

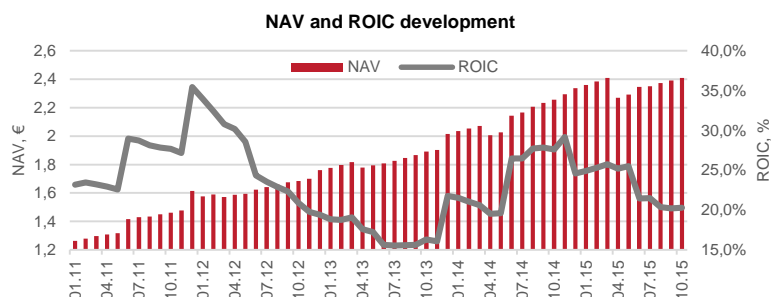
EFTEN Kinnisvarafond AS factsheet

October, 2015



Fund overview

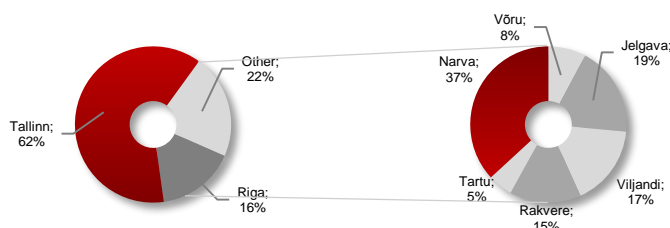
Share ISIN code	EE3100097411
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,60
Share Net Asset Value, EUR	2,4102
Number of shares	39 391 371
Consolidated asset value, EUR thousand	207 503
Consolidated Net Asset Value, EUR thousand	94 941



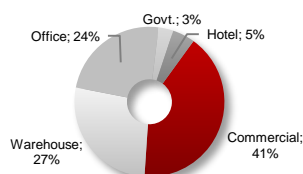
Portfolio

As at October 31, 2015, EUR thousand	
Operational property investments ^{1,2}	193 002
Property investments under development	2 297
Lease income per year	16 085
NOI (Net Operating Income) per year	15 004
Weighted average lease maturity in years	4,7
Vacancy (EPRA)	4,7%

Investments by region



Properties by type



Owned properties

Property	Address	Type	Acquired	NLA (m ²)
Premia Foods cold storage	Tallinn, Betooni 4	Warehouse	2008	6 863
K-Rauta hardware store	Võru, Kreutzwaldi 89	Commercial	2008	3 120
UKU retail centre	Viljandi, Tallinna 41	Commercial	2010	5 117
Police and rescue building	Rakvere, Kreutzwaldi 5a	Governmental	2010	5 744
Lauteri office building	Tallinn, Lauteri 5	Office	2010	3 942
Kapitali office building	Tartu, Ülikooli 6 a	Office	2011	2 328
Pärnu mnt office building	Tallinn, Pärnu mnt 102c	Office	2011	9 216
Äripäeva office building	Tallinn, Pärnu mnt 105	Office	2011	5 149
Prisma in Narva	Narva, Kangelaste pr. 29	Commercial	2013	13 361
Eesti Energia in Laki	Tallinn, Laki 24	Office	2013	1 854
Eesti Energia in Kadaka	Tallinn, Kadaka tee 63	Office	2013	7 705
Logistika Pluss logistics centre	Tallinn, Punane 73	Warehouse	2013	15 197
K-Rauta hardware store	Tallinn, Tammsaare 49	Commercial	2013	9 120
Mustika retail centre	Tallinn, Tammsaare 116	Commercial	2012	27 365
RIMI in Jelgava	Jelgava, Rigas Street 48	Commercial	2013	4 474
Palace Hotel ²⁾	Tallinn, Pärnu mnt 14	Hotel	2013	4 870
State Music School in Stabu	Riga, Stabu 10/4	Office	2013	4 223
Betooni 1a warehouse	Tallinn, Betooni 1a	Warehouse	2014	10 678
Betooni 6 warehouse and office building	Tallinn, Betooni 6	Warehouse	2014	16 838
Lacpleca 20a office building	Riga, Lacpleca 20a	Office	2014	4 427
DEPO hardware store	Jelgava, Jelgava, Cukura iela 2B	Commercial	2015	16 000
NTP Tecnology Park	Riig, Jürkalnes iela 15/25	Warehouse	2014	45 013
Total				222 603

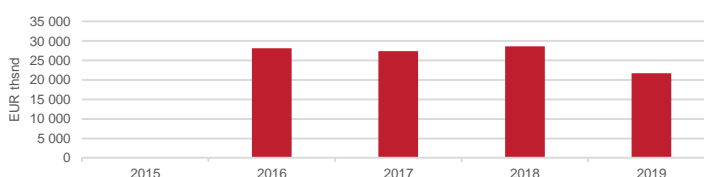
Largest clients

Client	% of rental income
Prisma Peremarket	16,2
Rautakesko AS	10,3
Eesti Energia	5,6
Logistika Pluss	5,5
DHL Estonia AS	5,0
Riigi Kinnisvara	4,4
Premia Tallinna Külmoone	4,0
Kinnisvaravalduse (RIMI)	2,0
Arvato Services Estonia	1,8
Äripäev	2,3
Plesko Real Estate SIA	1,5
Bauhof Group AS	1,4
Kwintet Production SIA	1,7
Other	35,8

Loan capital

As at October 31, 2015, EUR thousand	
Total loan liabilities	105 791
Weighted average debt maturity in years	2,4
Weighted average interest rate	2,04%
Loan to value	54%
Interest coverage ratio	6,1x
Debt Service Coverage Ratio	1,81

Debt maturity



¹⁾ Property investments exclude joint ventures. Joint ventures hold investments with rental income in fair value of EUR 9 864 thousand euros

²⁾ EFTEN Kinnisvarafond AS owns 50% from Hotel Palace owner company shares.