

EfTEN Real Estate Fund III AS factsheet

October, 2015

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,2876
Number of shares	1 385 263
Consolidated asset value, EUR thousand	32 286
Consolidated Net Asset Value, EUR thousand	14 251

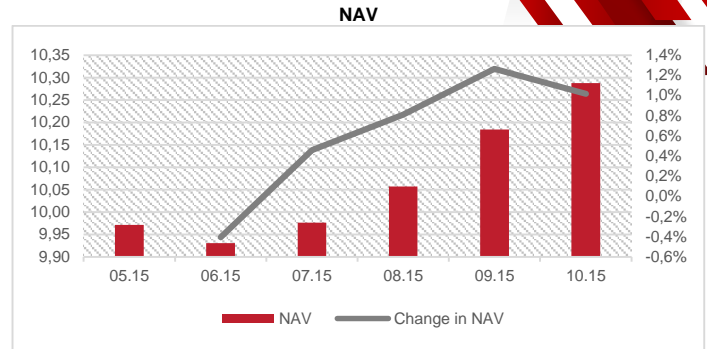
Portfolio

As at October 31, 2015, EUR thousand	
Investment properties, other PPE	26 975
Lease income per year	2 677
Expected NOI per year	2 422
Wighted average lease maturity in years	3,2
Vacancy (EPRA)	3,2%

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%

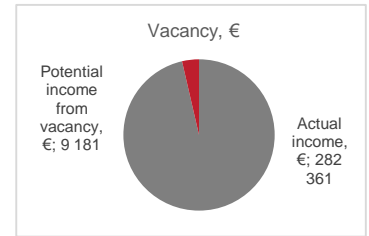
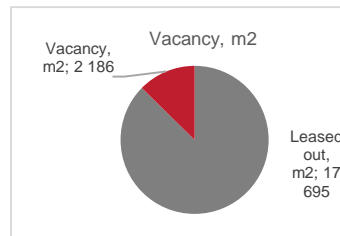
Balance sheet

ASSETS	31.10.15	18.05.15
<i>€ in thousands</i>		
Cash and cash equivalents	5 008	3 360
Trade receivables	189	0
Other current receivables	111	0
Current assets total	5 186	3 360
Investment properties	26 901	0
Other long-term assets	74	0
Assets total	32 283	3 360



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
Total				19 881



Loan capital

As at October 31, 2015, EUR thousand	
Total loan liabilities	16 446
Weighted average debt maturity in years	4,8
Weighted average interest rate	1,7%
Loan to value	61%
Debt Service Coverage Ratio	3,5

LIABILITIES AND EQUITY	30.09.15	18.05.15
Short-term loan liabilities	599	0
Long-term loan liabilities	15 847	0
Other liabilities	1 586	0
Liabilities total	18 032	0
Share capital and premium	13 853	3 360
Retained earnings	398	0
Equity total	14 251	3 360
Liabilities and equity total	32 283	3 360