

Apex Investments
Bondholder Meeting

5 March 2009
Riga, Latvia



Safe, consistent
cash flows.

EXECUTIVE SUMMARY



-
- > In **Q4 2006** Apex Investments issued bonds for business expansion with arranger Hansabanka (Swedbanka). Total proceeds were **EUR 4.4 million**.
-
- > Apex Investments used proceeds as follows:
 - a) Refinanced office buildings purchased in **Q1 2006**
 - b) Refinanced retail buildings purchased in **Q3 2006**
 - c) Assist purchase of retail building in **Q4 2007**
 - d) Assist purchase of retail building in **Q2 2008**
-
- > In **Q2 2008** Apex began the process of refinancing, resulting in an indicative offer in **July** from **SEB** to fully **refinance senior debt and bond obligation**.
-
- > In **Q3 2008** recession begins, the prior offer on senior and bond refinancing from SEB was withdrawn.
-
- > In **Q4 2008** Latvia requested global assistance from the EC and IMF, and was downgraded to a **negative outlook** on sovereign credit rating from all major agencies (Moody's, Fitch, etc.).
-
- > In **Q1 2009** Apex initiated meetings with major bondholders.
-
- > In **February 2009**, after Swedbanka informs Apex it would not increase senior debt, Apex board decides to hold bondholder meeting to discuss and agree terms of **new bond issue**.
-

Safe, consistent cash flows.

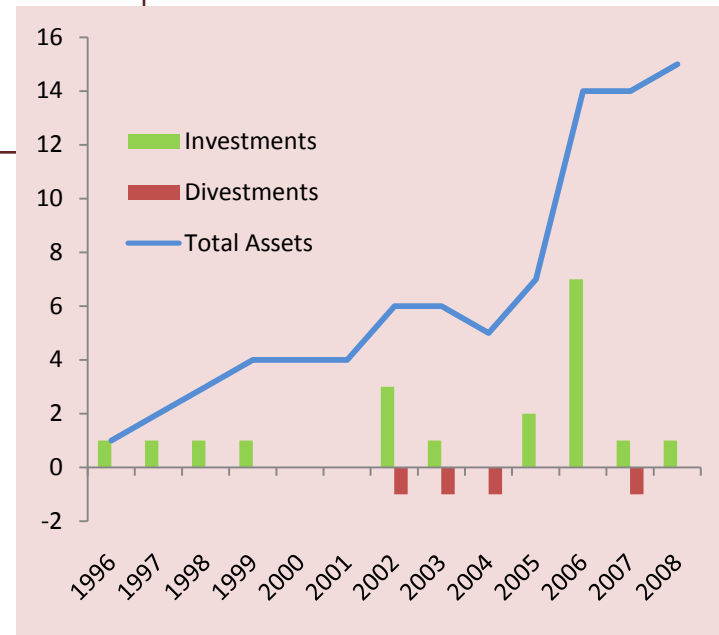
Part I: Yesterday

BUSINESS OVERVIEW



About the Group

- > Real estate investment business in Latvia, shareholders' experience from 1996
- > Business built from single asset to current amount of **15 assets**
- > Special Purpose Vehicle (SPV) structured portfolio
- > All SPVs wholly-owned by the shareholders
- > Business currently includes **7 SPVs** owning real estate assets
- > Real estate assets vested in retail, office and logistics sectors
- > All group assets are managed by **RB Management SIA** (115 tenants)
- > GLA of developed portfolio is over **32,000 m²**
- > Borrowing experience with 6 Baltic / Scandinavian banks
- > **18 loan facilities** originated (EUR 50 million in approved senior debt)



Apex Real Estate Investment History

David DeRousse

> Arrived in Baltics in 1992

Company resume:

- Midland Property Management (USA, 1990)
- Business development specialist, US Peace Corps (Latvia, 1992)
- Financial manager, EDF Man Sugar, Ltd. (Latvia, 1996)
- Founding partner, Celcius Properties (Latvia, 1997)
- Founding partner, RB Management (Latvia, 2001)

Education:

- BSBA Accounting (*Rockhurst College Missouri*, 1987)
 - Certified Public Accountant (1997)
 - MSc Property Investment (*College of Estate Management, University of Reading*, 2007)
- > Speaks English and Latvian
> Resides in Riga with his wife and four daughters

Jerry Wirth

> Arrived in Baltics in 1992

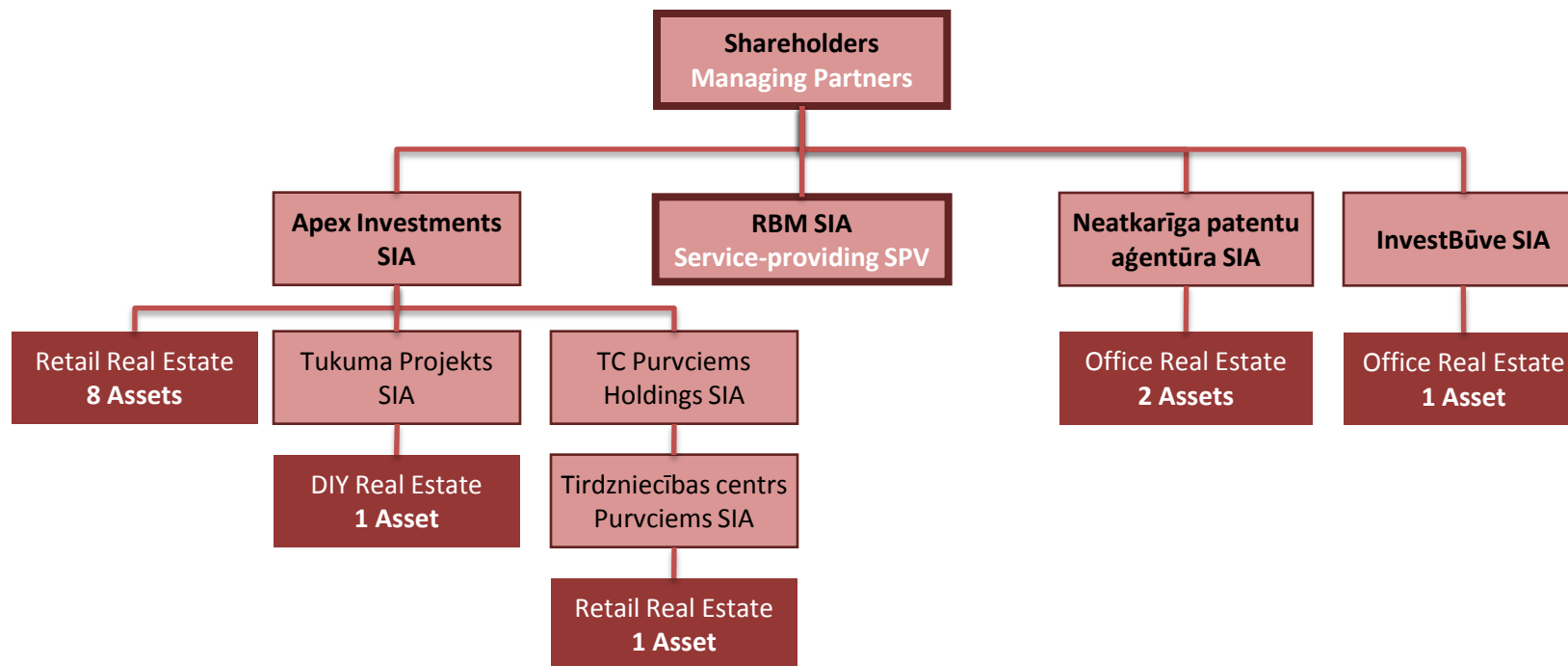
Company resume:

