

# AS Pro Kapital Grupp

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





# 2021

- Listing of nonconvertible bonds on **Nasdaq Tallinn** (January)
- Start of construction of **Kindrali Houses** in Kristiine City (February)
- Completion of **Ratsuri Houses** in Kristiine City (March)
- Loss of control of the subsidiary (June)
- Completion of first buildings in **Kalaranna** and handover of apartments to the buyers (September)





# Annual Report 2021

Delay in publishing the annual audited report in time – due by 2 May 2022

Problems with completion of 2020 annual report

Annual 2021 was published on 21 May 2022

Full transparency in communication with the investors, FSA, Nasdaq Tallinn



# Germany, Bad Kreuznach

## PK Parkhotel Kurhaus

- Due to the COVID-19 restrictions, the hotel was closed for almost 6 months in 2021
- Revenues increased by 17%
- Non-refundable grants from the state in the total amount of 1 million euros
- No redundancies, state support for salary payments
- In 2022 started renovation of the second part of the rooms





# Residential real-estate development

Tallinn, Estonia

Riga, Latvia

Vilnius, Lithuania

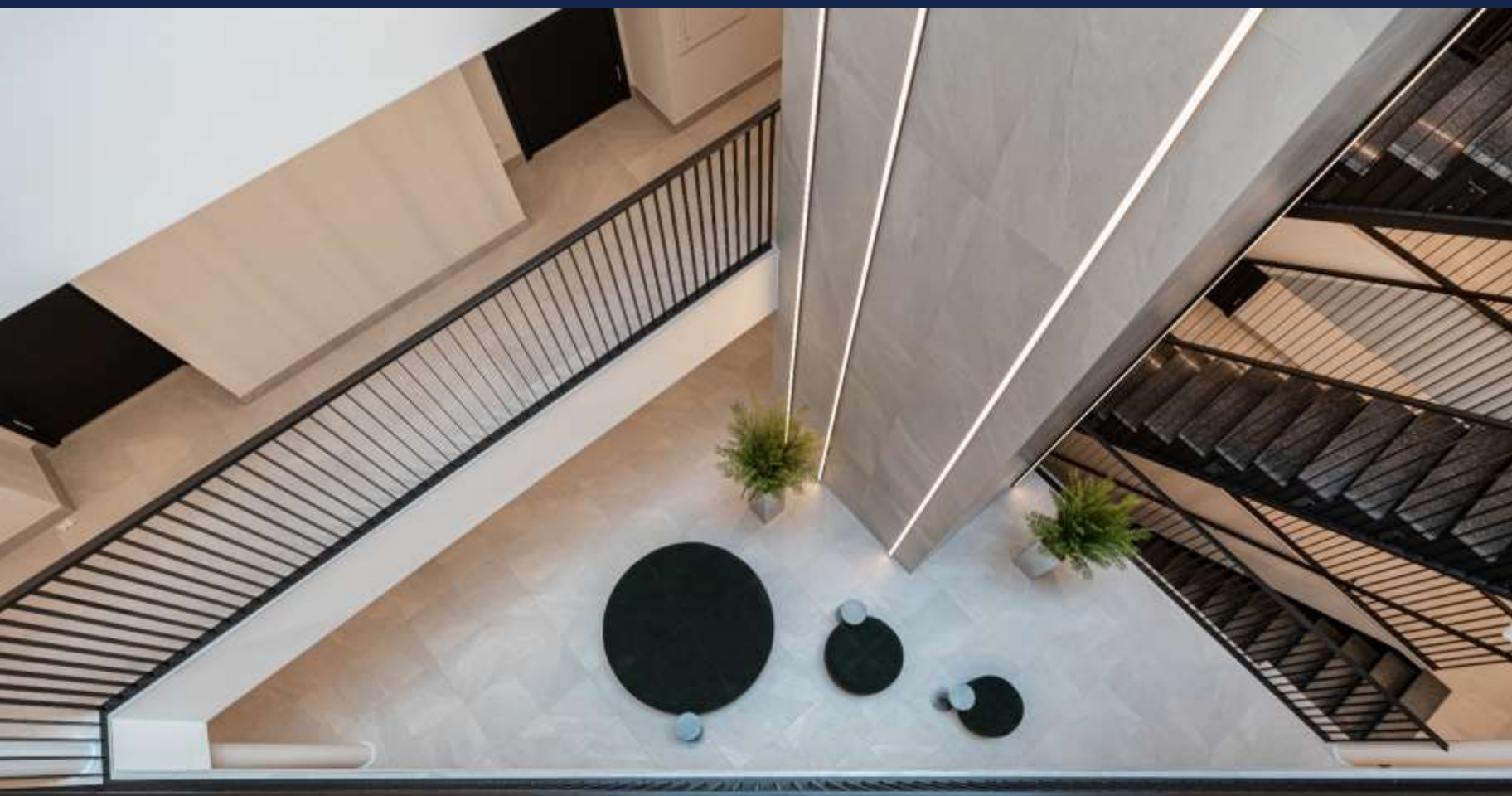




Estonia, Tallinn

Kalaranna District

- Construction started in January 2020
- Ongoing construction - **8 houses with 239 apartments, 25 commercial premises, the Square connecting the houses, leisure area & renewed promenade**
- Preparing for the next construction phase of 4 houses with 146 units





