

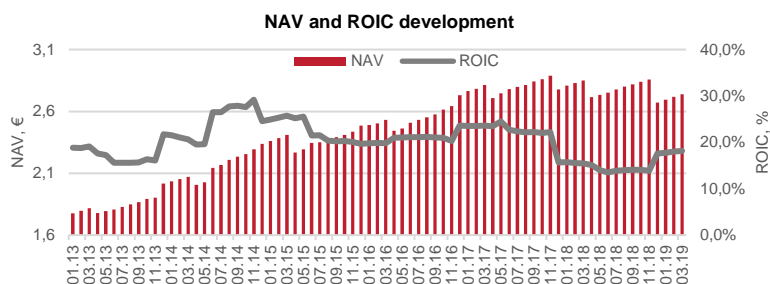
EFTEN Kinnisvarafond AS factsheet

March 31, 2019



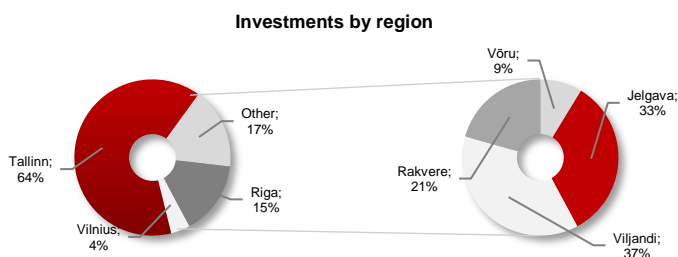
Fund overview

Share ISIN code	EE3100097411
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	0,50
Share Net Asset Value, EUR	2,7374
Number of shares	39 391 371
Consolidated asset value, EUR thousand	217 172
Consolidated Net Asset Value, EUR thousand	107 830

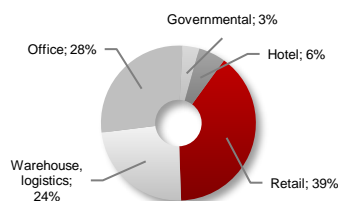


Portfolio

As at March 31, 2019, EUR thousand	
Operational property investments ^{1,2}	191 059
Property investments under development	2 324
Lease income per year	15 374
NOI (Net Operating Income) per year	14 823
Weighted average lease maturity in years	3,3
Vacancy (EPRA)	2,2%



Properties by type



Largest clients

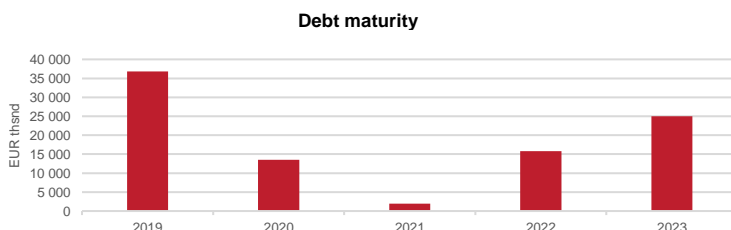
Client	% of rental income
Kesko Senukai Estonia AS	10,5%
Prisma Peremarket AS	8,9%
Logistika Pluss OÜ	5,4%
DHL Logistics Estonia OÜ	4,7%
Riigi Kinnisvara	4,4%
Eesti Energia AS	4,0%
Premia Tallinna Külmoone AS	3,6%
Vilnius County Police Headquarters	2,7%
Livonia Print SIA	2,6%
Kinnisvaravalduse AS	2,1%
Fristads Kansas production SIA	1,9%
Arvato Services Estonia OÜ	1,8%
Other	47,4%

Owned properties

Property	Address	Type	Acquired	NLA (m ²)
Premia Foods cold storage	Tallinn, Betooni 4	Warehouse	2008	6 863
K-Rauta hardware store	Võru, Kreutzwaldi 89	Commercial	2008	3 120
UKU retail centre	Viljandi, Tallinna 41	Commercial	2010	7 866
Police and rescue building	Rakvere, Kreutzwaldi 5a	Governmental	2010	5 744
Lauteri office building	Tallinn, Lauteri 5	Office	2010	3 942
Pärnu mnt office building	Tallinn, Pärnu mnt 102c	Office	2011	9 178
Äripäeva office building	Tallinn, Pärnu mnt 105	Office	2011	4 778
Eesti Energia in Kadaka	Tallinn, Kadaka tee 63	Office	2013	7 610
Logistika Pluss logistics centre	Tallinn, Punane 73	Warehouse	2013	15 197
K-Rauta hardware store	Tallinn, Tammsaare 49	Commercial	2013	9 120
Mustika retail centre	Tallinn, Tammsaare 116	Commercial	2012	27 244
RAF Centrs	Jelgava, Rigas Street 48	Commercial	2013	6 177
Palace Hotel ²⁾	Tallinn, Pärnu mnt 14	Hotel	2013	4 870
Betooni 1a warehouse	Tallinn, Betooni 1a	Warehouse	2014	10 678
Betooni 6 warehouse and office building	Tallinn, Betooni 6	Warehouse	2014	16 838
Lacpleca 20a office building	Riga, Lacpleca 20a	Office	2014	4 843
DEPO hardware store	Jelgava, Jelgava, Cukura iela 2B	Commercial	2015	16 000
Menulio Police Building	Vilnius, Menulio 11	Office	2015	5 620
NTP Tecology Park	Riga, Jürkalnes iela 15/25	Warehouse	2014	42 230
Total				207 918

Loan capital

As at March 31, 2019, EUR thousand	
Total loan liabilities	93 031
Weighted average debt maturity in years	2,1
Weighted average interest rate	2,11%
Loan to value	48%
Interest coverage ratio	6,3x
Debt Service Coverage Ratio	2,56



¹⁾ Property investments exclude joint ventures. Joint ventures hold investments with rental income in fair value of EUR 10 190 thousand euros

²⁾ EFTEN Kinnisvarafond AS owns 50% from Hotel Palace owner company shares.