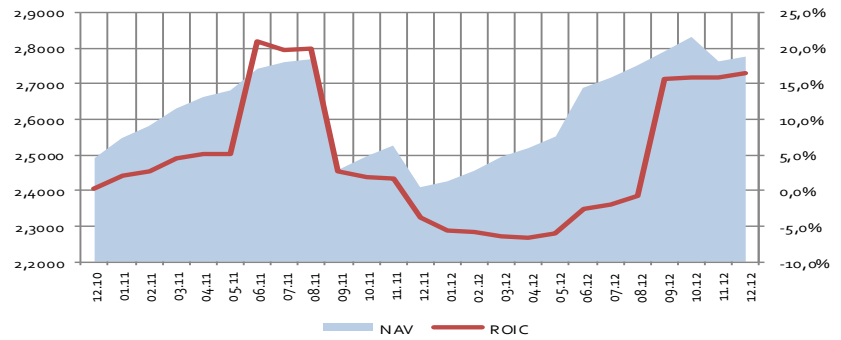




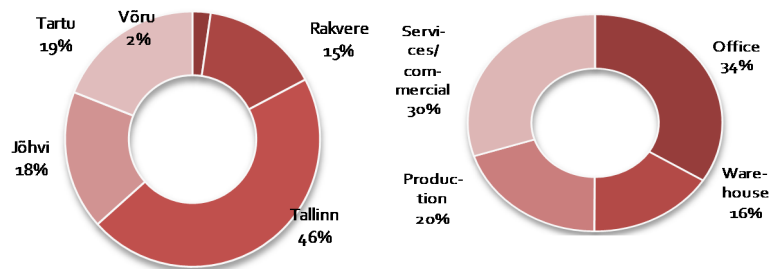
GENERAL DATA

Share's ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, €	0,60
Share Net Asset value, €	2,8275
Number of ordinary shares	2 962 919
Asset value, € thousand	25 151
Net Asset Value, € thousand	8 378



Real Estate portfolio

As of 31.01.2013 or for a year, € thousands	
Investment properties	23 952
Lease income, last 12 months	2 083
NOI (Net Operating income), last 12 months	1 938
Average lease length, years	4,7
Vacancy from lease income	2,4%



Address	Town/County	Purchase year	Type	Total lease spaces, m2
Linda 15	Jõhvi	2006	Ladu/kaubandus	6314,1
Laada 27	Rakvere	2007	Büroo	1 413,0
Ringtee 2	Rakvere	2004	Kaubandus	3 964,8
Narva mnt. 3/9	Tartu	2005	Büroo	4 783,4
Raekoja plats 16	Tartu	2006	Büroo / ladu	2 034,0
Jüri 22	Võru	2006	Büroo / kaubandus / teenindus	821,2
Linamäe 6 / Põikmäe 6	Saku vald	2006	Ladu	3 226,1
Piirimäe 8	Tänassilma	2008	Ladu / tootmine	5 799,1
Liimi 1B	Tallinn	2006	Büroo / ladu	2 328,6
Türi 10c	Tallinn	2007	Büroo	2 606,2
Tähetorni 21 C	Tallinn	2005	Tootmine	2 580,2
Fortuna 1	Tartu	2007	Parkla	152,4
TOTAL				36 023,1

Main customers	Dhare of rent
PRIA	15,9
Antalis	9,4
Bauhof	9,2
Unipress	6,4
Swedbank	6,4
Haridus- ja teadusministeerium	5,9
Catwees	5,0
Stokvis Tapes Estonia	4,1
Onninen	3,8
Maksu- ja Tolliamet	3,6
SEB Pank	3,2
Muud	27,3

Loan capital

As of 31.01.2013, € thousands	
Total loan debt	16 252
Weighter average debt maturity, years	4,3
Weighted average interest rate	3,7%
Loan to value	68%
Interest cover (times)	2,9
DSCR (last 12 months)	1,2

