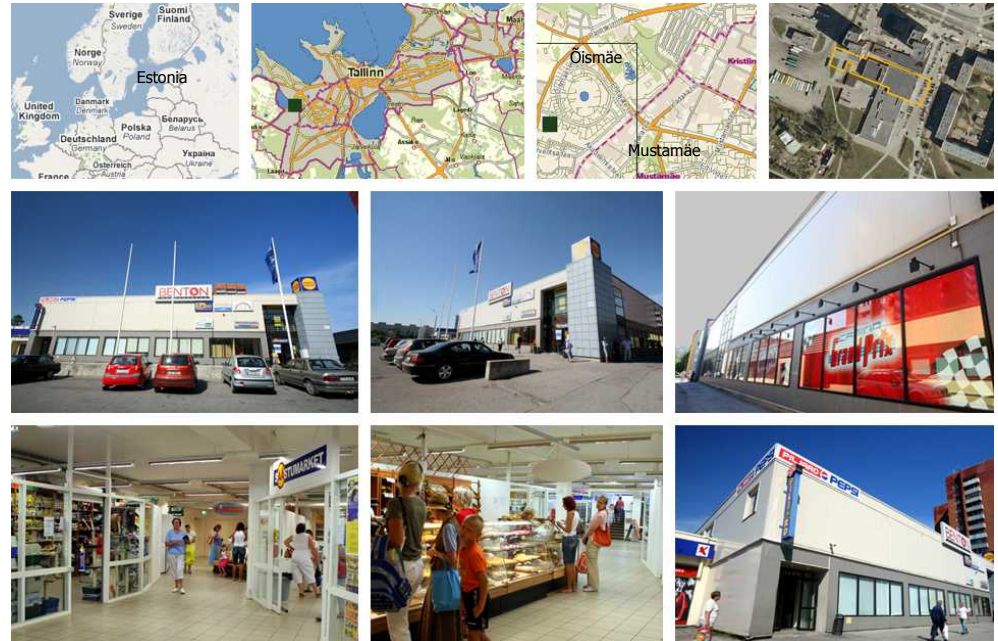
# Järveotsa Centre

## – Retail Shopping Centre in the Suburb of Tallinn, Estonia

- ◆ Neighbourhood shopping centre with a supermarket and smaller shops in Õismäe, Tallinn.

<b>Legal Entity</b>	OÜ Järveotsa Keskus
<b>Address</b>	Estonia, Tallinn, Õismäe 107a
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2005

<b>Plot Area</b>	3,789	m2
<b>Year Built/Renovated</b>	1995/	2000
<b>Number of Floors:</b>	2	
<b>Net Leasable Area</b>	3,164	m2



- ◆ Compact neighbourhood shopping centre with almost no direct competitors as the district has high residential density. The primary catchment area, within which the shopping centre has its highest market share, comprises of ca 35,000 inhabitants.
- ◆ Rimi Eesti Food AS is a strong anchor tenant with its Säästumarket discount chain format.



# Swiss House

## – Prestigious Office Building in Tallinn, Estonia

- ❖ Swiss House is a highly appreciated office building in the centre of Tallinn.

<b>Legal Entity</b>	OÜ SR Baltic Real Estate
<b>Address</b>	Estonia, Tallinn, Roosikrantsi 11
<b>Ownership</b>	Building Rights 1995-2094
<b>Time of Purchase</b>	2005

<b>Plot Area</b>	1,365	m2
<b>Year Built</b>	1998	
<b>Number of Floors:</b>	7	
<b>Net Leasable Area (office)</b>	4,581	m2
<b>Net Leasable Area (apartm.)</b>	830	m2
<b>Net Leasable Area (parking)</b>	50	lots



- ❖ Well-known office building in central business district (CBD) of Tallinn, close to the Old Town.
- ❖ New supply of office space still coming to the market puts pressure on rent levels.





# Cinema House Sõprus – Entertainment Premises in Tallinn Old Town, Estonia

- ❖ Entertainment premises in Tallinn Old Town with a Sõprus cinema, night club, lounge bar and a casino.

