

# EfTEN Real Estate Fund III AS factsheet

November, 2016

## Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,1425
Number of shares	2 385 263
Consolidated asset value, EUR thousand	75 027
Consolidated Net Asset Value, EUR thousand	28 963

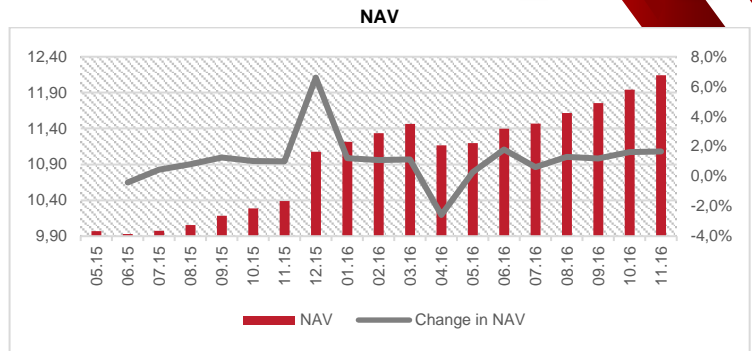
## Portfolio

As at November 30, 2016, EUR thousand	
Investment properties, other PPE	71 732
Lease income per year	6 364
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%

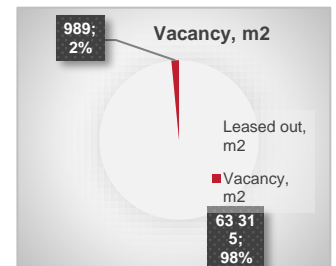
## Balance sheet

ASSETS	30.11.16	31.12.15
<i>€ in thousands</i>		
Cash and cash equivalents	2 585	1 984
Trade receivables	303	253
Other current receivables	408	74
<b>Current assets total</b>	<b>3 295</b>	<b>2 311</b>
Investment properties	71 656	36 506
Other long-term assets	76	76
<b>Assets total</b>	<b>75 027</b>	<b>38 897</b>



## 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
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
<b>Total</b>				<b>64 304</b>



## Loan capital

As at November 30, 2016, EUR thousand	
Total loan liabilities	42 892
Weighted average debt maturity in years	4,3
Weighted average interest rate	1,67%
Loan to value	60%
Debt Service Coverage Ratio	2,22

LIABILITIES AND EQUITY	30.11.2016	31.12.15
Short-term loan liabilities	2 585	884
Long-term loan liabilities	40 986	19 845
Other liabilities	3 172	2 823
<b>Liabilities total</b>	<b>46 064</b>	<b>23 552</b>
Share capital and premium	24 890	13 853
Reserves	75	0
Retained earnings	3 998	1 492
<b>Equity total</b>	<b>28 963</b>	<b>15 345</b>
<b>Liabilities and equity total</b>	<b>75 027</b>	<b>38 897</b>