- Corporate Treasury, Caterpillar, Inc. (USA, 1988)
- Business development specialist, US Peace Corps (Estonia, 1992)
- Business development, Pepsico-Fritolay (Baltics, 1995)
- Founding partner, Celcius Properties (Latvia, 1997)
- Founding partner, RB Management (Latvia, 2001)

Education:

- BS Finance & International Business (*Illinois State University*, 1988)
 - College of Business Hall of Fame (2004)
- > President, American Chamber of Commerce in Latvia
> Speaks English, Estonian and Latvian
> Resides in Riga with his wife and three daughters

CURRENT GROUP STRUCTURE

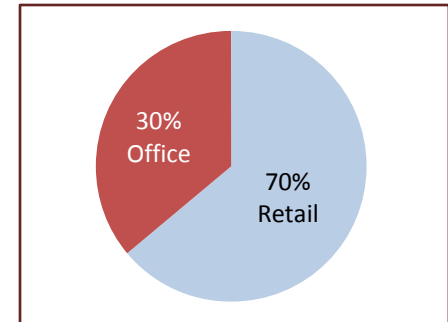


Since the bond issue in 2006, Apex Investments:

1. Added Tukuma Projekts SIA to its holdings in 4Q 2007
2. Merged Rēznas centrs SIA into its holdings in 1Q 2008
3. Added TC Purvciems Holdings SIA to its holdings in 2Q 2008
4. Merged Tuhkatriinu SIA into Neatkarīga patentu aģentūra SIA in 4Q 2008
5. Merged O.P.M. 1 SIA into InvestBūve SIA in 1Q 2009

CASH FLOWING PORTFOLIO

Portfolio Sector by Revenue



Retail

- > Over **22,700 m²** GLA
- > 9 assets anchored by Rimi
- > 1 asset anchored by K-Rauta
- > Assets located in high-density residential areas
- > Average rental rate is **€ 9.15** per square metre
- > Average rental rate was **€ 8.25** in 2007
- > Current vacancy is **1%** of gross leasable area
- > Average lease term remaining is **4.8 years**
- > **77% of rent** is denominated in EUR



Some RBM Retail Assets

Office

- > Over **9,300 m²** GLA
- > 1 asset anchored by L'Oreal Baltic
- > 1 asset anchored by TNS Gallup
- > All office blocks located on 1 hectare city-centre site
- > **Parking: 2.1 spaces / 100 m²** of rentable area
- > Average rental rate is **€ 14.30** per square metre
- > Average rental rate was **€ 12.00** in 2007
- > Current vacancy is **36%** of gross leasable area
- > Average lease term remaining is **3.8 years**
- > **85% of rent** is denominated in EUR



Some RBM Office Assets

Safe, consistent cash flows.

Part II: Today

CURRENT CASH FLOW



- > Cash flow above forecast in 2008: purchased K-Rauta in 2007; refinance with Swedbanka in 2007
- > DSCR: **1.52** for senior debt; **1.34** for subordinated debt (forecasted at **1.32** and **1.18**)
- > Cash flow 2009: 2 vacancies in Kronvalda 3 office building
- > Anchor tenants (Rimi, K-Rauta, L'Oreal, TNS Gallup, etc.) are stable and locked into unbreakable leases
- > The average lease term remaining is **4.5 years**

	Prospectus 2008	Actual 2008	Forecast 2009
Potential rent revenue		€ 3,716,296	€ 4,047,420
<i>Vacancy / credit loss</i>		(€ 0)	(€ 533,988)
<i>Vacancy / credit loss (% of gross)</i>		0%	13%
Effective rent revenue		€ 3,716,296	€ 3,513,432
Revenue for common costs		€ 1,141,247	€ 1,078,949
Common costs		(€ 1,179,561)	(€ 1,115,171)
Net rental revenue	€ 3,585,132	€ 3,677,982	€ 3,477,210
Maintenance and management	(€ 379,589)	(€ 608,865)	(€ 620,430)
Real estate taxes	(€ 185,344)	(€ 165,043)	(€ 172,453)
Insurance	(€ 34,766)	(€ 31,388)	(€ 27,000)
Land lease	<i>In RE Tax</i>	(€ 18,686)	(€ 18,686)
Operating expenses	(€ 599,699)	(€ 823,982)	(€ 838,569)
Net operating income	€ 2,985,433	€ 2,854,000	€ 2,638,640
Senior interest	(€ 1,297,196)	(€ 1,282,714)	(€ 1,479,198)
Senior principal	(€ 1,041,041)	(€ 590,407)	(€ 722,996)
Subordinated interest	(€ 265,782)	(€ 251,500)	(€ 276,650)
Net Cash Flow	€ 381,414	€ 729,380	€ 159,797