<b>Legal Entity</b>	OÜ Sefirus Invest
<b>Address</b>	Estonia, Tallinn, Vana-Posti 8
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	1,704	m2
<b>Year Built</b>	1955	
<b>Number of Floors:</b>	3	
<b>Net Leasable Area</b>	2,100	m2



- ❖ The property is located in Tallinn Old Town, but has good transport accessibility. It is next to various hotels and apartment buildings with their ground floors being prevalingly used as commercial spaces, which makes it a valued leisure time spending location.
- ❖ Single tenant entertainment centre with one of the most successful night clubs in Tallinn – “Hollywood”, casino “Grand Prix”, lounge bar “8” and quality film cinema hall “Sõprus”.

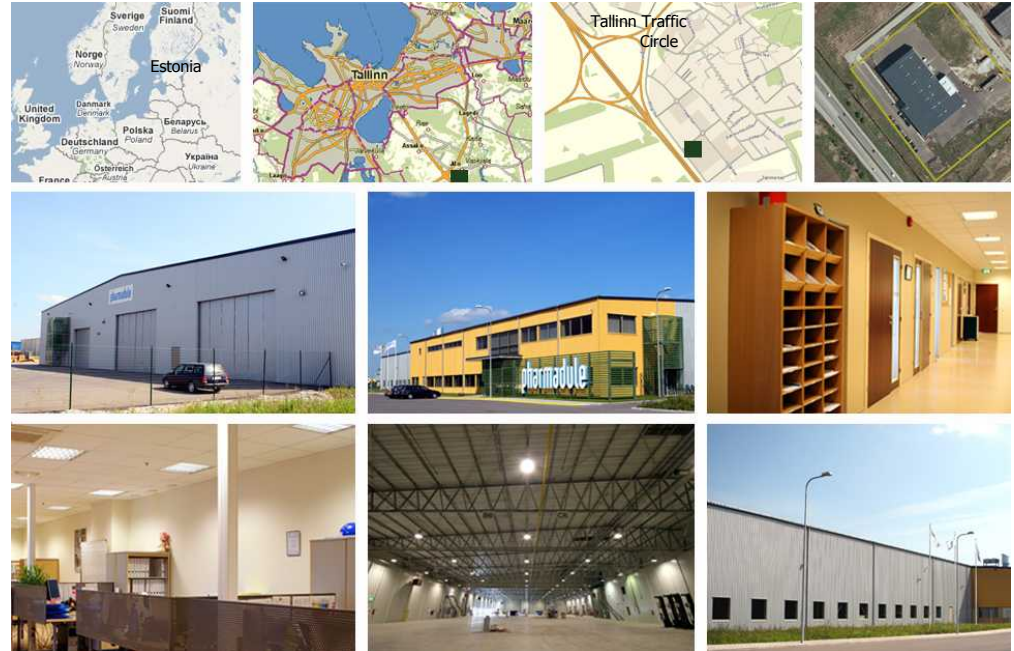


# Pharmadule Production Facility – Industrial and Office Building in Jüri, Estonia

- ◆ Newly built industrial building with office area in Jüri Industrial Park close to Tallinn.

<b>Legal Entity</b>	OÜ Madara Maja
<b>Address</b>	Estonia, Aaviku, Kesk 18-22a (even)
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	32,390	m2
<b>Year Built</b>	2005	
<b>Number of Floors:</b>	2	
<b>Production Area</b>	6,506	m2
<b>Administrative Area</b>	820	m2
<b>Net Leasable Area</b>	7,326	m2



- ◆ The property is located next to Tallinn-Tartu highway in Jüri Industrial Park ca 12 km from the centre of Tallinn and 800 m from Tallinn ring road, modern technological park for production and warehousing. The plot is of rectangular shape with its longer side facing the highway, which provides excellent access and visibility.
- ◆ The premises are fully rented out to Pharmadule OÜ, daughter company of Pharmadule Emtunga AB, the world-wide leading supplier of turnkey modular facilities, with a guarantee from the latter to fulfil the obligations arising from the lease agreement.



