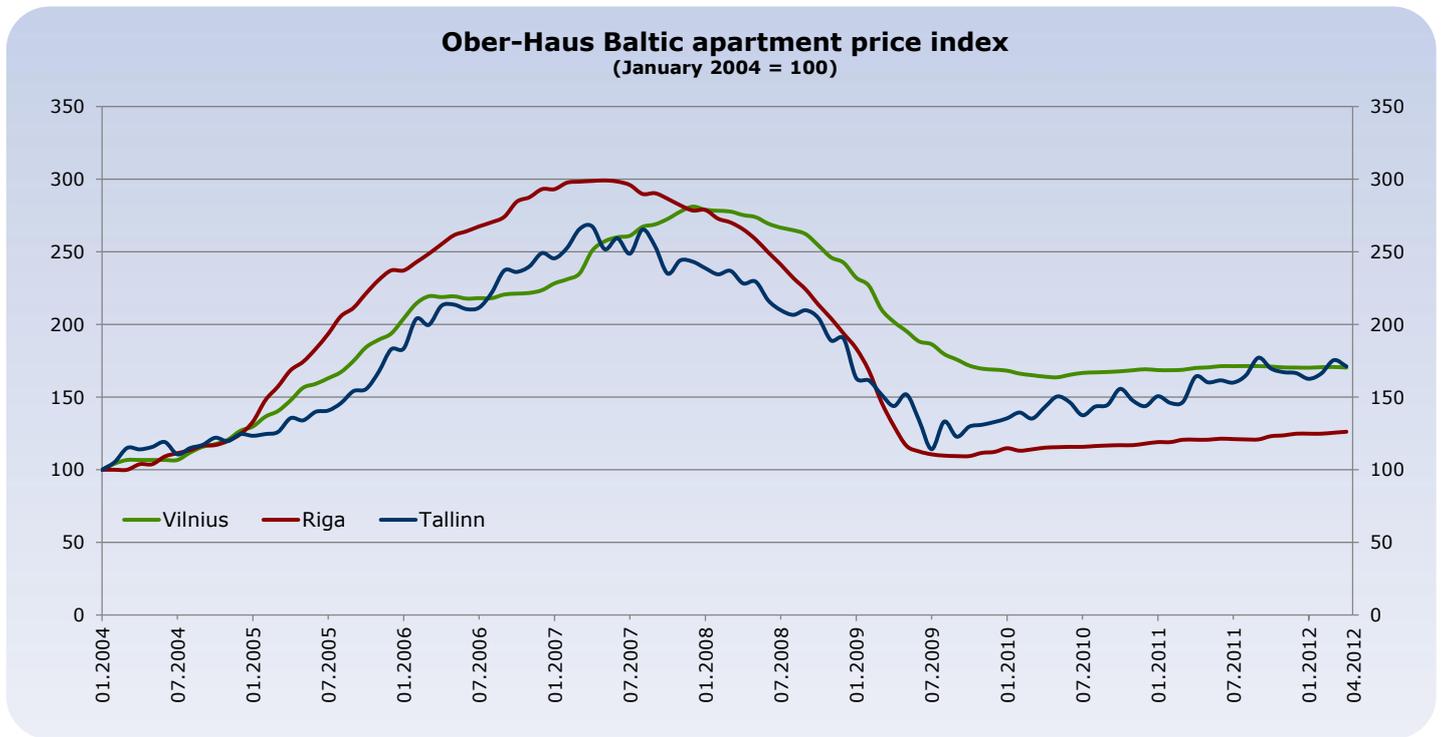


Ober-Haus Baltic Apartment Price Index

April 2012



City	Change in last month	Change in last 12 months	Change from the highest value	Average price EUR/sqm
Vilnius	-0.2%	+0.1%	-39.4%	1,202
Riga	+0.5%	+4.5%	-57.8%	980
Tallinn	-2.4%	+4.4%	-36.0%	1,093

Apartment prices in Vilnius decreased by **0.2%** in April 2012. The greatest price change was recorded for old apartments in residential districts of the capital city, where prices decreased 0.9% over the month. In April, the annual increase in apartment prices in Vilnius was only 0.1% (compared to 1.1% in March) with the average price of **1,202 EUR/sqm**.

