

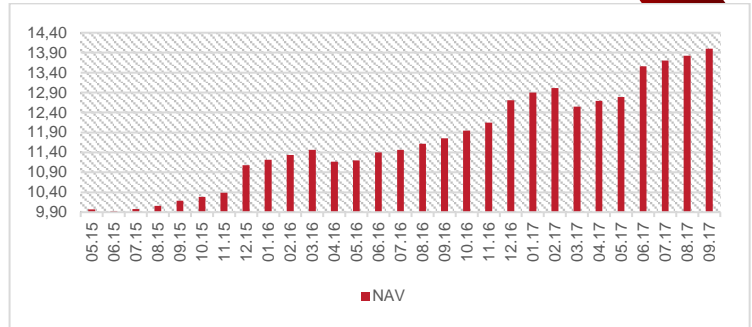
# EfTEN Real Estate Fund III AS factsheet

September 30, 2017

## Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,9974
Number of shares	2 885 263
Consolidated asset value, EUR thousand	91 065
Consolidated Net Asset Value, EUR thousand	40 386

NAV



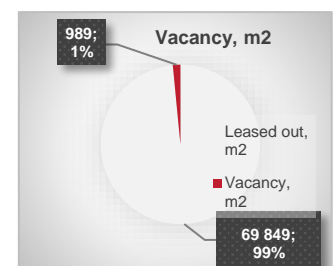
## Portfolio

As at September 30, 2017, EUR thousand	
Investment properties, other PPE, incl.	85 550
<i>Properties under construction</i>	5 142
Lease income per year	6 619
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%

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Shopping Center SAULĒS MIESTAS	Tilzēs 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	Stasyļu 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
<b>Total</b>				<b>70 837</b>



## Loan capital

As at September 30, 2017, EUR thousand	
Total loan liabilities	45 021
Weighted average debt maturity in years	3,5
Weighted average interest rate	1,70%
Loan to value	53%
Debt Service Coverage Ratio	2,1

## Balance sheet

ASSETS	30.09.17	31.12.16
<i>€ in thousands</i>		
Cash and cash equivalents	5 019	3 192
Trade receivables	324	329
Other current receivables	171	114
<b>Current assets total</b>	<b>5 515</b>	<b>3 636</b>
Investment properties	85 495	73 539
Other long-term assets	55	58
<b>Assets total</b>	<b>91 065</b>	<b>77 233</b>

LIABILITIES AND EQUITY	30.09.17	31.12.16
Short-term loan liabilities	1 980	1 948
Long-term loan liabilities	43 040	40 719
Other liabilities	5 658	4 246
<b>Liabilities total</b>	<b>50 679</b>	<b>46 913</b>
Share capital and premium	31 162	24 890
Reserves	293	75
Retained earnings	8 932	5 355
<b>Equity total</b>	<b>40 386</b>	<b>30 320</b>
<b>Liabilities and equity total</b>	<b>91 065</b>	<b>77 233</b>