

EfTEN Real Estate Fund III AS factsheet

April 30, 2017

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,6896
Number of shares	2 385 263
Consolidated asset value, EUR thousand	76 514
Consolidated Net Asset Value, EUR thousand	30 268

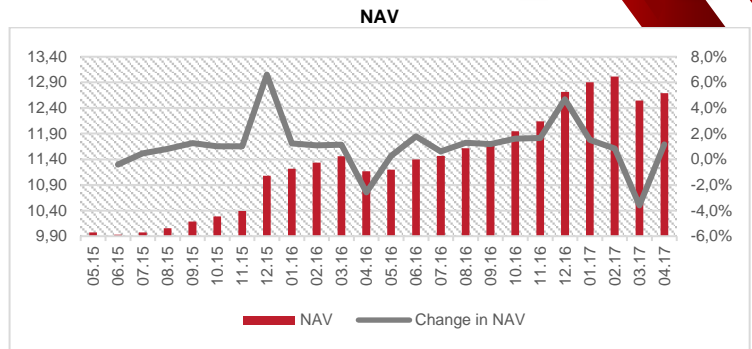
Portfolio

As at April 30, 2017, EUR thousand	
Investment properties, other PPE	73 591
Lease income per year	6 333
Vacancy (EPRA)	0,7%

Top tenants	% from consolidated rental income
DSV Transport AS	18,1%
DSV Transport UAB	12,4%
RIMI Lietuva, UAB	8,6%
DSV Transport SIA	7,7%
Valstybinė kainų ir energetikos kontrolės komisija	3,8%
PST Group	2,6%
LPP Lithuania, UAB	2,0%
UAB Synergium	1,7%
Drogas, UAB	1,5%
Eurovaistine, UAB	1,4%
New Yorker Lietuva, UAB	1,4%
Topo grupe, UAB	1,3%
Amber food, UAB	1,2%
SPORTLAND LT, UAB	1,2%
Baltika Lietuva, UAB	1,0%
All other	34,2%

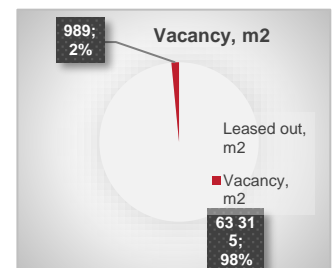
Balance sheet

ASSETS	30.04.17	31.12.16
<i>€ in thousands</i>		
Cash and cash equivalents	2 522	3 192
Trade receivables	341	329
Other current receivables	50	114
Current assets total	2 922	3 636
Investment properties	73 541	73 539
Other long-term assets	51	58
Assets total	76 514	77 233



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Shopping Center SAULĖS MIESTAS	Tilžės St. 109, Šiauliai, Lithuania	Commercial	08.2015	19 881
L3 Office building	Laisves 3, Vilnius, Lithuania	Office	10.2016	6 150
Ulonu Office building	Verkiu 25c, Vilnius	Office	12.2015	5 174
DSV logistics center	Stasyly g. 21, Vilnius	Logistics	06.2016	11 687
DSV logistics center	Krustpils 31, Riga	Logistics	07.2016	5 398
DSV logistics center	Pärnu mnt 535, Tallinn	Logistics	07.2016	16 014
Total				64 304



Loan capital

As at April 30, 2017, EUR thousand	
Total loan liabilities	42 025
Weighted average debt maturity in years	3,89
Weighted average interest rate	1,67%
Loan to value	57%
Debt Service Coverage Ratio	2,2

LIABILITIES AND EQUITY	30.04.2017	31.12.16
Short-term loan liabilities	1 871	1 948
Long-term loan liabilities	40 154	40 719
Other liabilities	4 221	4 246
Liabilities total	46 246	46 913
Share capital and premium	24 890	24 890
Reserves	293	75
Retained earnings	5 085	5 355
Equity total	30 268	30 320
Liabilities and equity total	76 514	77 233