

Portfolio Snapshot



MERIT NORDIC*3 is a non-traded Real Estate Investment Company seeks to generate income and preserve investors wealth by building a diversified portfolio of income-generating commercial properties.

Portfolio Summary

Net Leased Properties	5
Operating Properties	5
Development Projects	2
Net Lease Tenants	33
Total Square meters	14.012
Net Lease Occupancy	97,18%
Weighted Yearly Rent Indexation	1,47% (*)
Initial investment	4.302.692 EUR
Total Assets	15.335.570 EUR
Return on investment (ROI)	15,19% p.a. (**)

(*) Calculated according to minimum rent adjustments and expected net price index development.

(**) No realization of rent reserves nor projects gains

Rental Reserves and effects on ROI

Total rental income yr. 1 budget	1.194.777 EUR
Total estimatet rental reserves, realizable with in 10 yr.	289.122 EUR

Realized Rental reserves in pct. after 5 Years	ROI p.a.
0,00%	15,19%
10,00%	16,63%
20,00%	17,75%
30,00%	18,87%
40,00%	19,98%
50,00%	21,10%

16 years of Portfolio History

First acquisition from 2005, the rest from during and after the financial crisis. The portfolio is wished to be divested due to the shift in generation in the holding company.

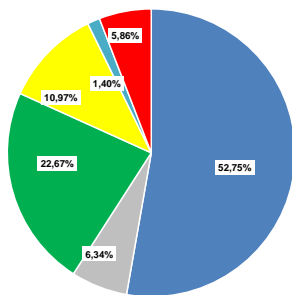
The properties are now placed in 2 underlying real-estate companies in Høst Holding.

The properties will be gathered on 1.7.2021 under one Investment Company, Merit Nordic*3

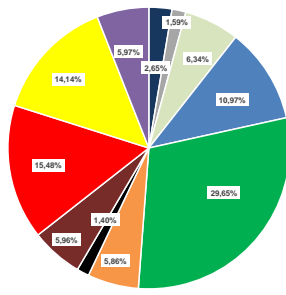
During the financial crisis in 2009-10 the portfolio was expanded by 7 attractive Business properties, locations in popular business areas. The properties were bought out of distressed real estate companies. These properties are located in Køge and Næstved, two large Zealand cities with long histories and a rich business lives. The necessary renovations were carried out to attract new tenants.

Merit Nordic Real Estate Group is responsible for investor relations, real estate administration and facility mangament of the portfolio. Auditing and Controlling is performed by a third party professional accountancy firm who will report directly to the investors.

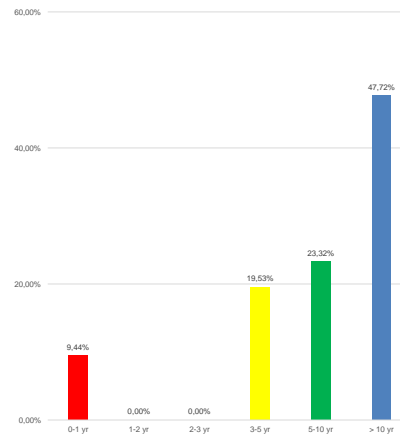
Property Type Deversification



Net Lease Tenant industri Deversification








Actual Tenants Leasetime - overview



Office • Retail • Storage-Logistic • Healthcare • Industrial • Education

Insurance • Utility Electric • Retail
 Health Clinic • High Tech • Education
 Automotive • Wholesale • Cargo Transportation
 Service & Advertising • Self Storage

Property Overview

Property overview	Biggest Tenant Name (share)	No. of tenants	Industry	Location	Type	Size/sqm	Prize/sqm	NOI EUR p.a.	NOI pct.
	Følsgaard A/S (34%)	11	High Tech	Galoche Allé 10 - Køge	Office	5.145	1.631	527.952	6,35%
	FOF Køge Bugt (52%)	3	Public	Stebervej 1A-B, 4600 Køge	Education	1.305	1.646	127.372	6,00%
	B.F. Healthcare (27%)	7	Medical	Parkvej 46, 4700 Næstved	Health care	1.246	1.482	115.213	6,44%
	Lauritz.com (100%)	1	Auctionhouse	Gl. Holstedvej 10, 4700 Næstved	Wholesale	1.810	890	108.433	6,68%
	Nettolager	5	Selfstorage	Industrivej 9-13, 4700 Næstved	Selfstorage	4.506	298	81.433	7,58%

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