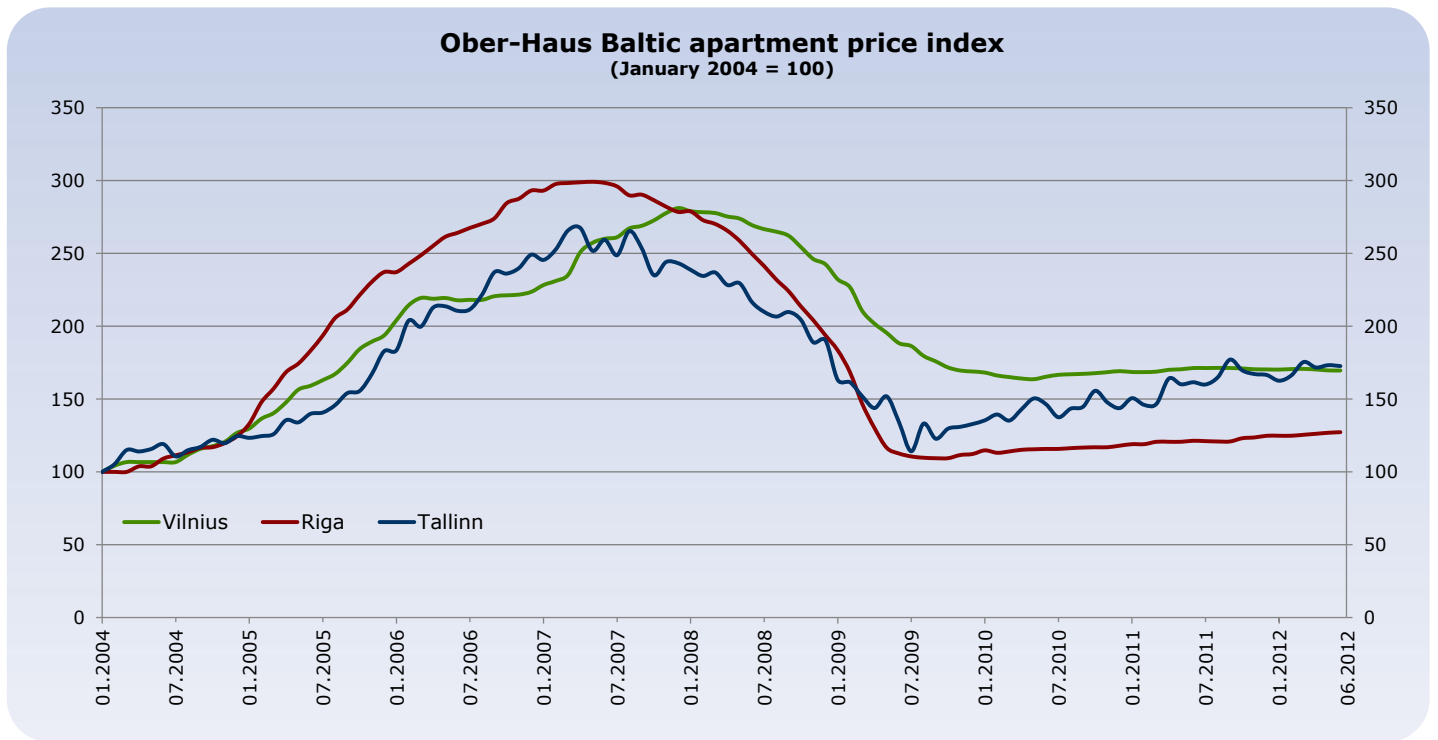


Ober-Haus Baltic Apartment Price Index

June 2012



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	0.0%	-1.0%	-39.7%	1,196
Riga	+0.3%	+4.9%	-57.5%	988
Tallinn	-0.4%	+6.9%	-35.5%	1,102

