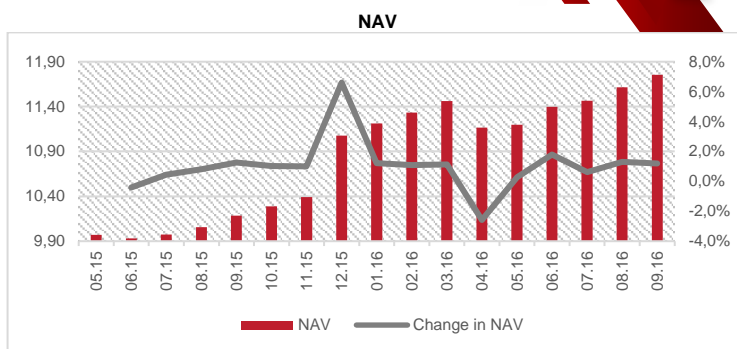


EfTEN Real Estate Fund III AS factsheet

September, 2016

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,7529
Number of shares	2 385 263
Consolidated asset value, EUR thousand	68 813
Consolidated Net Asset Value, EUR thousand	28 034



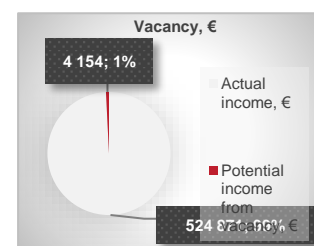
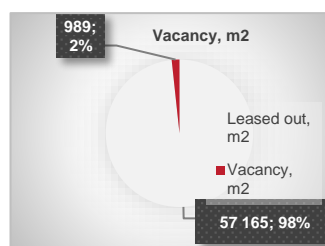
Portfolio

As at September 30, 2016, EUR thousand	
Investment properties, other PPE	63 099
Lease income per year	5 670
Vacancy (EPRA)	0,8%

Top tenants	% from consolidated rental income
DSV Transport AS	18,1%
DSV Transport UAB	12,4%
RIMI Lietuva, UAB	8,6%
DSV Transport SIA	7,7%
Valstybinė kainų ir energetikos kontrolės komisija	3,8%
PST Group	2,6%
LPP Lithuania, UAB	2,0%
UAB Synergium	1,7%
Drogas, UAB	1,5%
Eurovaistine, UAB	1,4%
New Yorker Lietuva, UAB	1,4%
Topo grupe, UAB	1,3%
Amber food, UAB	1,2%
SPORTLAND LT, UAB	1,2%
Baltika Lietuva, UAB	1,0%
All other	34,2%

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Shopping Center SAULĒS MIESTAS	Tilžes St. 109, Šiauliai, Lithuania	Commercial	08.2015	19 881
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
Total				58 154



Loan capital

As at September 30, 2016, EUR thousand	
Total loan liabilities	37 499
Weighted average debt maturity in years	4,3
Weighted average interest rate	1,64%
Loan to value	59%
Debt Service Coverage Ratio	2,26

Balance sheet

ASSETS	30.09.16	31.12.15
€ in thousands		
Cash and cash equivalents	5 151	1 984
Trade receivables	227	253
Other current receivables	336	74
Current assets total	5 714	2 311
Investment properties	63 033	36 506
Other long-term assets	66	76
Assets total	68 813	38 897

LIABILITIES AND EQUITY	30.09.2016	31.12.15
Short-term loan liabilities	1 814	884
Long-term loan liabilities	35 685	19 845
Other liabilities	3 280	2 823
Liabilities total	40 779	23 552
Share capital and premium	24 890	13 853
Reserves	75	0
Retained earnings	3 069	1 492
Equity total	28 034	15 345
Liabilities and equity total	68 813	38 897