APEX BOND PROCEEDS



Settlement Date	Total Proceeds	Bonds Sold	Price / Bond (Dirty)	Price / Bond (Clean)	YTM*
30-Oct-06	€ 2,300,917.71	2,639	€ 871.89	€ 871.89	11.0%
03-Nov-06	€ 1,291,551.37	1,480	€ 872.67	€ 872.25	11.0%
23-Nov-06	€ 80,764.67	92	€ 877.88	€ 874.68	11.0%
05-Dec-06	€ 16,739.30	19	€ 881.02	€ 876.15	11.0%
08-Dec-06	€ 440,901.21	500	€ 881.80	€ 876.52	11.0%
27-Jun-07	€ 277,662.35	300	€ 925.54	€ 917.62	10.0%
	€ 4,408,536.61	5,030			11.0%

$$P = \frac{C}{2} \left[\frac{1 - \left(1 + \frac{YTM}{2}\right)^{-2 \frac{d}{360}}}{\frac{YTM}{2}} \right] + \frac{N}{\left(1 + \frac{YTM}{2}\right)^{2 \frac{d}{360}}}$$

Where:
 YTM – yield to maturity
 N – face value
 P – market price
 C – coupon
 d – days till maturity
 30/360 day count convention is applied

***Technical notes:**

1. The **dirty price** is the actual price per bond = total proceeds / # of bonds sold
 2. To determine the YTM from the bond formula, the **clean price** is needed = dirty price – accrued interest
- **Accrued interest** = C * N * [(settlement date – prior coupon date (or origination date if no coupon yet) – 1 day) / 360]

USE OF BOND PROCEEDS



Timeframe	Description	Payments
Nov 2006	Principal repayment to <i>Hansabanka</i> for bridge financing to purchase 3 office buildings in Riga	€ 1,060,000.00
Nov-Dec 2006	Principal repayments to <i>Hansabanka</i> and private lenders for bridge financing to purchase 4 <i>Supernetto</i> buildings	€ 1,085,432.00
2007	Capital investment to renovate offices for <i>Olympic Casino</i> and <i>Ernst & Young</i> at Kronvalda 3	€ 360,108.86
2007	Portion of purchase for <i>K-Rauta</i> building in Tukums	€ 456,000.00
Jun 2008	Portion of purchase for <i>Minska centrs</i> in Riga	€ 825,000.00
2008	Capital investment to renovate offices and “Fashion Academie” for <i>L’Oreal Baltic</i> in Citadeles 12	€ 446,680.77
		€ 4,233,221.63

APEX BOND

Original Retirement Plan



5,030 bonds were sold at a discount in 2006 and 2007, and they are scheduled to be redeemed at par – **€ 1,000 per bond** – upon maturity on 30 April 2009, or:

€5,030,000

As stated in the bond prospectus, Apex Investments intended to retire this bond obligation by one of the following:

1. Refinance of senior debt and increase in leverage
2. Injection of additional equity
3. A second bond issue

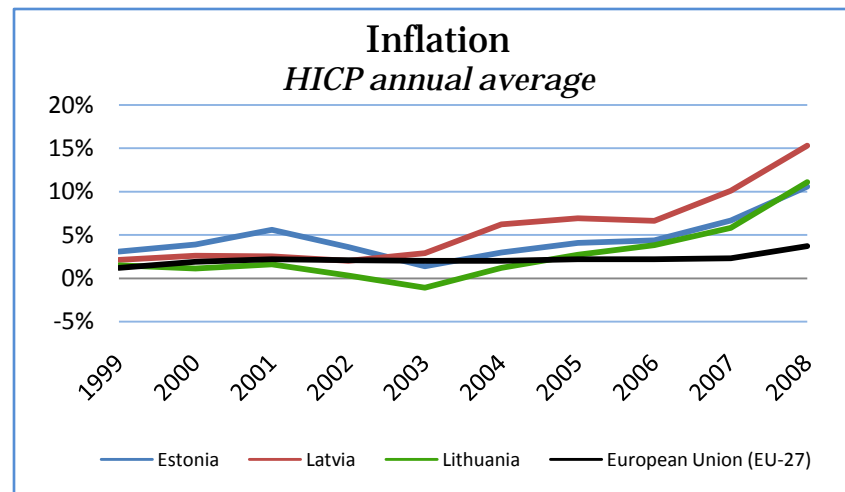
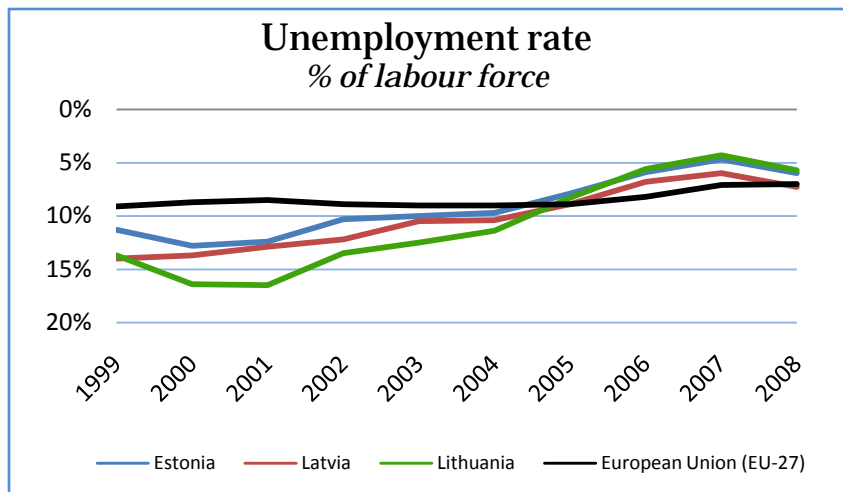
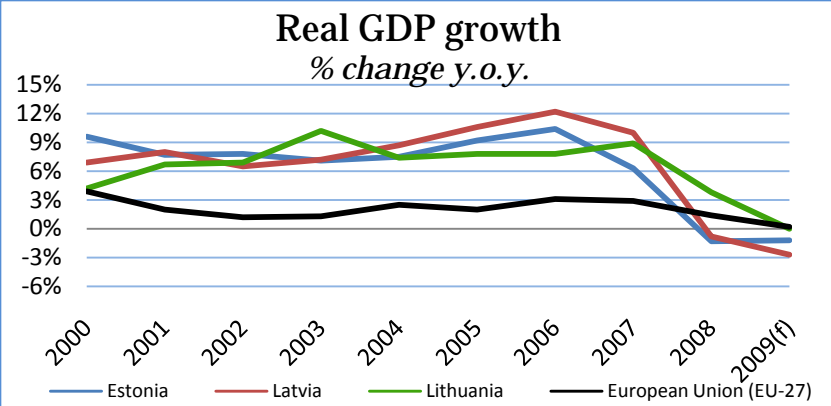
BALTIC MARKETS

Quick Review...