# Bauhof

## – 3 Operational and 1 Development of DIY Stores in Estonia

- ◆ Bauhof retail portfolio.

<b>Legal Entity</b>	OÜ Sõbra Ärikeskus
<b>Address</b>	Estonia, Haapsalu, Tallinna mnt. 68A
	Estonia, Kuressaare, Põlluvahe 2
	Estonia, Valga, Viljandi 80a,b
	Estonia, Võru, Pikk 2
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2008

<b>Year Built</b>	2007	2009
<b>Number of Floors</b>	1	
<b>Net Leasable Area</b>	16,248	m2



- ◆ Portfolio consisting of 3 operating DIY shops in Haapsalu, Kuressaare and Valga and 1 planned DIY shop in Võru scheduled to be opened in Q1 2009.
- ◆ The premises are rented to Ehitus Service OÜ (operating under the brand of Bauhof), “do it yourself” retail chain, specialising in sales of building, engineering, electrical, sanitary, interior finish materials materials and gardening equipment.



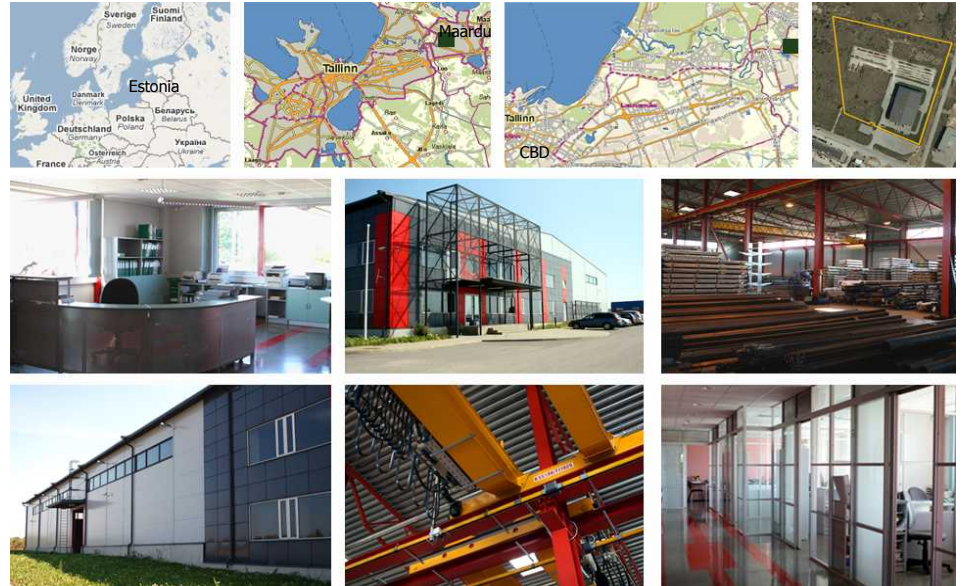


# BE Steel Warehouse (BE Group) – Warehouse and Office Building in Maardu, Estonia

- ❖ Warehouse building with office area in Maardu, Estonia.

<b>Legal Entity</b>	OÜ Estero Projekt
<b>Address</b>	Estonia, Maardu, Vana-Narva 5
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	42,370	m2
<b>Year Built</b>	2002	
<b>Number of Floors:</b>	2	
<b>Storage Area</b>	3,204	m2
<b>Administrative Area</b>	436	m2
<b>Net Leasable Area</b>	3,640	m2



- ❖ The property is located in the production and storage area of Maardu. The plot offers a good access to Peterburi highway, Tallinn ring road and Muuga port area, while being close to Tallinn. Thus, due to well-developed infrastructure it is suitable for industrial and business purposes.
- ❖ The premises are fully rented to BE Group AS, Estonian daughter company of BE Group AB, the leading steel and aluminium trading and service company in the Nordic region. The obligations of the tenant are guaranteed by the mother company.



