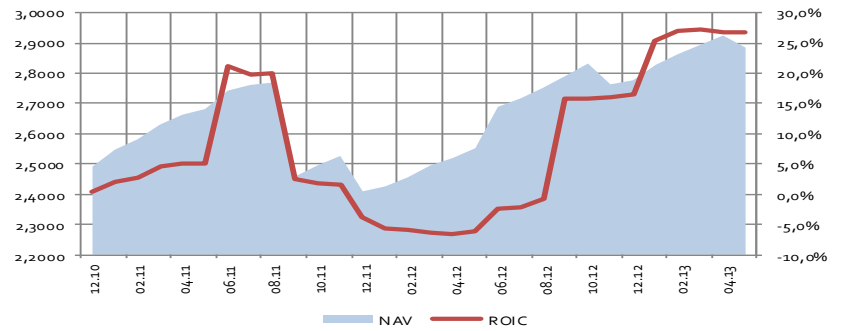




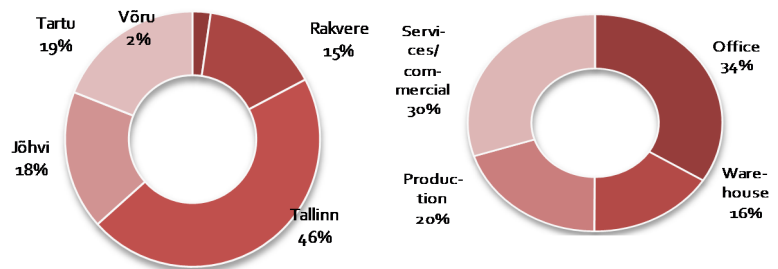
GENERAL DATA

Share's ISIN code	EE3100017138
Portfolio manager	EFTEN Capital AS
Share nominal value, €	0,60
Share Net Asset value, €	2,884,8
Number of ordinary shares	2 962 919
Asset value, € thousand	25 210
Net Asset Value, € thousand	8 547



Real Estate portfolio

As of 31.05.2013 or for a year, € thousands	
Investment properties	24 279
Lease income, last 12 months	2 076
NOI (Net Operating income), last 12 months	1 928
Average lease length, years	4,7
Vacancy from lease income	6,1%



Address	Town/County	Purchase year	Type	Total lease spaces, m2
Linda 15	Jõhvi	2006	Warehouse/Commercial	6314,1
Laada 27	Rakvere	2007	Office	1413,0
Ringtee 2	Rakvere	2004	Commercial	3964,8
Narva mnt. 3/9	Tartu	2005	Office	4783,4
Raekoja plats 16	Tartu	2006	Office / Warehouse	2034,0
Jüri 22	Võru	2006	Office / commercial / service	821,2
Linamäe 6 / Põikmäe 6	Saku vald	2006	Warehouse	3226,1
Piirimäe 8	Tänassilma	2008	Warehouse / Production	5799,1
Liimi 1B	Tallinn	2006	Office / Warehouse	2328,6
Türi 10c	Tallinn	2007	Office	2606,2
Tähetorni 21 C	Tallinn	2005	Production	2580,2
Fortuna 1	Tartu	2007	Parking	152,4
TOTAL				36 023,1

Main customers	Share of rent
PRIA	16,5
Antalis	9,8
Bauhof	9,5
Unipress	6,6
Swedbank	6,6
Catwees	5,5
Aamex	5,0
Onninen	3,9
Maksu- ja Tolliamet	3,7
SEB Pank	3,3
Naps Solar Estonia	3,1
Muud	26,4

Loan capital

As of 31.05.2013, € thousands	
Total loan debt	15 971
Weighter average debt maturity, years	4,3
Weighted average interest rate	2,8%
Loan to value	67%
Interest cover (times)	3,8
DSCR (last 12 months)	1,2