Latvia's sovereign credit ratings:

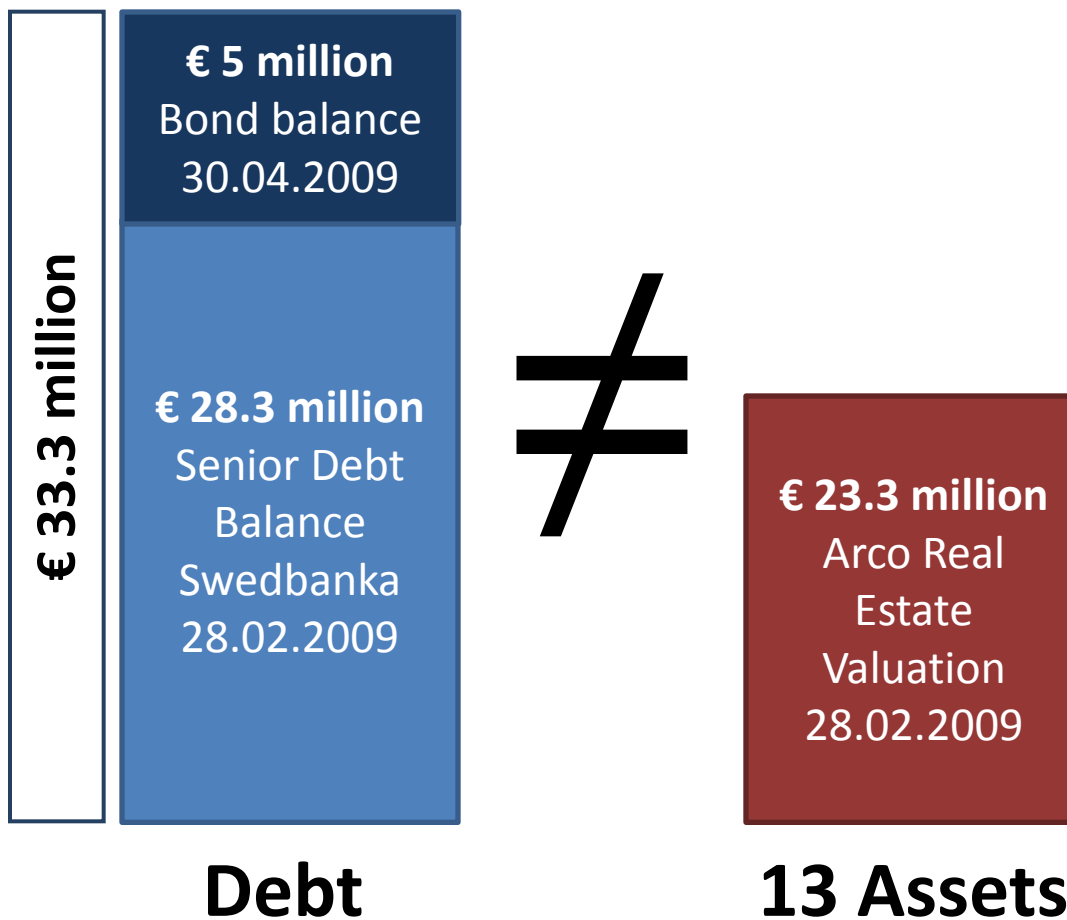
Moody's	Baa1	Latest outlook <i>negative</i> in November 2008
Standard & Poor's	BB+	Latest outlook <i>negative</i> in February 2008
Fitch	BBB-	Latest outlook <i>negative</i> in November 2008
R&I	BBB+	Latest outlook <i>negative</i> in October 2008



Source: Eurostat

CAPITAL SITUATION

March 2009



Note: From senior lender's perspective, there are no covenants against LTV

NEW BOND ISSUE



Enhanced issue:

Step-up coupon and cash sweeps

YTM:

Same target of **11%** from prior bond

Requested:

Not money, only **time**

Safe, consistent
cash flows.

Part III: Tomorrow

STRATEGY: YIELDS, PRIOR CRISES



Prior Crises	Swedish	British	Latvian
Buildup period	1985 – 1989 4% yields	1988 – 1989 5 – 6% yields	2005 – 2008 4.5 – 7% yields
Crisis period	1990 – 1993 7 – 8% yields	1990 – 1994 8% yields	2008 – 2009* 10 – 15% yields
Recovery period	1993 and onward 5.5 – 7% yields	1994 and onward 6% yields	2010? and onward* 6.5 – 9% yields

Source:

DTZ Sweden
Jan Rosengren / Rikard Edenius

Thomson Financial

Colliers International
Market Review (2007, 2008)
Arco Real Estate

*Apex Investments' Expectation:

3 month Euribor	3%
Bank Margin	1.5 – 2%
LV Sovereign risk	1 – 2%
Investor premium	1 – 2%
Future stabilized yields	6.5 – 9%

STRATEGY: LENDING MARKET COMPARISON



Normal economies	British	German	Latvian	Apex
Loan-to-value (LTV)	73 – 74%	70 – 77%	70 – 80%	75 – 80%
Interest service coverage	1.30 – 1.40	1.30 – 1.50	1.10 – 1.30 (debt service coverage)	2.10 – 2.30
Margin (bps)	130 – 140	120 – 130	110 – 300	115

Source:

Maxted / Porter
De Montfort University
2005

Maxted / Porter
De Montfort University
2005

R.B. Management

Apex Investments

STRATEGY: RENT LEVELS



Rent per m ²	LV Market 2007	Apex 2007	LV Market 2009	Apex 2009
Grocery retail	€ 12 – € 14	€ 8.25	€ 7.50 – 8.50	€ 9.15
Office (B1)	€ 13 – € 16	€ 12.00	€ 9 – 11	€ 14.30

Source: Apex Investments Arco Real Estate Colliers International Apex Investments Apex Investments Arco Real Estate Apex Investments

STRATEGY: LEASE SECURITY



The cash flow is secured by:

Lease Security	Average Lease Term	Unbreakable Term
Retail side	4.8 years	3.2 years
Office side	3.8 years	1.7 years
Weighted Average	4.5 years	2.8 years

NEW BOND ISSUE: TERMS



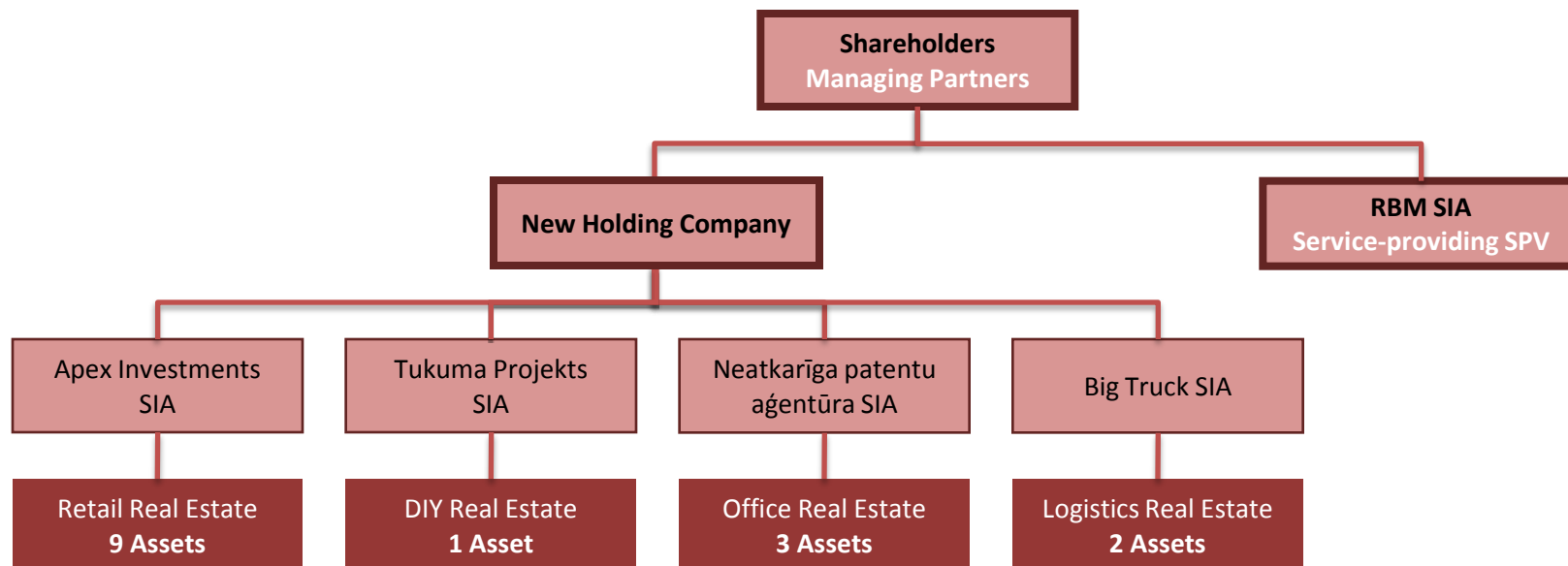
Issuer:	New Holding Company SIA
Amortisation:	Cash Sweep
Coupon rate:	Step-up Structure: Year 1 – 6% Year 2 – 6% Year 3 – 8% Year 4 – 8% Year 5 – 8%
Call options:	At premium to achieve YTM of 11%
Final maturity date:	30 April 2014

NEW BOND ISSUE: TERMS



Collateral:	Up-stream guarantees, shares of the Issuer, consolidation of office and logistics real estate SPVs
Collateral Agent:	Parex banka with defined functions and limited liability to represent bondholders

NEW BOND ISSUE: TARGET STRUCTURE



Targets for the new group structure:

1. *Consolidate*: new holding company – **01.04.2009** *
2. *Merge*: food retail assets – **31.01.2010**
3. *Merge*: office assets – **31.03.2010**
4. *Isolate*: Tukuma Projekts – **31.01.2010**
5. *Initiate*: upstream guarantees *

* These items require Swedbank approval

DEFAULT PROCESS



SIA Apex Investments (“Apex”) fails to pay	Apex does not pay the principal of the bonds to the account of the Latvian Central Depository (the “LCD”) on maturity of the bonds
LCD notifies AS Hansabanka (“Swedbank”)	LCD immediately notifies the custodians including Swedbank that it has not received the principal of the bonds
Event of Default sets in	If Apex does not pay the principal of the bonds within the following 15 days, this constitutes an Event of Default under the Prospectus
Swedbank publishes notices	Swedbank notifies Apex of the Event of Default and publishes a notice on the Event of Default in <i>Latvijas Vestnesis</i> and at least one more local newspaper
Swedbank sells the shares	After the notices have been published, Swedbank proceeds to sale of the pledged shares “at a free price”
Swedbank distributes the proceeds	If and when the shares have been sold, Swedbank distributes the proceeds to secured creditors first; then to bondholders, less its fees and expenses

Source: Raidla Lejiņš & Norcous

TIMELINE



5 March – 15 April 2009:	Follow-up questions and information available to bondholders – primary contact is Janis Dubrovskis (Arranger, Parex Banka)
1 April 2009:	New Holding Company established for new bond issue; clear outstanding structure, pledge and guarantee issues with Swedbanka (possible for this to be done together with bondholders)
15 – 25 April 2009:	Bondholders will finalize contracts replacing old bond issue with new bond issue
30 April 2009:	Final coupon for bondholders will be made, and old bond liability will be retired with new issue
30 July 2009:	First quarterly coupon and cash sweep on new bonds
30 October 2009:	Second quarterly coupon and cash sweep on new bonds
30 January 2010:	Third quarterly coupon and cash sweep on new bonds
31 January 2010:	Separation of Tukuma Projekts and dissolution of Purvciems and Purvciems Holdings
31 March 2010:	Dissolution of InvestBuve
30 April 2010:	Fourth quarterly coupon and cash sweep on new bonds

Apex Investments
Bondholder Meeting
Appendices

Additional Covenants on New Issue
Group Performance During Bond Period
Group Valuation History
Group Lease Overview
Big Truck Logistics Real Estate
Contact Info