# BE Steel Warehouse (BE Group) – Warehouse and Office Building in Kaunas, Lithuania

❖ Warehouse building with office area in Kaunas, Lithuania.

<b>Legal Entity</b>	UAB Mindaugo Namai
<b>Address</b>	Lithuania, Kaunas, Masiulio 18b
<b>Building Ownership</b>	Freehold
<b>Land Ownership</b>	Leasehold (2006-2054)
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	42,370	m2
<b>Year Built/Renovated</b>	1957/2002	
<b>Number of Floors:</b>	2	
<b>Storage Area</b>	1,718	m2
<b>Administrative Area</b>	323	m2
<b>Net Leasable Area</b>	2,041	m2



- ❖ The property is located in ca 10 km distance from the centre of Kaunas (the 2<sup>nd</sup> largest city in Lithuania) and has convenient qualities for transport access.
- ❖ The premises are fully rented to BE Group UAB, Lithuanian daughter company of BE Group AB, the leading steel and aluminium trading and service company in the Nordic region. The obligations of the tenant are guaranteed by the mother company.

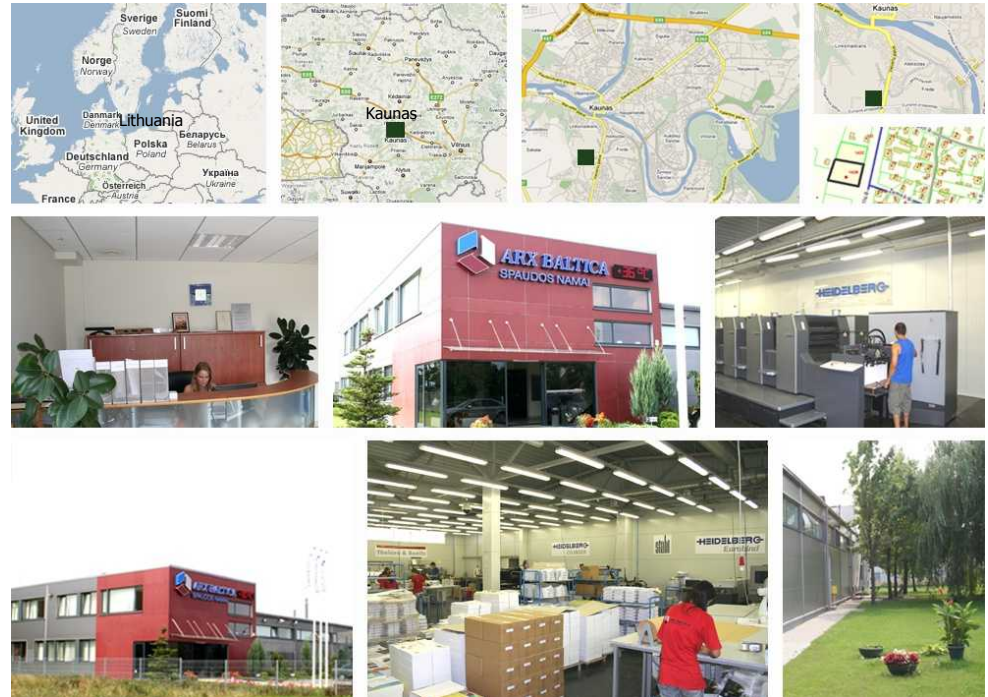


# ARX Printing House – Industrial Building with Office Area in Kaunas, Lithuania

- ◆ Industrial building with office area in Kaunas, Lithuania.

<b>Legal Entity</b>	UAB Nemuno Panorama
<b>Address</b>	Lithuania, Kaunas, Veiverių 142b
<b>Ownership</b>	Freehold
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	3,800	m2
<b>Year Built</b>	2004	
<b>Number of Floors:</b>	2	
<b>Production Area</b>	1,160	m2
<b>Administrative Area</b>	618	m2
<b>Net Leasable Area</b>	1,778	m2



- ◆ The property is located in ca 10 km distance from the centre of Kaunas (the 2<sup>nd</sup> largest city in Lithuania) on one of the main streets in Aleksotas district with many office and industrial buildings.
- ◆ The premises are fully rented to JSC ARX Baltica, one of the most successful design and printing businesses in Lithuania.



