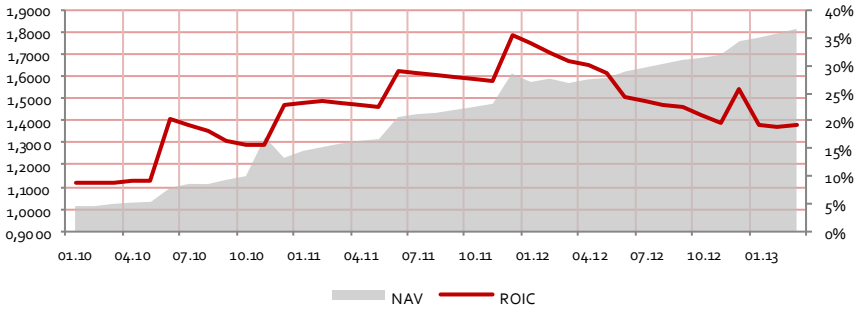
EfTEN Kinnisvarafond AS

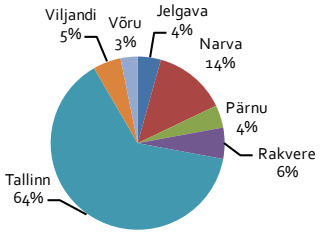
FACTSHEET 30.04.2013

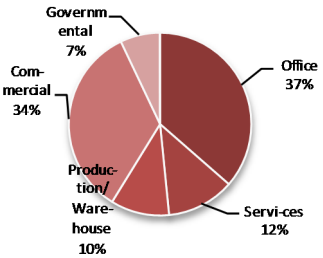
GENERAL DATA	
Share ISIN code	EE3100097411
Portfolio manager	EfTEN Capital AS
Share nominal value, €	0,60
Share Net Asset value, €	1,7780
Number of shares	33 026 460
Consolidated asset value, thousand €	119 791
Consolidated Net Asset Value, thousand €	58 720



Real Estate portfolio

As of 30.04.2013 or for the year, thousand €	
Property investments with rental income	98 482
Property investments under development	3 068
Lease income for a year	8 996
NOI (Net Operating Income)	8 547
Average dept maturity in years	5,8
Vacancy (EPRA)	2,5%





Address	Town	Year of purchase	Type	Total lease spaces , m2
Kreutzwaldi 89	Võru	2008	Commercial	3 120
Betooni 4	Tallinn	2008	Warehouse	6 863
Lõkke 4	Tallinn	2009	Office	4 177
Kreutzwaldi 5a	Rakvere	2010	Governmental	5 744
Lauteri 5	Tallinn	2010	Office	3 942
Narva mnt 59	Tallinn	2010	Office/services	935
Ülikooli 6	Tartu	2011	Office/services	2 276
Karja 4[1]	Pärnu	2009	Commercial	4 161
Pärnu mnt 102c	Tallinn	2011	Office/services	9 216
Pärnu mnt 105	Tallinn	2011	Office	5 031
UKU Centre	Viljandi	2010	Commercial	5 117
Tammsaare tee 116	Tallinn	2012	Commercial	23 007
Kadaka tee 63	Tallinn	2013	Office	7 705
Laki 24	Tallinn	2013	Office	1 854
Kangelaste pr. 29	Narva	2013	Commercial	13 361
Rigas Street 48[2]	Jelgava	2013	Commercial	4 251
TOTAL LEASE SPACES				100 759

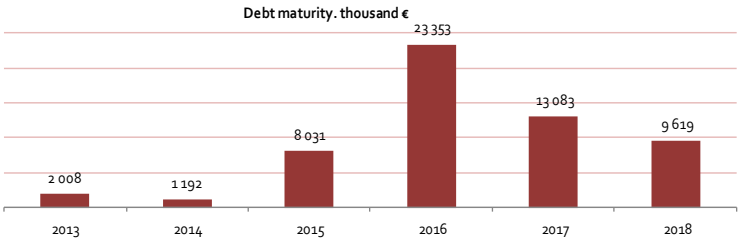
Main customers	% from consolidated lease income
Prisma Peremarket	15,1
Eesti Energia AS	11,5
Rakvere politsei ja pääste ühishoone	8,2
Premia Tallinna Külmhoone	7,8
Rautakesko AS	5,3
Kinnisvaravalduse	4,6
Äripäev AS	4,6
Registrite ja infosüsteemide keskus	4,2
Arvato Services Estonia	4,3
Qvalitas Arstikeskus	1,5
Olympic Casino Eesti	1,4
Other	31,5

[1] The owner of Karja 4 property is Lepa Keskus OÜ, who is joint venture of EfTEN Kinnisvarafond AS. Joint ventures are consolidated proportionally.

[2] Rigas Street 48 is project under management with prognosed net rentable area 4 251m2. Project are projected to finish by November 2014.

Dept information

As of 30.04.2013, thousand €	
Total interest-bearing debt	58 782
Weighted average dept maturity (years)	3,6
Weighted average interest rate	2,6%
Loan to value	58%
Interest cover (times)	4,2
Debt Service Coverage Ratio	1,7



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EfTEN Kinnisvarafond is regulated by Financial Supervision Authority