APPENDIX: ADDITIONAL COVENANTS

Disclosure



Starting from the issue till listing the Notes on the stock exchange the Issuer undertakes to provide investors with the following information except if it is already disclosed by sending it to ib@parex.lv:

- the Issuer's quarterly, consolidated balance sheet and profit and loss statement (unaudited) with the appendices one calendar month after the end of a quarter;
- the Issuer's audited consolidated previous year's financial report with appendices by 1 May of the current year;
- information on any derivatives agreements the Issuer or its subsidiaries enter into or modify;
- information on changes in the shareholder structure, the supervisory board and the board of directors, indicating the name, surname and professional experience of a new member within 5 (five) business days since the occurrence of the event;
- information on the Issuer's intent to accomplish reorganization or liquidation, to make amendments to the Articles of association, dividend payments, increase or decrease of the registered capital not later than 5 (five) business days prior to taking of the respective decision;
- information on prohibitive actions within 1 (one) business day after they have been taken;
- statement on default if the Issuer delays payments for any of its financial liabilities in the amount of more than EUR 10,000 and for longer than 5 (five) business days, indicating the form of indebtedness (limited to loan, leasing, or rent), amount and the reason for delayed payments.

Starting from the issue until the redemption of all the Notes the Issuer undertakes to provide investors with the following information by sending it to ib@parex.lv or publishing it on the stock exchange's web-site:

- quarterly statements on compliance or failure to comply with the covenants within 5 (five) business days after the end of the quarter.
-

APPENDIX: ADDITIONAL COVENANTS

Prohibitive actions



Starting from the issue till redemption of the Notes the Issuer and its subsidiaries are prohibited to take the following actions without receiving a consent from Note holders owning 2/3 of the issue:

- receive new loans or increase the amount of existing loans from credit institutions and/ or banks, or other secured lender except if the proceeds are used for partial or full bond repayment;
 - receive loans from legal persons or private individuals, who according to the Latvian legislation are not credit institutions and/ or banks, except for such loans, that concurrently are unsecured, subordinated (as evidenced by the respective loan agreement), interest free, and mature after the Notes or except if the proceeds are used for partial or full bond repayment;
 - derivative agreements except if entered with a credit institution and serve only to hedge interest rate exposure;
 - redeem the existing loans from legal entities and private individuals, who are the Issuer's shareholders, members of the board and council, employees, or other affiliated persons;
 - distribute dividends to or buy back shares from the Issuer's shareholders;
 - make any transactions with employees, shareholders or other affiliated persons, unless the transactions are executed on 'arm's length' basis;
 - invest in enterprises, unless the amount of investments in one enterprise is at least 51% of its share capital;
 - sell, rent or in any other way hand over the right to use any registered brands of the Issuer and/ or its subsidiaries;
 - grant any loans except to other companies in the Group or guarantees;
 - operate directly or through investments in other enterprises in the fields other than real estate development, management, maintenance, construction;
 - decide on reorganisation or liquidation of the Issuer's company, as well as on amendments to the Articles of association, distribution of dividends, increase or decrease of the registered capital.
-

APPENDIX: ADDITIONAL COVENANTS

Other



- Current loans to shareholders shall be secured by real estate owned by the Owners
-

APPENDIX: GROUP PERFORMANCE

2006 in Review



March

Purchased 3 office buildings in one transaction, anchored by international tenants, at a price of **€16 million**:

1. Citadeles 12 (Rīga)
2. Kronvalda 3 (Rīga)
3. Kronvalda 3a (Rīga)

September

Purchased 4 retail buildings in one transaction, all anchored by Supernetto, at a price of **€5.8 million**:

1. Kreimeņu 4a (Rīga)
2. Smilšu 92b (Daugavpils)
3. Viestura 10 (Daugavpils)
4. Spīdolas 17 (Aizkraukle)

October

Issued bonds (Apex Bond) at a total discounted value of **€4.4 million**, with most of the proceeds going to retire bridge financing for the two purchase activities described above

2006 Key Operating Figures

	Forecasted in Prospectus	Audited
Operating cash flow		
Net revenue	€ 2,504,512	€ 1,903,560 ¹
Operating expenses	(€ 654,910)	(€ 593,812)
EBITDA (NOI)	€ 1,849,602	€ 1,309,749
Senior debt interest	(€ 794,575)	(€ 863,035)
Senior debt principal	(€ 383,356)	(€ 509,216)
Apex bond interest	(€ 62,500)	-
Corporate income tax	(€ 55,067)	(€ 23,789)
Free cash flow	€ 616,604	(€ 86,292)
Senior Debt Service Coverage	1.57	0.95 ²
Cash balance	€ 287,946	€ 2,116,956 ³
Loan balance	€ 26,080,691	€ 24,104,264
Bond balance	€ 5,062,500	€ 4,147,022
Real estate market value	€ 37,198,033	€ 36,976,000 ⁴
Loan-to-value (LTV)	70%	65%
Total debt-to-value	84%	76%

Footnotes on performance:

- 1) Difference in rental revenue due to delay in purchase of *Minska centrs* (€100k) and overestimated new retail and office properties (€450k)
- 2) Difference from revenue effected this debt service coverage
- 3) Cash balance assumed all bond proceeds would be spent at year end, which they were not
- 4) Value based on April 2007 valuations from Arco Real Estate

APPENDIX: GROUP PERFORMANCE

2007 in Review



April

In 2006, Apex was “gazumped” by another investor for the purchase of *Minska centrs* in Rīga from Seller *Linstow*; this buyer later withdrew, and in April *Linstow* again began discussions with Apex regarding the sale of the asset

September

Apex refinanced all of its senior debt loans to a more competitive margin and bank amortisation

October

Apex listed its bond in the regulated market on *Nasdaq OMX Riga*, in order for it to be publicly traded by any investor



December

Apex purchased a retail building in Tukums (Kurzemes 46) anchored by *Rautakesko* at a price of **€3,200,000**