# Milo Investments (BE Group)

## – Industrial and Office Building in Gdynia, Poland

- ❖ A warehouse and office building in Gdynia, Poland.

<b>Legal Entity</b>	Milo Investments SP
<b>Address</b>	Poland, Gdynia, Hutnicza 40
<b>Building Ownership</b>	Freehold
<b>Land Ownership</b>	Leasehold (2006-2031)
<b>Time of Purchase</b>	2006

<b>Plot Area</b>	13,060	m2
<b>Year Built Warehouse/Office</b>	1978 / 2006	
<b>Number of Floors:</b>	2	
<b>Storage Building</b>	2,585	m2
<b>Administrative Building</b>	956	m2
<b>Net Leasable Area</b>	3,541	m2



- ❖ The property is accessible directly from Hutnicza street – one of the main roads in Gdynia: many industrial plants, transport bases, wholesalers as well as large stores are established along this road.
- ❖ The premises are fully rented to BE Group Sp, Polish daughter company of BE Group AB, the leading steel and aluminium trading and service company in the Nordic region. The obligations of the tenant are guaranteed by the mother company.



# EEREIF – Portfolio Overview

## Development Projects (6)

- ❖ Telliskivi City
- ❖ Balti Kett
- ❖ Eirospektrs
- ❖ Pajurio IG
- ❖ Delta Marina
- ❖ Vladaja Bonds





# Telliskivi City

## – Development of Mixed-use Complex in Tallinn, Estonia

- Development of a mixed-use real estate complex next to Tallinn Old Town.

<b>Legal Entity</b>	OÜ Telliskivi Maja	
<b>Address</b>	Estonia, Tallinn, Telliskivi 60a	
<b>Plot Area</b>	24,673	m2
<b>Land Status</b>	Industrial	
<b>Ownership</b>	Freehold	
<b>Time of Purchase</b>	2005	
<b>Existing GBA</b>	22,952	m2
<b>Current Leased Area</b>	7,530	m2
<b>Number of Buildings</b>	7	
<b>Number of Floors</b>	1..4	



- Mixed-use concept – specialised retail (design, art, lifestyle), office and administrative space, loft type apartments, leisure etc.
- The site is located only 300 m away from the historical medieval wall of Old Tallinn near the central railway station. Close connection to the city centre is a great advantage from office price appreciation perspective.
- Park areas, water features, public art, roof terraces will soften overall landscape of the new community and contribute to the mix of working and leisure.



# Balti Kett

## – Development of Logistics Centre in Jüri, Estonia

- Development of a logistics centre in Lehmja, 10 km from Tallinn.

<b>Legal Entity</b>	OÜ Balti Kett	
<b>Address</b>	Estonia, Lehmja, Põrguvälja	
	35,35a,37,37a,39	
<b>Plot Area</b>	39,294	m <sup>2</sup>
<b>Land Status</b>	Commercial/Industrial	
<b>Ownership</b>	Freehold	
<b>Time of Purchase</b>	2006	
<b>Detailed Plan</b>	Approved	
<b>Future Use</b>	Warehouse/Logistics	
<b>Potential GBA (two floors)</b>	27,356	m <sup>2</sup>



- 40 ha land plot in Lehmja with the approved detailed planning for constructing commercial / industrial real estate with gross building area of 27,000 m<sup>2</sup> on two floors.
- The regarded object is located in Harjumaa Rae commune, in the area between Põrguvälja road uniting the Tallinn-Tartu road and Assaku with the Jüri township. Tartu road is besides the Peterburi and Pärnu road one of the most important access roads to Tallinn city. The vicinity of Tallinn ring road and the beginning of the Pärnu, Tartu and Peterburi road until the Circuit is about to develop into the most important business and industrial area in Harjumaa.
- Further development of the projects depends on finding an anchor tenant.

