

EFTEN Real Estate Fund III AS factsheet

June 30, 2017

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,5584
Number of shares	2 885 263
Consolidated asset value, EUR thousand	86 947
Consolidated Net Asset Value, EUR thousand	39 120

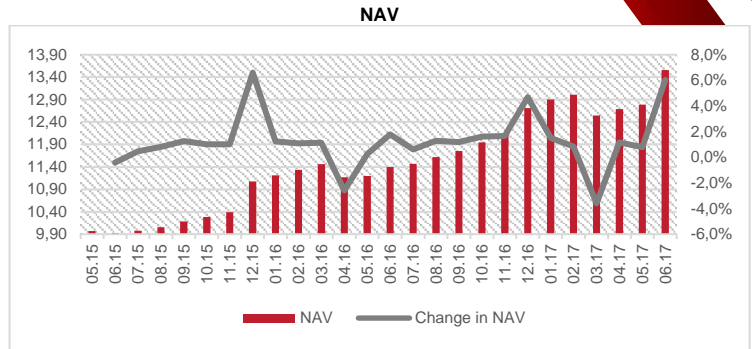
Portfolio

As at June 30, 2017, EUR thousand	
Investment properties, other PPE, incl.	82 931
<i>Properties under construction</i>	3 509
Lease income per year	6 560
Vacancy (EPRA)	0,7%

Top tenants	% from consolidated rental income
DSV Transport AS	15,1%
DSV Transport UAB	10,4%
RIMI Lietuva, UAB	7,1%
DSV Transport SIA	6,4%
Hortes AS	3,9%
Valstybinė kainų ir energetikos kontrolės komisija	3,8%
Synergium UAB	1,4%
LPP Lithuania, UAB	1,4%
Drogas, UAB	1,2%
Eurovaistine, UAB	1,2%
GD Bonum Publicum	1,2%
Panevėžio statybos trestas UAB	1,2%
New Yorker Lietuva, UAB	1,2%
Topo grupe, UAB	1,1%
SBA koncernas	1,1%
All other	41,1%

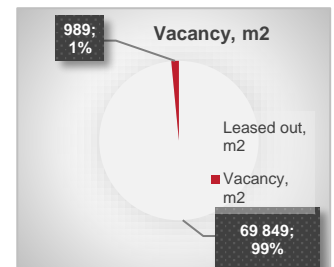
Balance sheet

ASSETS	30.06.17	31.12.16
<i>€ in thousands</i>		
Cash and cash equivalents	3 198	3 192
Trade receivables	236	329
Other current receivables	527	114
Current assets total	3 960	3 636
Investment properties	82 931	73 539
Other long-term assets	34	58
Assets total	86 947	77 233



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Shopping Center SAULĒS MIESTAS	Tilžes St. 109, Šiauliai, Lithuania	Retail	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
Hortes in Laagri	Seljaku 4b, Laagri, Saue, Harjumaa	Retail	05.2017	3 470
Selver in Laagri	Pärnu mnt 554, Tallinn	Retail	05.2017	3 063
Total				70 837



Loan capital

As at June 30, 2017, EUR thousand	
Total loan liabilities	41 713
Weighted average debt maturity in years	3,7
Weighted average interest rate	1,67%
Loan to value	50%
Debt Service Coverage Ratio	2,1

LIABILITIES AND EQUITY	30.06.17	31.12.16
Short-term loan liabilities	1 887	1 948
Long-term loan liabilities	39 826	40 719
Other liabilities	6 114	4 246
Liabilities total	47 827	46 913
Share capital and premium	31 162	24 890
Reserves	293	75
Retained earnings	7 665	5 355
Equity total	39 120	30 320
Liabilities and equity total	86 947	77 233