



Press Release

June 20th, 2008



BPT Hansa Lux SICAV-SIF closes deal in Hamburg, Germany

Together with bauwo Grundstücks AG, Danish Investor Baltic Property Trust is setting up the extension building for the current headquarter of Wärtsilä Deutschland GmbH. Within a sale-and-leaseback construction the German Fund BPT Hansa Lux SICAV-SIF purchased the site next to the current headquarter building from the Freie and Hansestadt Hamburg and will set up the extension of Wärtsilä's workshop - and office headquarter building. In return a fixed 20-years leasing agreement was signed by Wärtsilä. The German company is part of stock exchange listed Finnish Wärtsilä Corporation, located in Helsinki. Wärtsilä focuses on the marine and energy markets with products and solutions as well as services. Through innovative products and services, Wärtsilä sets out to be the most valued business partner of all its customers. This is achieved by the dedication of more than 17,000 professionals managing 160 Wärtsilä locations in 70 countries around the world.

The extension of the head quarter next to Hamburg 'Spreehafen' will be set up on an area of approx. 5,000 sq.m. "The proximity to 'Spreehafen' area is one of the advantages of the submarket Wilhelmsburg, where the property is located. There is a dynamic development of the location" says Andrea Jost, fund manager of BPT Hansa Lux SICAV-SIF. "There is also a very good potential in the property itself. Compared to other properties we will set up a very

high quality building of flexible use also for other tenants. With the extensive technical equipment and a huge clear height it fits perfectly to exclusive demands much beyond market level".

"We are pleased to have Wärtsilä Deutschland GmbH, a 100% subsidiary of one of the leading companies in supplying engines and power solutions to the marine industry, as our first tenant in Hamburg." This acquisition is the entry for BPT into the actually complex and challenging Hamburg market. We are looking for further attractive investments and developments in Hamburg. This dynamic city in Northern Germany is one of our regional key-aspects for investments" states Andrea Jost. "The objective of our German fund is to serve the interest of our investors with minimized risks and attractive performances of the acquired properties. Concurrently, we are offering full-range corporate real estate solutions to our tenants. "

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About Baltic Property Trust

Established in 2001, Baltic Property Trust (BPT) is the largest institutional investor in commercial real estate in the Baltic Sea region with a total investment capacity in excess of EUR 3 billion. Our aim is to be a first-choice real estate partner by means of strong local presence, regional experience and financial excellence. BPT currently has four institutional real estate funds under management: BPT Secura A/S, BPT Optima S.A., SICAR, BPT Arista S.A SICAV-SIF and BPT Hansa Lux SICAV-SIF. BPT is headquartered in Copenhagen (Denmark) with local offices in Estonia, Latvia, Lithuania, Poland, Russia and Germany.

About BPT Hansa Lux SICAV-SIF

BPT Hansa Lux SICAV-SIF is a Luxembourg based real estate investment fund managed by BPT Asset Management A/S (Denmark). The fund has an equity base of EUR 300 million and a total investment capacity of EUR 1 billion dedicated to commercial real estate in Northern Germany, particularly in or around Berlin, Hamburg, Hannover, Bremen and Leipzig. BPT Hansa is a closed-ended, unlisted fund with shareholders consisting mainly of leading institutional investors. BPT Hansa established in January 2008, and has so far made four acquisitions in Germany. The fund is open for subscriptions.