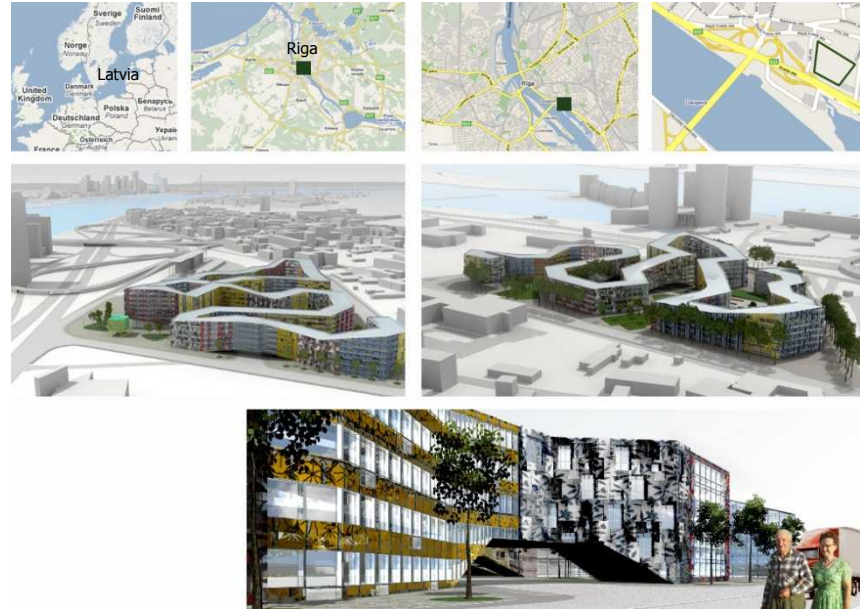




# Eirospektrs – Development of Mixed-use Real Estate Complex in Riga, Latvia

- ❖ Mixed-use development in the centre of Riga, Latvia.

<b>Legal Entity</b>	SIA Eirospektrs
<b>Share of the Project</b>	18 %
<b>Project Manager</b>	Metro Capital Management AS
<b>Address</b>	Latvia, Riga, Krasta 36
<b>Plot Area</b>	41,182 m <sup>2</sup>
<b>Land Ownership</b>	Leasehold (2005-2047)
<b>Land Use</b>	Right to build mixed-use area
<b>Beginning of Partnership</b>	2005



- ❖ EEREIF is taking part in the development of a mixed-use real estate complex in Riga. The project is managed by Metro Capital Management AS.
- ❖ Krasta Street is fast developing business district in Riga. It is only a few-minute-drive from the city centre by a 4-lane road in both directions. The plot is situated at the beginning of the best part of the road, by one of the main bridges, and next to newly developed buildings. The plot is of a rectangular shape and is Facing Krasta street with one of its sides. There are apartment buildings as well as commercial buildings in the surroundings which is ideal for mixed-use development.



# Pajurio IG

## – Development of Retail Centre in Klaipeda, Lithuania

- Development of a retail centre in Klaipeda, Lithuania.

<b>Legal Entity</b>	UAB Pajurio Investiciju Grupe	
<b>Address</b>	Lithuania, Klaipeda, Silutes 28	
<b>Plot Area</b>	57,400	m2
<b>Land Status</b>	Retail and Office	
<b>Ownership</b>	Freehold	
<b>Time of Purchase</b>	2006	
<hr/>		
<b>Detailed Plan</b>	Approved	
<b>Future Use</b>	Retail	
<b>Potential Total GBA</b>	112,430	m2
<b>Retail Centre GLA (concept)</b>	25,000	m2
<b>Max Number of Floors:</b>	1..15	

- The fund management company has stopped investing into the shopping centre concept due to decreasing demand from tenant side. As long as there is no substantial tenant interest, we will keep this project on hold.
- The property is located next to one of the busiest roads in Klaipeda in about 3 km (10 min by car) from the city centre of Klaipeda on the intersection of Silutes and Vilniaus streets, enabling excellent visibility and access. As the plot is situated near the main road from Vilnius and Kaunas the primary catchment is about 300,000 people.
- Klaipeda is the 3<sup>rd</sup> largest city in Lithuania with population of 200,000 and the 2<sup>nd</sup> in terms of economic activity, constituting ca 11% of the national GDP.



