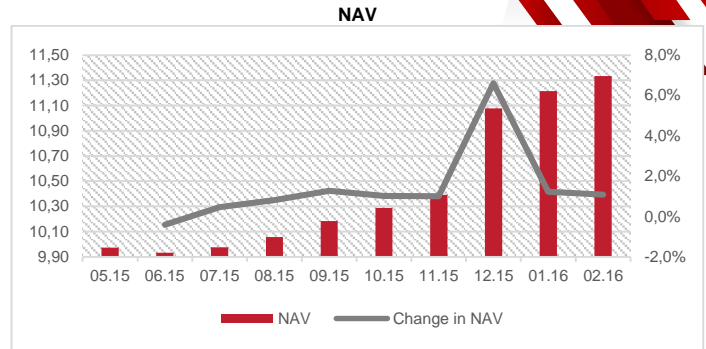


# EfTEN Real Estate Fund III AS factsheet

February, 2016

## Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,3345
Number of shares	1 385 263
Consolidated asset value, EUR thousand	39 948
Consolidated Net Asset Value, EUR thousand	15 701



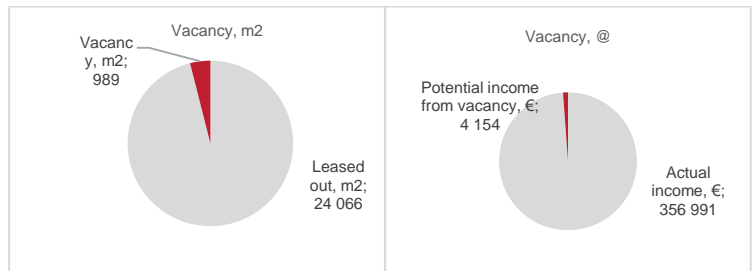
## Portfolio

As at February 29, 2016, EUR thousand	
Investment properties, other PPE	36 582
Lease income per year	3 442
Expected NOI per year	3 381
Wighted average lease maturity in years	2,9
Vacancy (EPRA)	1,2%

Top tenants	% from consolidated rental income
RIMI Lietuva, UAB	13,9%
Valstybinė kainų ir energetikos kontrolės komisija	6,1%
PST Group	4,2%
LPP Lithuania, UAB	3,2%
UAB Synergium	2,8%
Drogas, UAB	2,4%
Eurovaistine, UAB	2,3%
New Yorker Lietuva, UAB	2,3%
Topo grupe, UAB	2,1%
Amber food, UAB	1,9%
SPORTLAND LT, UAB	1,9%
Baltika Lietuva, UAB	1,6%
UAB Columbus Lietuva	1,6%
Deichmann avalynė, UAB	1,5%
All other	52,3%

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Shopping Center SAULĖS MIESTAS	Tilžės St. 109, Šiauliai, Lithuania	Commercial	08.2015	19 881
Ulonu Office building	Verkiu 25c, Vilnius	Office	12.2015	5 174
<b>Total</b>				<b>25 055</b>



## Loan capital

As at February 29, 2016, EUR thousand	
Total loan liabilities	21 391
Weighted average debt maturity in years	4,5
Weighted average interest rate	1,7%
Loan to value	59%
Debt Service Coverage Ratio	2,83

## Balance sheet

ASSETS	29.02.16	31.12.15
€ in thousands		
Cash and cash equivalents	3 106	1 984
Trade receivables	223	253
Other current receivables	76	74
<b>Current assets total</b>	<b>3 366</b>	<b>2 311</b>
Investment properties	36 506	36 506
Other long-term assets	76	76
<b>Assets total</b>	<b>39 948</b>	<b>38 897</b>

LIABILITIES AND EQUITY	29.02.16	31.12.15
Short-term loan liabilities	891	884
Long-term loan liabilities	20 500	19 845
Other liabilities	2 856	2 823
<b>Liabilities total</b>	<b>24 247</b>	<b>23 552</b>
Share capital and premium	13 853	13 853
Retained earnings	1 849	1 492
<b>Equity total</b>	<b>15 701</b>	<b>15 345</b>
<b>Liabilities and equity total</b>	<b>39 948</b>	<b>38 897</b>