



BPT Optima acquires Marat office building in Tallinn, Estonia

Baltic Property Trust Optima S.A. SICAR has acquired an office building located on Tartu road 63 in the centre of Tallinn. The property, which is known as the „Marat” building is planned to undergo a facade renovation, an extension of two floors on top and a parking house construction in the courtyard. Tartu road 63 has a gross land area of 21 000 m² and is fully rented out.

„There is great potential in this property. Despite its location next to the central business district of Tallinn and the arterial Tartu road, the rent prices are considerably lower compared to the average levels in the city centre” says Indrek Hääl, Country Manager of BPT Estonia. „Its internal fully renovated layout is exceptional with 5 meters to the ceiling, allowing for spacious and stylish solutions on the tenants’ side. The plan is to rapidly renovate the building’s facade in order to create added value for current and future tenants, evidently improving the general impression of this highly visible area as well.”

„In accordance with the valid detail plan, there is an option to build two additional floors on top of the property providing future tenants with fantastic views on the central business district, the old town and Port of Tallinn. Negotiations with the architects are

ongoing to find the most suitable solution for the property as a whole. At the same time, new tenants are sought for in order to allow them to participate in the project planning already from the early stages.”

„Despite the current challenging market situation, we are continuously on the lookout for attractive investment projects and continuously witness the increase in such projects on the market” states Indrek Hääl. “Our real estate fund has always followed a conservative approach with emphasis on minimizing risks and conducting meticulous analysis to best serve the interest of our investors. Today, we have created a portfolio of significant size and quality offering our tenants qualitative full-range corporate real estate solutions.”

For more information about this press release, please contact

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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 1 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 Optima S.A., SICAR

BPT Optima S.A., SICAR is a Luxembourg based closed ended real estate fund managed by BPT Asset Management A/S (Denmark). The fund has an investment capacity of EUR 667m dedicated to the Baltic States and Poland. The investor base is pension funds, asset managers, corporate investor foundations and high net worth clients, based mainly in Western Europe and the Nordic region. BPT Optima S.A., SICAR was established in September 2005 and by now consists of properties mainly within the retail and office segment.