

Q2 2012

BPT Hansa Lux SICAV-SIF Quarterly Fund Report



Dahlem Campus, Takustrasse, Berlin-Dahlem

- Occupancy stable at 99%
- Direct property yield increased to 5.84%
- NAV stable at EUR 101.66 per share

COMMENTARY

BPT Hansa Lux SICAV-SIF is a direct real estate fund investing in commercial properties in Northern Germany. The fund is designed for institutional investors, German and international, and should be seen as a long-term investment product.

ACTIVITIES OVER THE QUARTER

As reported in Q1, BPT Hansa has been working to change service providers in Luxembourg with the objective to materially decrease the cost of these overheads on the fund. On 1 July 2012 this process was successfully completed – ahead of schedule – with Banque de Luxembourg (“BdL”) being appointed as new custodian and paying agent and European Fund Administration (“EFA”) as domiciliary, administrative, registrar and transfer agent. As a consequence of this transfer, the fund has moved its registered office to 2, Rue d’Alsace, L-1122 Luxembourg.

Following this strategy of optimisation, which also resulted in the positive refinancing of the loan facility for Weinmeisterstrasse in February, management is continuing to search for further options which may improve the performance of the current portfolio. This includes a current review of both financing as well as other cost factors weighting in on the results.

For Q2 2012, the average direct property yield is stable at a satisfactory level of 5.8%. This corresponds to a net rental income of EUR 867 280 for the quarter. This is slightly below budget due to a pending amendment of the 2% indexation in the Hamburg-Wärtsilä property; however this gap will be closed in Q3 2012. The fund retained again effectively full occupancy at 99% through the period (the remainder being some minor vacant archive space), and the gross value of the total investment properties is unchanged at EUR 59.3m.

The Hamburg-Wärtsilä property showed again a very satisfying direct property yield of 6.8%.

Fund performance

NAV per share	EUR 101.66
Latest dividend per share	EUR 0.0
Total fund return since inception	1.67%
Fund return since inception annualised	0.37%

Portfolio

Number of properties	4
Average gross property value	EUR 14.8 m
Occupancy ratio (quarter average)	99.0%

Fund facts

Fund inception (as of the first NAV)	January 2008
Expected exit	2022
Status	Closed-end
Target share capital	EUR 100m
Total share capital	EUR 24.3m
Net asset value (total equity)	EUR 24.8m
Investment capacity	EUR 300m
Gross property value	EUR 59.3m
Gross asset value (GAV)	EUR 61.4m
Total cash and cash equivalents	EUR 1.4m
Loans	EUR 35.6m
Loan to value	60.1%
Interest coverage	132.9%

Contacts



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Total fund return is calculated as NAV-to-NAV taking into account distributed dividend and net capital invested for the year

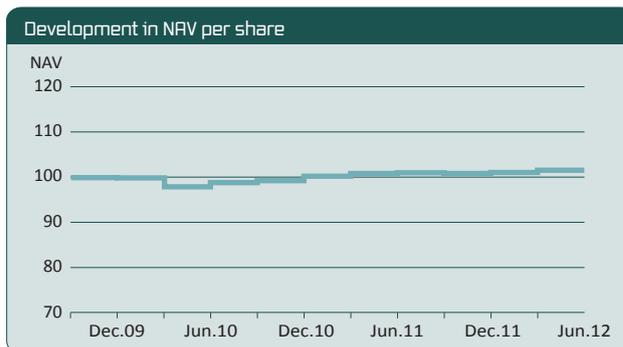


NIY (light blue) is calculated as the net operating income divided by gross property value annualized. DPY (dark green) is calculated as the net operating income divided by the acquisition costs annualized.

At the Dahlem Campus, the preparations for the additional lease of approx. 450 sq. m. to Seminaris are progressing as scheduled. The direct property yield is stable at 5.3% and thus in line with the budget. Seminaris showed again a strong interest for the remaining vacant space of approx. 503 sq. m. (currently covered by a lease guarantee), and these negotiations will continue during Q3 2012.

The occupancy of the property in Weinmeisterstrasse remains high at 98.2%. The direct property yield with 6.0% is 0.1bp above budget.

The Hanover property in Walsroder Strasse showed again occupancy of 100% excluding some minor vacant storage space. The new lease agreement with Bosch came into effect in June 2012 and the space has been handed over. The performance remains strong with a direct property yield over the quarter of 6.9% which is 0.1bp above budget.

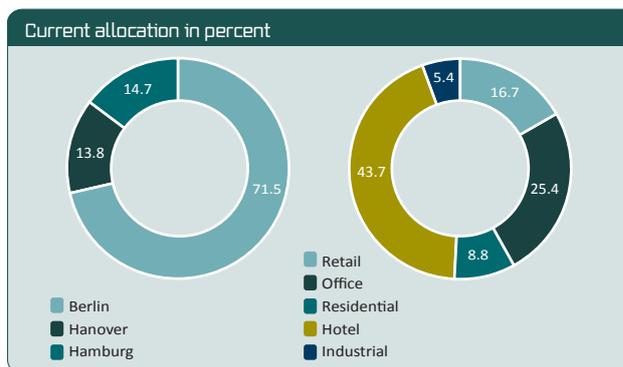


Development in NAV (light blue) is excluding reinvested dividends. Historical dividends (none so far) will be shown at the time they are deducted from the NAV per share.

MARKET OUTLOOK

Although the European crisis still has a major impact on the whole European economy, Germany remains stable. For the first half of 2012 growth in GDP is projected between 0.4 - 1.0%. The main driver is again the domestic demand supported by low interest rates and the positive development of the labour market. For 2013 forecasts indicate a growth of 1.9%. The 41.5 million people currently employed are 200.000 more than in Q1 2012 and the highest level ever. The number of unemployed fell further below 2.8 million and this trend seems to be continuing. In the first half of 2012, inflation was as expected consumer prices showing an average increase of 1.7%.

Following the positive trend of the past quarters, the German investment market is once again delivering strong results with a total turnover of EUR 9.4bn in the first half of the year. The turnover was again dominated by the office sector with EUR 4.4bn (46%), which is 50% higher than in the similar period in 2011, followed by a turnover in the retail segment of EUR 3,2bn (25%). Unlike previous quarters, domestic investors made up more than a third of the turnover. The current balance between a strong demand for core products with low risk and new supply is expected to keep the prime yields at the current level. This goes especially for Berlin where prime yields in the office market in H1 2012 remained at exactly the same level as in H1 2011.



Allocation is calculated based on gross property value.

Property	Category	City
Hechtgraben Campus Hotel	Other/Hotel	Berlin
Weinmeisterstrasse	Office/Retail/Residential	Berlin
Wärtsilä	Office/Industrial	Hamburg
Walsroder Strasse	Office	Hanover
Weight of total gross value		100%

Top 5 holdings is based on gross property value.

Management fee	0.75% p.a. of GAV of the portfolio
Acquisition fee	0.3% of the total acquisition sum
Incentive fee	20% above a hurdle rate of 7% RoE
Subscription fee	max. 1.95% (depending on size)

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