2007 Key Operating Figures

	Forecasted in Prospectus	Audited
Operating cash flow		
Net revenue	€ 3,488,113	€ 2,900,565 ¹
Operating expenses	(€ 594,577)	(€ 783,169)
EBITDA (NOI)	€ 2,893,536	€ 2,117,397
Senior debt interest	(€ 1,348,372)	(€ 1,234,133)
Senior debt principal	(€ 989,865)	(€ 1,001,508)
Apex bond interest	(€ 253,125)	(€ 251,500)
Corporate income tax	(€ 100,772)	(€ 99,719)
Free cash flow	€ 201,402	(€ 469,463)
Senior Debt Service Coverage	1.24	0.95
Subordinated Debt Service Coverage	1.12	0.85
Cash balance	€ 95,778	€ 1,431,408
Loan balance	€ 25,090,826	€ 26,192,756
Bond balance	€ 5,315,625	€ 4,672,262
Real estate market value	€ 37,248,033	€ 40,176,000 ²
Loan-to-value (LTV)	67%	65%
Total debt-to-value	82%	77%

Footnotes on performance:

- 1) Difference in rental revenue due to delay in purchase of *Minska centrs* (€420k) and overestimated office revenue (€170k)
- 2) Value based on April 2007 valuations from Arco Real Estate + Kurzemes 46 Purchase price

APPENDIX: GROUP PERFORMANCE

2008 in Review



February

Completed renovations for *L'Oreal Baltic* to move into 3rd and 4th floors of Citadeles 12, with the tenant investing a large financial commitment:

- > **€200,000 cost to Apex**
- > €28,000 cost to *L'Oreal Baltic*

June

Apex finally, successfully closed on purchasing *Minska centrs* in Rīga from Linstow, at a price of **€4,075,000**

October

Completed renovations for the *L'Oreal Academie* on the 5th floor of Citadeles 12, with the tenant investing a large financial commitment:

- > **€246,600 cost to Apex**
- > €170,450 cost to *L'Oreal Baltic*
- > €446,600 total cost to Apex for all renovations
- > €200,000 total cost to *L'Oreal Baltic* for all renovations

2008 Key Operating Figures

	Forecasted in Prospectus	Unaudited
Operating cash flow		
Net revenue	€3,585,132	€3,677,982
Operating expenses	(€599,699)	(€823,982)
EBITDA (NOI)	€2,985,433	€2,854,000
Senior debt interest	(€1,297,196)	(€1,282,714)
Senior debt principal	(€1,041,041)	(€590,407)
Apex bond interest	(€265,782)	(€251,500)
Corporate income tax	(€132,064)	(€105,065)
Free cash flow	€249,350	€624,314
Senior Debt Service Coverage	1.27	1.52
Subordinated Debt Service Coverage	1.15	1.34
Cash balance	€295,129	€618,253
Loan balance	€24,049,785	€28,503,433
Bond balance	€5,581,406	€4,932,432
Real estate market value	€37,298,033	€23,323,000¹
Loan-to-value (LTV)	64%	122%
Total debt-to-value	79%	143%

Footnotes on performance:

- 1) Arco Real Estate valued all 13 cash flowing objects in February 2008, and determined an average capitalization rate of 13.7% on all assets

APPENDIX: GROUP PERFORMANCE

Notes on Performance Figures



1. It is important to note that these figures are for all cash flowing assets which were also forecasted in the prospectus of the Apex Bond; however, as for consolidated financial reporting, the financial statements published on Nasdaq OMX after publicly listing the bond only include the Apex Investments (or retail) operations (see current group structure for more detail)
2. As the group made two real estate purchases in the middle of 2006 and one in the middle of 2008, the **revenue and expense figures** are prorated in the audited column for the amount of months that the shareholders actually owned them:
 - a) Office real estate purchased in March 2006 – prorated for 9 months
 - b) Retail real estate purchased in September 2006 – prorated for 3 months
 - c) Retail real estate purchased in June 2008 – prorated for 6 months
3. The **senior debt interest and principal figures** are the actual cash flow of debt service for all Apex group companies at each year's end, so it is comparable with the audited, prorated revenue/expense figures
4. The **corporate income tax figure** is the actual tax paid to the government for all Apex group companies at each year's end (after accounting for prior years' carried forward tax losses)
5. The **cash balance** is the total cash on hand for all Apex group companies at each year's end
6. The **loan balance** is the total value of debt from Hansabanka (Swedbanka) for all Apex group companies at each year's end
7. The **bond balance** is the accrued value of the bonds at each year's end
8. Arco Real Estate performed a market valuation of all assets in April 2007, except for the *Rautakesko* building in Tukums and *Minska centrs* in Riga. The total value is recorded in the **real estate market value** lines, with the **costs** of the *K-Rauta* building (EUR 3.2 million) added in 2007, and *Minska centrs* (EUR 4.1 million) added in 2008
9. Arco Real Estate also performed a market valuation in February 2009, and the average capitalization rate for all 13 cash flowing assets was 13.7%, **displaying a debt-to-value ratio of over 140%**.

APPENDIX: PORTFOLIO VALUATION

History



Property	Sector	City	Anchor	Tenants	Feb 2009 Appraisal	2009 Cap Rate	Apr 2007 Appraisal*	2007 Cap Rate	Value Change
A. Dombrovska 23	Grocery Retail	Rīga	Rimi	27	2,666,000 €	12.0%	4,220,000 €	8.0%	-37%
Dzelzavas 78	Grocery Retail	Rīga	Rimi	7	1,090,000 €	12.0%	2,267,000 €	7.0%	-52%
Kreimeņu 4a	Grocery Retail	Rīga	Supernetto	2	761,000 €	13.0%	1,155,000 €	8.0%	-34%
Nīcgales 2	Grocery Retail	Rīga	Rimi	23	3,384,000 €	13.0%	4,075,000 €	10.0%	-17%
Slokas 161	Grocery Retail	Rīga	Supernetto	25	1,719,000 €	13.0%	4,070,599 €	7.5%	-58%
Smilšu 92b	Grocery Retail	Daugavpils	Supernetto	4	754,000 €	14.0%	959,000 €	10.0%	-21%
Spīdolas 17	Grocery Retail	Aizkraukle	Supernetto	5	636,000 €	14.0%	834,000 €	10.0%	-24%
Vienības 95	Grocery Retail	Rīga	Rimi	1	1,619,000 €	15.0%	2,742,000 €	8.0%	-41%
Viestura 10	Grocery Retail	Daugavpils	Supernetto	12	1,859,000 €	13.0%	2,758,000 €	9.0%	-33%
Kurzemes 46	DIY Retail	Tukums	Rautakesko	1	1,544,000 €	17.0%	3,200,000 €	8.5%	-52%
Citadeles 12	Office	Rīga	L'Oreal	8	2,488,000 €	13.5%	5,704,000 €	7.5%	-56%
Kronvalda 3	Office	Rīga	TNS Gallop	5	4,803,000 €	15.0%	12,266,000 €	7.5%	-61%
Kronvalda 3a	Office / Spa	Rīga	Taka Esse	1			<i>Included in Kronvalda 3</i>		
Total portfolio				121	23,323,000 €	13.8%	44,250,599 €	8.1%	-43%

