

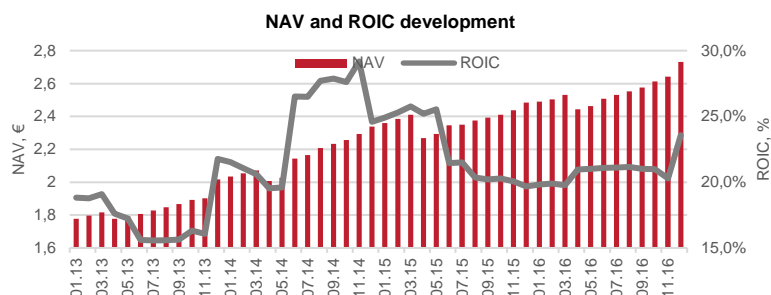
EFTEN Kinnisvarafond AS factsheet

December, 2016



Fund overview

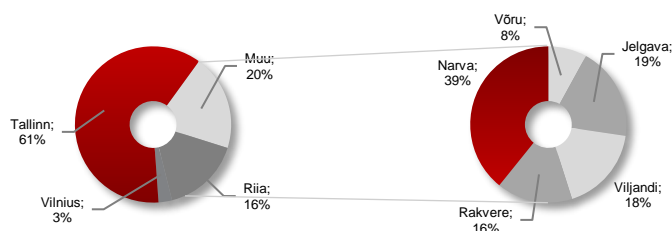
Share ISIN code	EE3100097411
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,60
Share Net Asset Value, EUR	2,7312
Number of shares	39 391 371
Consolidated asset value, EUR thousand	220 531
Consolidated Net Asset Value, EUR thousand	107 587



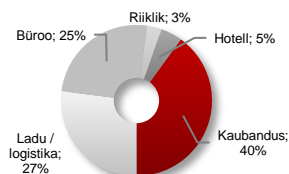
Portfolio

As at December 31, 2016, EUR thousand	
Operational property investments ^{1,2}	203 553
Property investments under development	2 305
Lease income per year	16 430
NOI (Net Operating Income) per year	15 208
Weighted average lease maturity in years	4,0
Vacancy (EPRA)	5,6%

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
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
Menulio Police Building	Vilnius, Menulio 11	Office	2015	5 620
NTP Technology Park	Riga, Jürkalnes iela 15/25	Warehouse	2014	45 013
Total				225 895

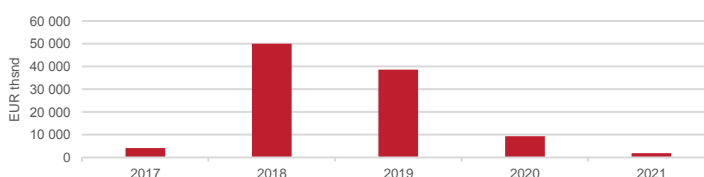
Largest clients

Client	% of rental income
Prisma Peremarket AS	15,9%
Rautakesko AS	10,0%
DHL Estonia AS	5,6%
Logistika Pluss OÜ	5,4%
Premia Tallinna Külmuhoone AS	4,0%
Riigi Kinnisvara	3,9%
Eesti Energia AS	3,6%
Vilnius County Police Headquarters	2,5%
Arvato Services Estonia OÜ	2,5%
Äripäev AS	2,0%
Kinnisvaravalduse AS	1,9%
Livonia Print SIA	1,5%
Fristads Kansas production SIA	1,5%
Other	39,5%

Loan capital

As at December 31, 2016, EUR thousand	
Total loan liabilities	103 947
Weighted average debt maturity in years	2,1
Weighted average interest rate	1,92%
Loan to value	50%
Interest coverage ratio	6,4x
Debt Service Coverage Ratio	2,0

Debt maturity



¹⁾ Property investments exclude joint ventures. Joint ventures hold investments with rental income in fair value of EUR 9 637 thousand euros

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