# Estonia, Tallinn

## Kristiine City

**Ratsuri Houses** competed and sold out  
prior to completion  
**Units: 39**

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**Kindrali Houses 1st phase** construction  
started in March 2021  
Completion in summer-autumn 2022  
**Units: 129**



**Kindrali Houses 2nd phase** construction  
started in June 2021.  
Completion in February 2023  
**Units: 66**



Estonia, Tallinn

Kristiine City

Upcoming projects

**UUS-KINDRALI** →  
Units: 181

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**DUNTE** →

PROKAPITAL



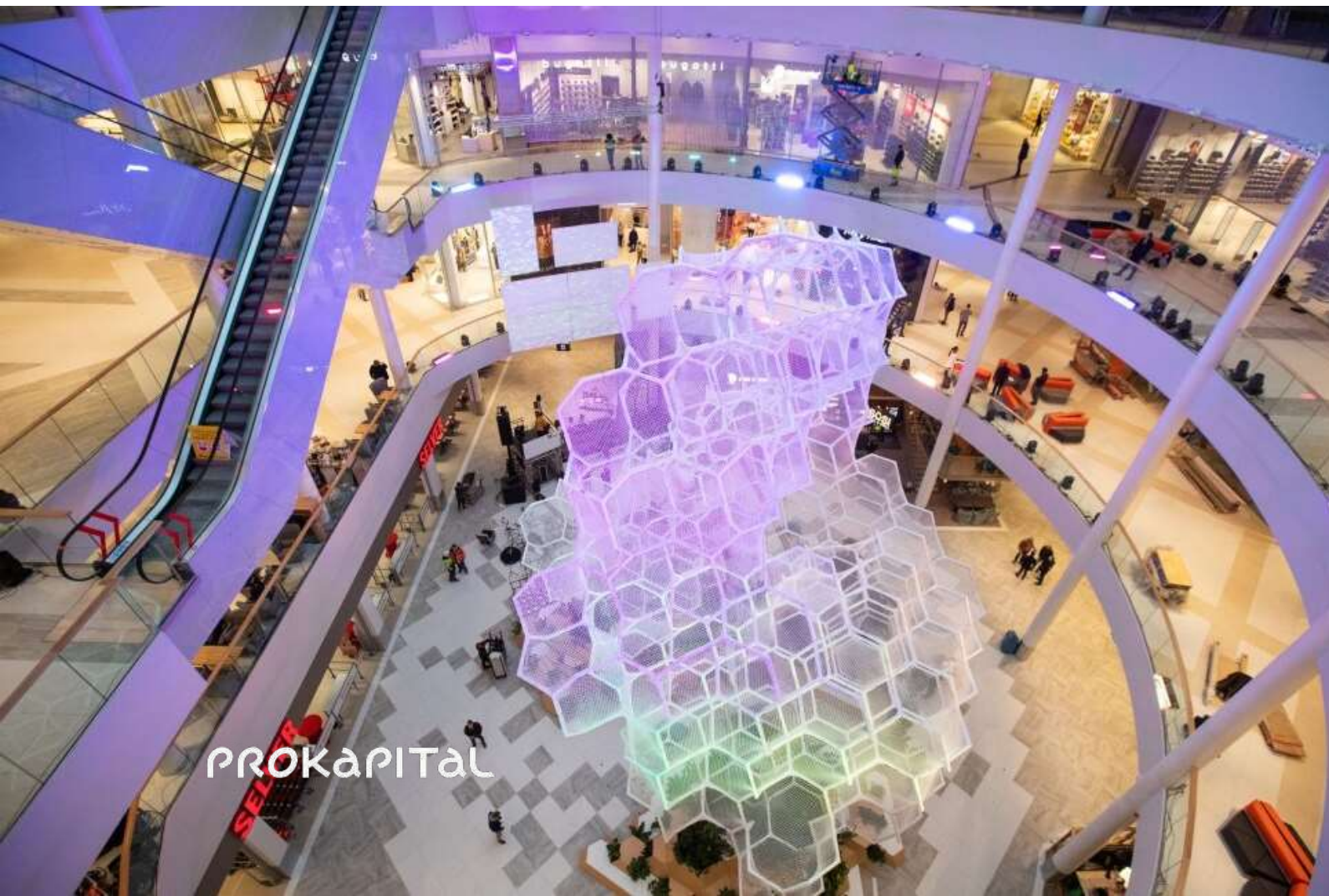




## T1 Mall of Tallinn

In spring 2020 the operator of the T1 Mall of Tallinn filed for reorganization. In April 2021 reorganisation proceedings were terminated and on 2 June 2021 bankruptcy trustees were appointed.

AS Tallinna Moekombinaat was consolidated into the Group until 2 June 2021. The net effect from derecognition of the subsidiary was gain in amount of 27.7 million euros.





## Riga, Latvia

# Kliversala Residential Quarter

- Ongoing sales of **River Breeze Residence**
- Preparing for the next phases of Kliversala Residential Quarter
- 2nd phase **Blue Marine** - diverse selection of homes to balance the offer for the market



# Riga, Latvia

## City Oasis Residential

- UNESCO World Heritage area
- Building permit received 2020  
326 apartments
- Loft style homes, family  
apartments & fully renovated  
19th-century villa with 12  
premium homes





# Vilnius, Lithuania

## Šaltiniu Namai | Attico

- 5 buildings Šaltiniu Namai | Attico completed in 2019
- 115 apartments, 1 unsold.
- One of the most valued premium real-estate in Vilnius.
- Preparing for the next phase with city villas and commercial building





Thank you!