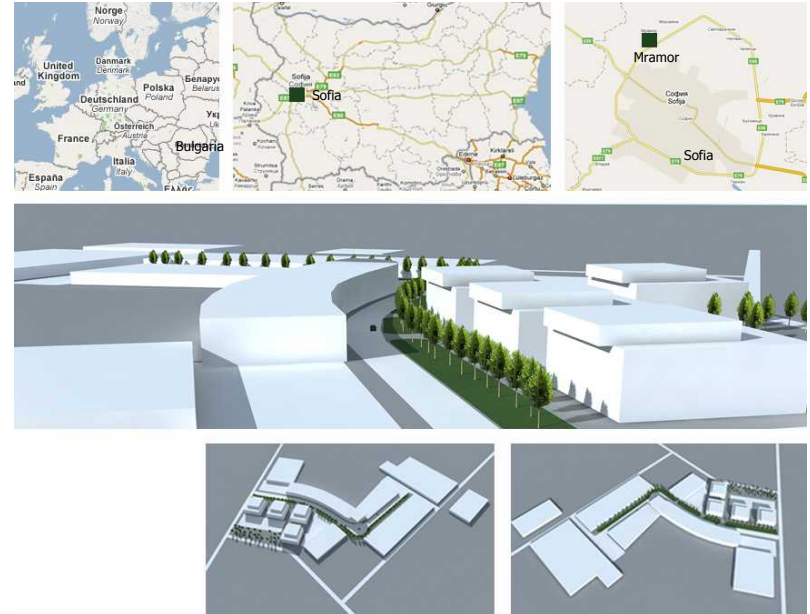


# Delta Marina

## – Development of Industrial Park in Sofia, Bulgaria

- ❖ Development of a part of Mramor Industrial Park near Sofia, Bulgaria.

<b>Legal Entity</b>	Delta Marina EOOD	
<b>Address</b>	Bulgaria, Sofia District, Mramor	
<b>Plot Area</b>	125,181	m2
<b>Land Status</b>	Agricultural	
<b>Ownership</b>	Freehold	
<b>Time of Purchase</b>	2006	
<b>Future Use</b>	Industrial Park	
<b>Potential Total GBA</b>	105,000	m2
<b>Light Manufacturing</b>	43	%
<b>Warehouse/Logistics</b>	57	%



- ❖ EREIF takes part in the development of a modern industrial park in Mramor near Sofia, where we have acquired nearly 12,5 ha of land. We expect substantial increase in value as soon as the land status is changed and the detailed planning is approved.
- ❖ The fund management company does not plan to make any infrastructure investments there.
- ❖ We have been granted the certificate of I class investment which according to the Bulgarian law will help to accelerate the process of changing land use from agricultural to industrial.



# Vladaja Bonds

## – Residential Land Development in Sofia, Bulgaria

- ❖ Residential land development in Vladaya Village near Sofia, Bulgaria.

<b>Security Name</b>	Vladaja Bond	
<b>ISIN</b>	EE3300076769	
<b>Issuer</b>	Vladaja OÜ	
<b>Number of Bonds</b>	1,241,003	(22.3% of issued bonds)
<b>Nominal Value</b>	1.03	EUR
<b>Time of Purchase</b>	2005	

<b>Plot Address</b>	Bulgaria, Sofia District, Vladaya	
<b>Plot Area</b>	300,000	m <sup>2</sup>
<b>Land Use</b>	Agricultural	
<b>Future Use</b>	Residential	



- ❖ EEREIF has purchased 1,241,003 bonds issued by OÜ Vladaja. The value of the land will be increased through changing the land status to the residential. EEREIF is searching for exit opportunities from this project as the primary strategic focus of the fund is commercial real estate.



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