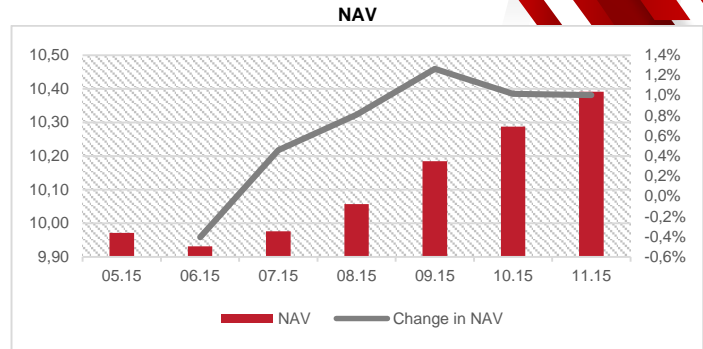


# EfTEN Real Estate Fund III AS factsheet

November, 2015

## Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,3909
Number of shares	1 385 263
Consolidated asset value, EUR thousand	32 290
Consolidated Net Asset Value, EUR thousand	14 394



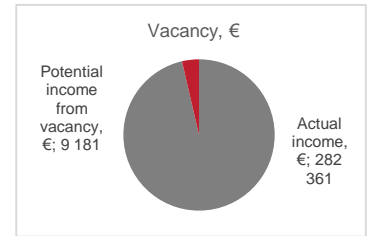
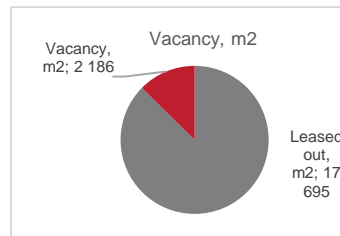
## Portfolio

As at November 30, 2015, EUR thousand	
Investment properties, other PPE	26 975
Lease income per year	2 658
Expected NOI per year	2 422
Wighted average lease maturity in years	3,2
Vacancy (EPRA)	3,1%

Top tenants	% from consolidated rental income
RIMI Hypermarket	17,7%
Drogas	3,0%
Eurovaistinė	2,9%
New Yorker	2,9%
Euronics	2,7%
Sportland	2,4%
Charlie pizza/ La Crepe	2,3%
Reserved	2,3%
Monton	2,0%
Swedbank	1,9%
Čili pica	1,8%
Kidz One/žaislų planeta	1,7%
Eurokos	1,7%
Vagos knygynas	1,7%
All other	53,1%

## Investment properties, land and buildings

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



## Loan capital

As at November 30, 2015, EUR thousand	
Total loan liabilities	16 392
Weighted average debt maturity in years	4,7
Weighted average interest rate	1,7%
Loan to value	61%
Debt Service Coverage Ratio	3,1

## Balance sheet

ASSETS	30.11.15	18.05.15
<i>€ in thousands</i>		
Cash and cash equivalents	5 023	3 360
Trade receivables	151	0
Other current receivables	129	0
<b>Current assets total</b>	<b>5 303</b>	<b>3 360</b>
Investment properties	26 913	0
Other long-term assets	74	0
<b>Assets total</b>	<b>32 290</b>	<b>3 360</b>

LIABILITIES AND EQUITY	30.11.15	18.05.15
Short-term loan liabilities	599	0
Long-term loan liabilities	15 793	0
Other liabilities	1 504	0
<b>Liabilities total</b>	<b>17 896</b>	<b>0</b>
Share capital and premium	13 853	3 360
Retained earnings	542	0
<b>Equity total</b>	<b>14 394</b>	<b>3 360</b>
<b>Liabilities and equity total</b>	<b>32 290</b>	<b>3 360</b>