

AS Pro Kapital Grupp

Developing timelessly distinctive
buildings with an impeccable quality
by anticipating people's needs and
expectations since 1994





Development in 2022

- Completion of 8 houses in **Kalaranna District**: 239 apartments, 25 business premises, connecting Square, leisure area & renewed promenade
- **Kalaranna District** was recognised within nominations in the category of „Development Project 2022“ in Tallinn
- Completion of white and black buildings in **Kindrali Houses**: 129 residential and 1 commercial premises
- Recognition of AS Pro Kapital Grupp as the most competitive real estate company.
- Expanding portfolio - purchase of a new project in Vilnius, in **Naugarduko Street**



PK Parkhotel Kurhaus

- Recovering from Covid-19 related restrictions
- Revenues increased by 68%
- In 2022 renovation works for part of the hotel started



Annual Report 2022

- Revenue 65,654 thousand euros
- Gross profit 16,965 thousand euros
- Net result 13,452 thousand euros

- Total assets 101,256 thousand euros
- Equity 55,323 thousand euros
- Equity ratio 54,6%

Approved by the Board and the Council

2023 update,
outlook for the
nearest future

SUMMARY

Completed and ongoing development projects:

- Completion of red building in Kindrali Houses: 65 units sold, 1 remains a show room for the next phase
- Construction started in Kalaranna District
- Sales continues in River Breeze Residence

Upcoming development projects:

- Villas and commercial building in Šaltiniu Namai

Plan to extend unsecured bonds:

- Nominal value 9,685,426.80 euros
- Interest 8%, payable semi-annually
- Maturity 31 October 2024



Kalaranna District

- All premises are sold except for the show room in the 1st phase
- Construction of the following phase – 4 houses with 146 units started in April 2023
- Development loan secured with LHV bank
- Estimated completion in January 2025
- 30% of premises booked or presold to date



Kliversala Residential Quarter

- Ongoing sales of **River Breeze Residence**, first 1 million euro transaction in Riga's real estate market in 2023
- Preparing for the next phases: **Blue Marine** – a diverse selection of homes to balance the offer for the market

Šaltiniu Namai Villas

- One of the most valued premium real estate in Vilnius close to Vilnius Old Town
- Preparing for the next phase with city villas and a commercial building
- 51 apartments and 6 commercial units



Extension of the bonds

- The Company has planned to go on with development projects and needs its funds for equity financing
- In a couple of years projects are completed and generate enough funds to redeem the bonds in full.
- The Company intends to suggest extension for 2+2 years period with a possibility to redeem the bonds prior to maturity
- Final terms and conditions to be agreed with bondholders

Thank you!