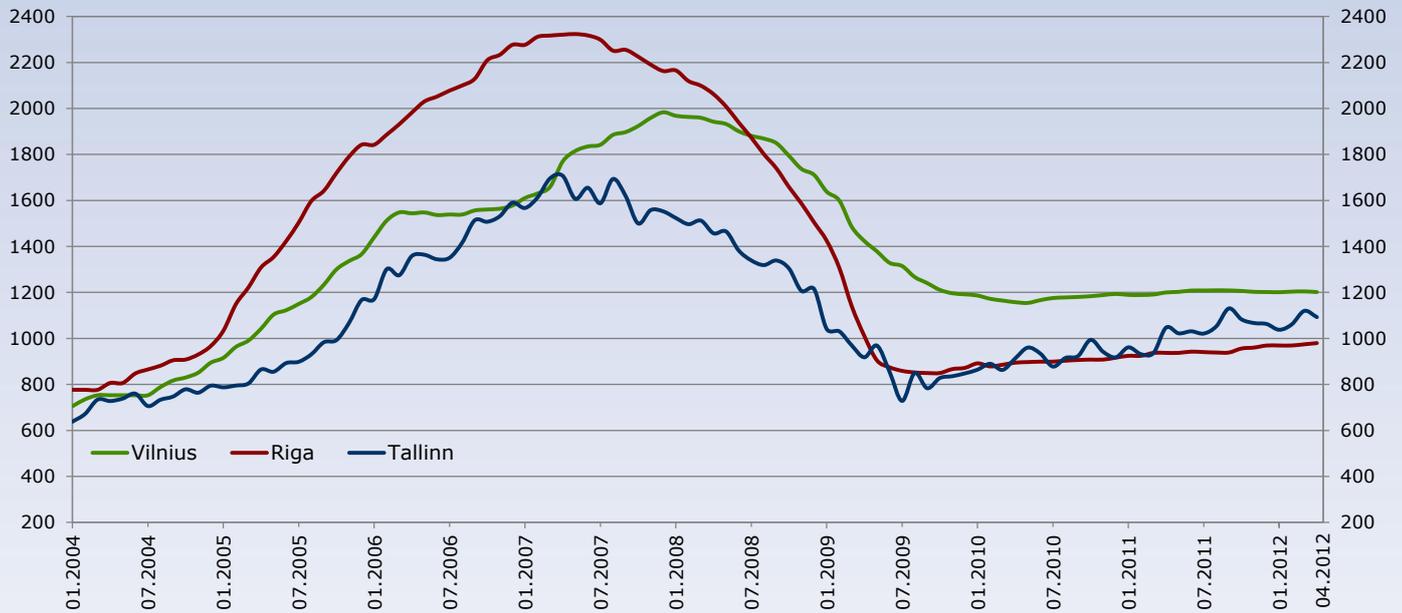
In April 2012, apartment prices in Riga have increased by **0.5%** and raised average price to **980 EUR/sqm**. The same growth was recorded in March. Local buyers are active and show interest in good quality two-three room apartments for an appropriate price. During the past 12 month the average apartment price has increased by **4.5%**. From the highest price level which was reached in May 2007, until April this year, the prices for apartments in Riga decreased by **57.8%**.

Average apartment sqm price in Tallinn decreased by **2.4%** to **1,093 EUR/sqm** in April 2012. Comparing with April 2011, average sqm price have increased **4.4%**, mainly because more deals are done with new and more expensive real estate. During first 4 months of 2012 market has been active, there were 30% more sale-purchase transactions with flats than during the same period last year.

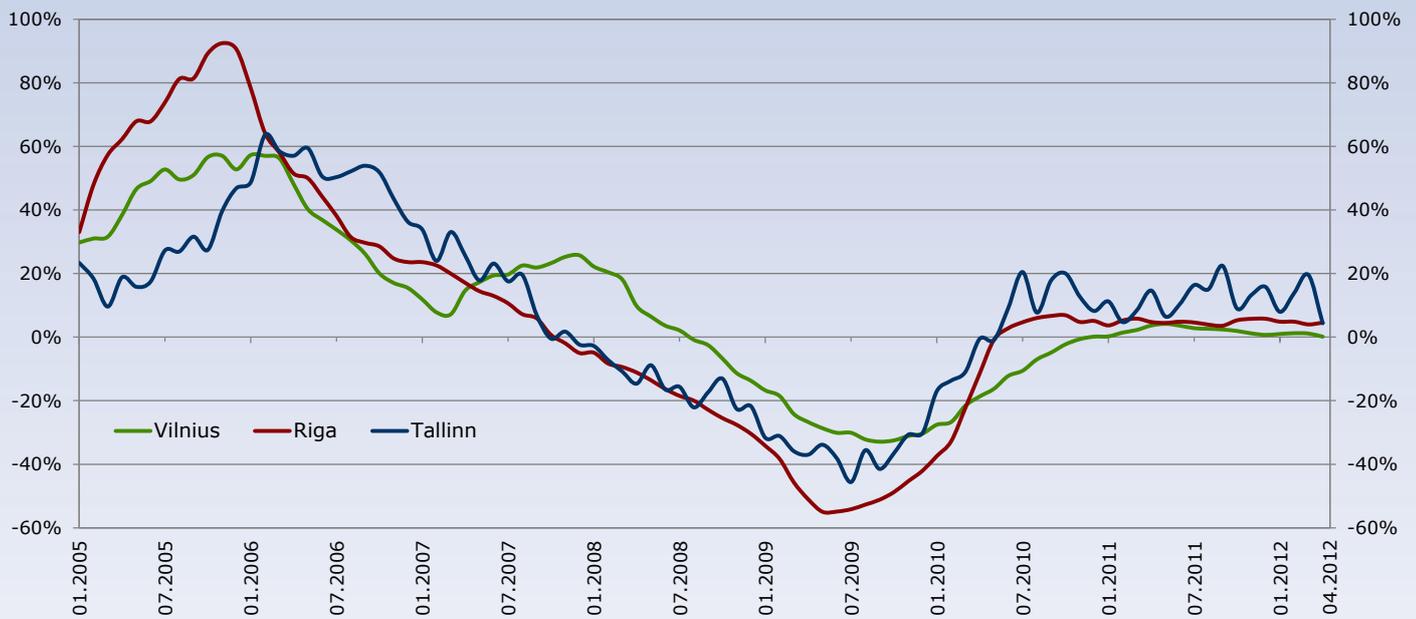
Ober-Haus Baltic Apartment Price Index

April 2012

Average apartment prices in Baltic capitals
(EUR/sqm)



Annual apartment price changes in Baltic capitals



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