



### BPT Optima acquires Dominanta office tower in Warsaw, Poland

BPT Optima S.A., SICAR has successfully closed negotiations and acquired the Dominanta Praska building in Warsaw, Poland. The investment extended the Polish portfolio with approximately 3,800 sq.m of high quality and well maintained space. "The Dominanta property is expected to generate an initial yield at a level of 7.5% with strong possibilities for growth mainly due to its significant potential for improvement and development, making it a great fit into the BPT Optima portfolio" states BPT Country Director Tomasz Tromer.

Dominanta Praska is the third building in Warsaw acquired by the BPT Optima fund, and despite its medium size, this office tower has already become a prominent landmark for the riverside area. The property benefits from prime excellent location with easy access to Warsaw city centre (CBD) by car or public transportation as well as being neighbour to Port Praski – a future 36 ha waterfront development project. The construction is perfect for the tenants seeking smaller sized, high quality and well equipped office area. Tenants will additionally enjoy the delight of a panoramic view over the Old Town and the Vistula River.

The range of tenants include reputable companies specialized in IT, press publishing, TV production and engineering such as POL-AQUA S.A., noted on the Warsaw Stock Exchange. "Baltic Property Trust has currently no presence in this key segment of the leasing market and Dominanta Praska is an excellent opportunity for such an entry", adds Tomasz Tromer.

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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 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.