

EfTEN Real Estate Fund III AS factsheet

December, 2016

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,7112
Number of shares	2 385 263
Consolidated asset value, EUR thousand	77 233
Consolidated Net Asset Value, EUR thousand	30 230

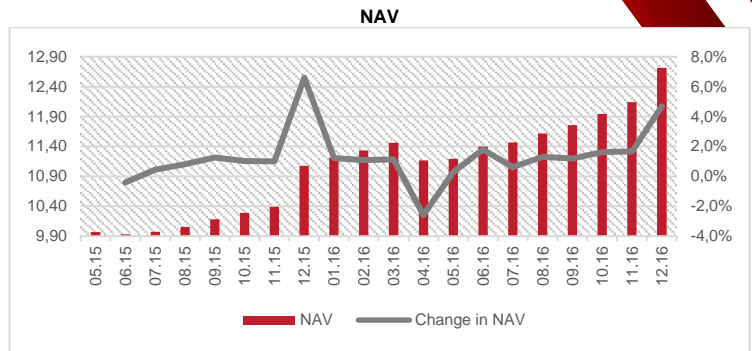
Portfolio

As at December 31, 2016, EUR thousand	
Investment properties, other PPE	73 597
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%

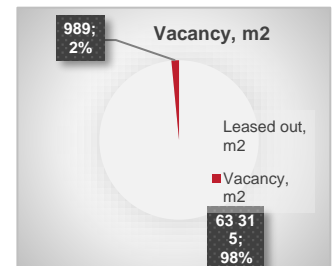
Balance sheet

ASSETS	31.12.16	31.12.15
<i>€ in thousands</i>		
Cash and cash equivalents	3 192	1 984
Trade receivables	329	253
Other current receivables	114	74
Current assets total	3 636	2 311
Investment properties	73 539	36 506
Other long-term assets	58	76
Assets total	77 233	38 897



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 December 31, 2016, EUR thousand	
Total loan liabilities	42 738
Weighted average debt maturity in years	4,2
Weighted average interest rate	1,67%
Loan to value	58%
Debt Service Coverage Ratio	2,22

LIABILITIES AND EQUITY	31.12.2016	31.12.15
Short-term loan liabilities	1 965	884
Long-term loan liabilities	40 773	19 845
Other liabilities	4 176	2 823
Liabilities total	46 913	23 552
Share capital and premium	24 890	13 853
Reserves	75	0
Retained earnings	5 355	1 492
Equity total	30 320	15 345
Liabilities and equity total	77 233	38 897