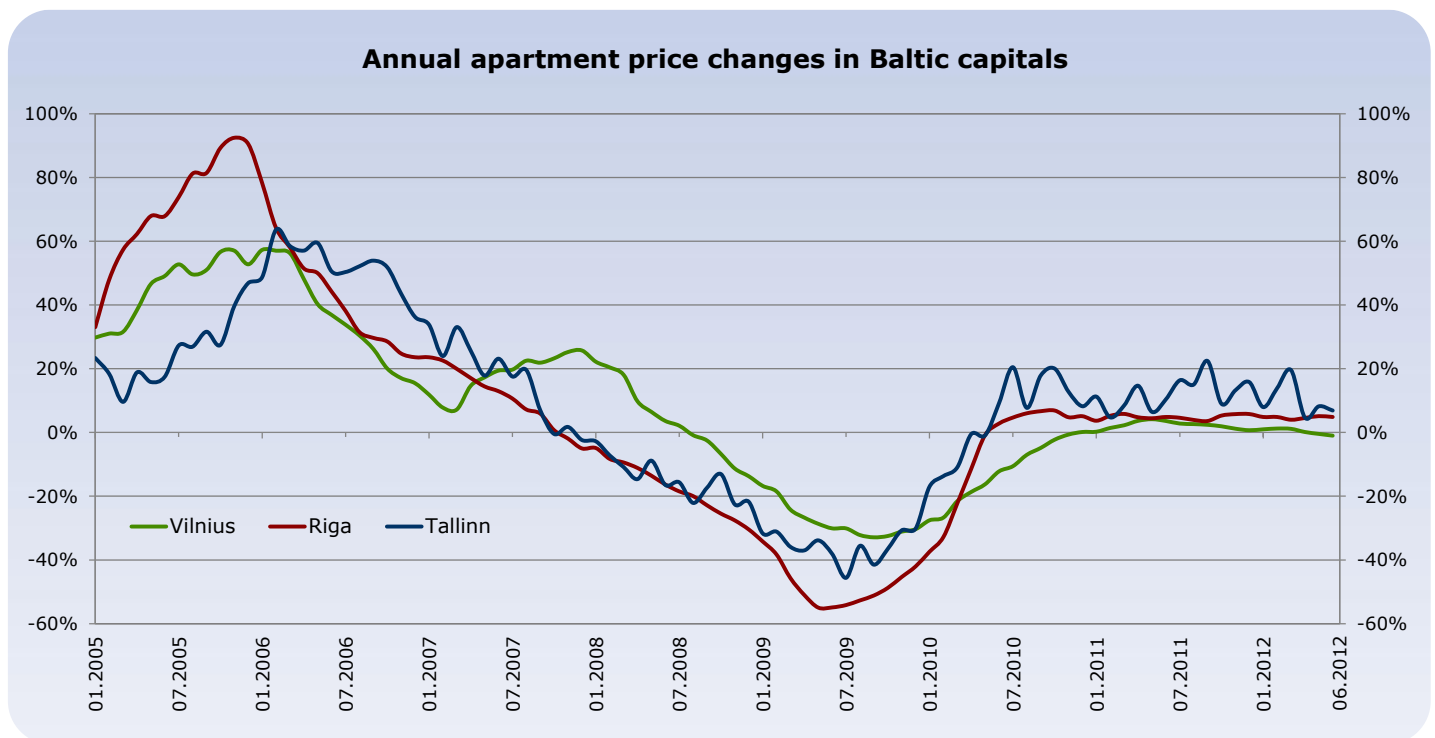
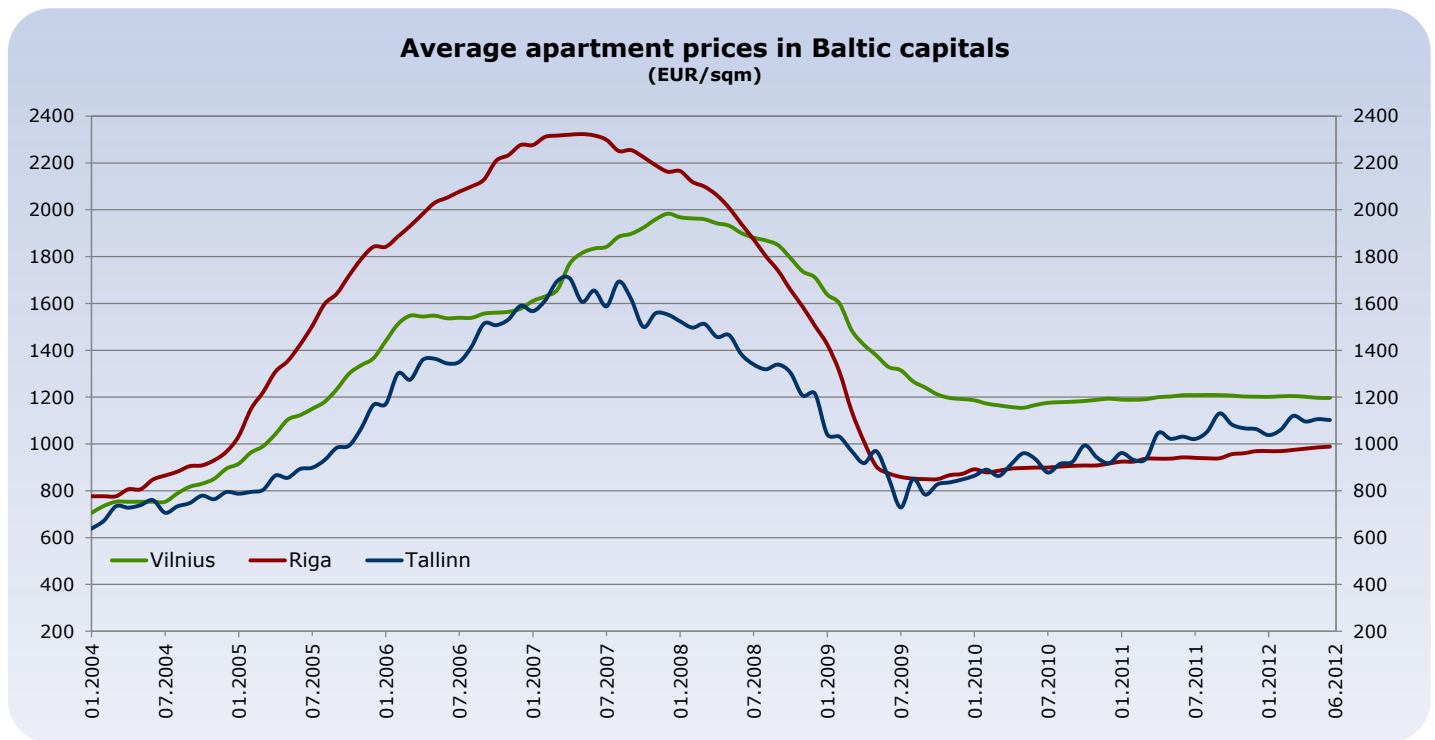
After 0.4% decrease of apartment prices in May 2012 prices in Vilnius in June of this year remained stable and average price is the same as month ago – **1,196 EUR/sqm**. A negative annual change in apartment prices increased to **1.0%** in June of this year (0.5% decrease was recorded in May). From the highest apartment price level, which was reached in December 2007, apartment prices in Vilnius are lower by **39.7%**.

In June 2012, apartment prices in Riga have increased by **0.3%** and raised average price to **988 EUR/sqm**. The biggest activity was shown by local buyers who are looking for good quality two-three room apartments for an appropriate price. During the past 12 month the average apartment price has increased by **4.9%**. From the highest price level which was reached in May 2007, until June this year, the prices for apartments in Riga decreased by **57.5%**.

Average apartment sqm price in Tallinn decreased by **0.4%** to **1,102 EUR/sqm** in June 2012. Comparing with June 2011, average sqm price have increased **6.9%**, mainly because more deals are done with new and more expensive properties. During first half of 2012 market has been active; there were 30% more sale-purchase transactions with flats than in the same period last year.

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