***Notes:**

All appraisals independently performed by Arco Real Estate

In Apr 2007 Appraisal column—value used for Nīcgales 2 is June 2008 purchase price; for Kurzemes 46, the December 2007 purchase price is displayed

APPENDIX: PORTFOLIO LEASE DATA

February 2009



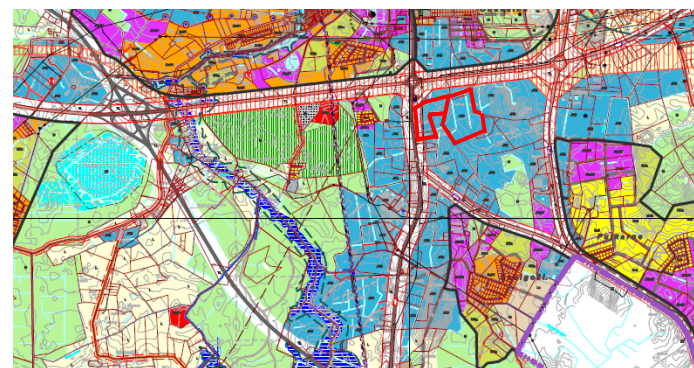
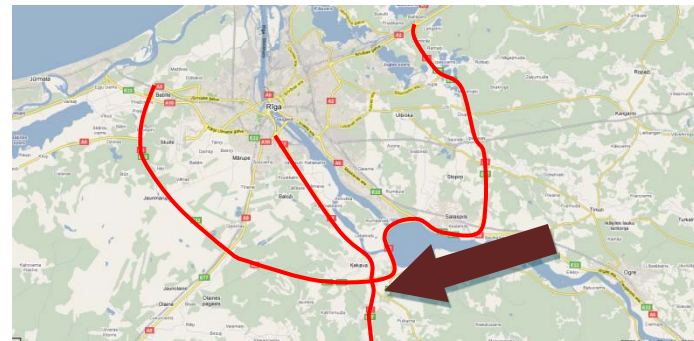
Property	Lessor	Anchor	Tenants	Avg Lease Term Remaining	GLA	Vacancy	Avg rent / sqm	Monthly rent	Retail	Office
A. Dombrovska 23	Apex Investments	Rimi	27	3.6 years	6,154	0%	5.28 €	32,616 €	11%	
Dzelzavas 78	Apex Investments	Rimi	7	3.7 years	1,261	0%	10.50 €	13,245 €	5%	
Kreimeņu 4a	Apex Investments	Supernetto	2	5.5 years	953	0%	10.15 €	9,669 €	3%	
Nīcgales 2	TC "Purvciems"	Rimi	23	4.5 years	2,816	0%	15.32 €	43,151 €	15%	
Slokas 161	Apex Investments	Supernetto	25	5.1 years	2,147	6%	9.25 €	18,564 €	6%	
Smilšu 92b	Apex Investments	Supernetto	4	1.4 years	1,069	0%	9.49 €	10,146 €	3%	
Spīdolas 17	Apex Investments	Supernetto	5	5.7 years	962	0%	9.47 €	9,110 €	3%	
Vienības 95	Apex Investments	Rimi	1	4.6 years	1,500	0%	15.43 €	23,150 €	8%	
Viestura 10	Apex Investments	Supernetto	12	4.9 years	2,602	0%	9.35 €	24,331 €	8%	
Kurzemes 46	Tukuma Projekts	Rautakesko	1	8.5 years	3,370	0%	7.19 €	24,239 €	8%	
Citadeles 12	InvestBūve	L'Oreal	8	3.7 years	2,681	6%	14.02 €	35,162 €		12%
Kronvalda 3	Neatkarīgā patentu aģentūra	TNS Gallup	5	4.0 years	6,006	53%	16.45 €	46,525 €		16%
Kronvalda 3a	Neatkarīgā patentu aģentūra	Taka Esse	1	7.0 years	576	0%	5.00 €	2,878 €		1%
Total portfolio			121	4.5 years	32,097	11%	10.23 €	292,786 €	71%	29%

APPENDIX: BIG TRUCK

Land Real Estate

Purpose: Logistics

- > Via site assembly, purchased two adjoining plots from different owners, total of **25.6 hectares**
- > **Location:** corner of A5 & A7 (Via Baltica and Riga Ring Road)
- > Ķekavas Pagasts approved zoning as “mixed use”; Riga rajons did not approve Ķekava’s master plan; recalled entire council
- > Big Truck applied to administrator for approval “apstiprinats” for zoning change in mid 2008
- > Commercial terms for sale agreed with Coca Cola in **Q2 2008:**
 - a) **EUR 4.5 million** for Sakšas parcel at EUR 26 / m²
 - b) Big Truck planned to retire debt & retain funds for Apex bond refinance;
 - c) Big Truck would retain **8.6 Ha** of serviced industrial sites of ~10,000 m²;
- > Coke withdrew after due diligence because of zoning difficulty



Ķekavas pagasta pašvaldība 2008 – 2020 General Plan

APPENDIX: CONTACT INFORMATION



Jerry Wirth

Managing Partner, Apex Investments

A. Pumpura 3, Riga LV-1010

Phone: (+371) 67333504

Fax: (+371) 67333540

Email: jerry@rbm.lv

David DeRousse

Managing Partner, Apex Investments

A. Pumpura 3, Riga LV-1010

Phone: (+371) 67333504

Fax: (+371) 67333540

Email: david@rbm.lv

Jānis Dubrovskis

Arranger, Parex Banka

Smilšu 3, Riga LV-1522

Phone: +371 67010795

Fax: +371 67778655

Mobile: +371 29178878

Email: janis.dubrovskis@parex.lv

Matt Mezinskis

Analyst, RB Management

A. Pumpura 3, Riga LV-1010

Phone: (+371) 67333504

Fax: (+371) 67333540

Email: matt@rbm.lv