

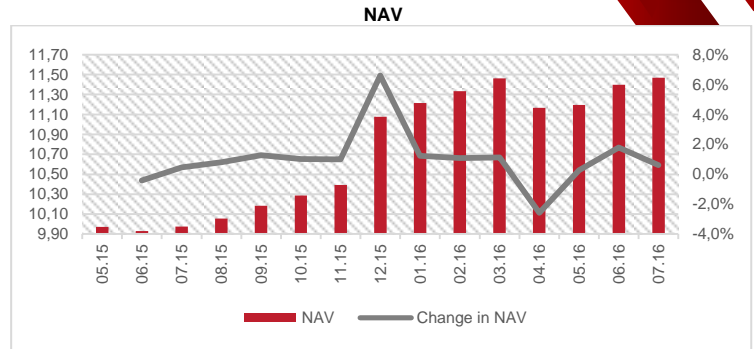
# EFTEN Real Estate Fund III AS factsheet

July, 2016



## Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,4667
Number of shares	2 385 263
Consolidated asset value, EUR thousand	68 302
Consolidated Net Asset Value, EUR thousand	27 351



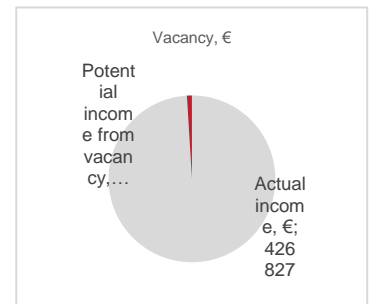
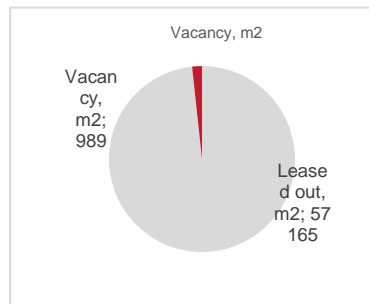
## Portfolio

As at July 31, 2016, EUR thousand	
Investment properties, other PPE	63 043
Lease income per year	5 379
Vacancy (EPRA)	1,0%

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Shopping Center SAULĒS MIESTAS	Tilžes St. 109, Šiauliai, Lithuania	Commercial	08.2015	19 881
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
<b>Total</b>				<b>58 154</b>

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%



## Loan capital

As at July 31, 2016, EUR thousand	
Total loan liabilities	37 767
Weighted average debt maturity in years	4,5
Weighted average interest rate	1,64%
Loan to value	60%
Debt Service Coverage Ratio	2,50

## Balance sheet

ASSETS	31.07.16	31.12.15
<i>€ in thousands</i>		
Cash and cash equivalents	4 733	1 984
Trade receivables	243	253
Other current receivables	283	74
<b>Current assets total</b>	<b>5 239</b>	<b>2 311</b>
Investment properties	62 972	36 506
Other long-term assets	71	76
<b>Assets total</b>	<b>68 302</b>	<b>38 897</b>

LIABILITIES AND EQUITY	31.07.2016	31.12.15
Short-term loan liabilities	1 814	884
Long-term loan liabilities	35 953	19 845
Other liabilities	3 185	2 823
<b>Liabilities total</b>	<b>40 951</b>	<b>23 552</b>
Share capital and premium	24 890	13 853
Reserves	75	0
Retained earnings	2 386	1 492
<b>Equity total</b>	<b>27 351</b>	<b>15 345</b>
<b>Liabilities and equity total</b>	<b>68 302</b>	<b>38 897</b>

