

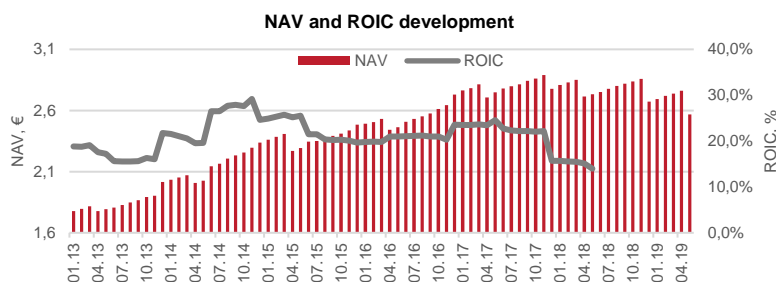
EFTEN Kinnisvarafond AS factsheet

May 31, 2019



Fund overview

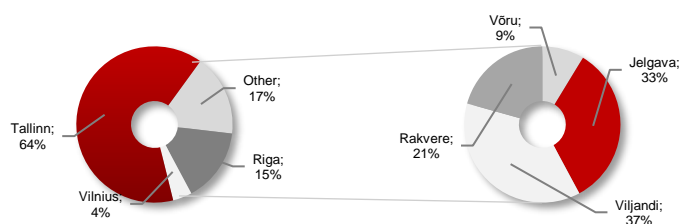
| | |
|--|------------------|
| Share ISIN code | EE3100097411 |
| Portfolio manager | EFTEN Capital AS |
| Share nominal value, EUR | 0,50 |
| Share Net Asset Value, EUR | 2,5675 |
| Number of shares | 39 391 371 |
| Consolidated asset value, EUR thousand | 204 647 |
| Consolidated Net Asset Value, EUR thousand | 101 138 |



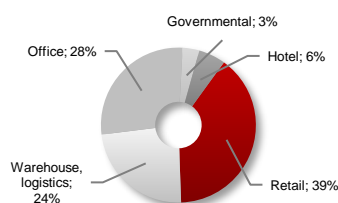
Portfolio

| | |
|---|---------|
| As at May 31, 2019, EUR thousand | |
| Operational property investments ^{1,2} | 191 292 |
| Property investments under development | 2 324 |
| Lease income per year | 15 361 |
| NOI (Net Operating Income) per year | 14 926 |
| Weighted average lease maturity in years | 3,1 |
| Vacancy (EPRA) | 2,3% |

Investments by region



Properties by type



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 Tecnology Park | Riga, Jürkalnes iela 15/25 | Warehouse | 2014 | 42 230 |
| Total | | | | 207 918 |

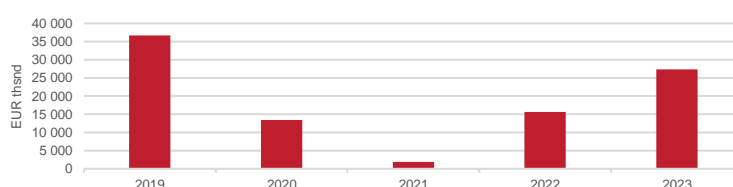
Largest clients

| 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% |

Loan capital

| | |
|---|--------|
| As at May 31, 2019, EUR thousand | |
| Total loan liabilities | 94 982 |
| Weighted average debt maturity in years | 2,0 |
| Weighted average interest rate | 2,12% |
| Loan to value | 49% |
| Interest coverage ratio | 6,5x |
| Debt Service Coverage Ratio | 2,51 |

Debt maturity



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.

