

Investment Summary



Key Terms

Name	EfTEN Real Estate Fund III AS
Structure	Public Closed Alternative Investment Fund, Public Limited Company
Fund type	Real estate fund; not a guaranteed fund
Investment strategy	Cash flow generating commercial real estate or related securities; Opportunistic and value-added investment strategy.
Risk level	Moderate high
Investment region	Baltic States
Fund Term	10 years. After the shares of the Fund are listed on the exchange, the Fund becomes termless investment fund.
Leverage	< 65%
Web-page	www.eref.ee



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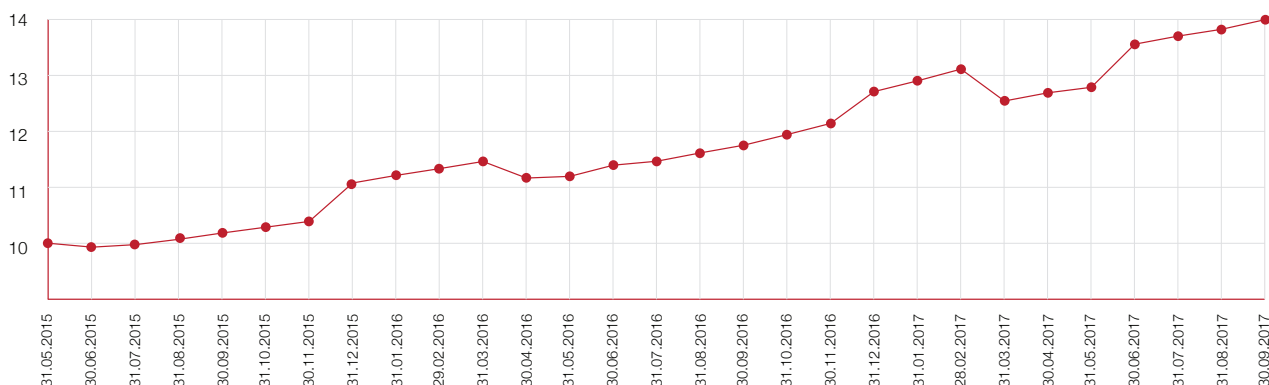
Net Asset Value calculations and reporting

NAV calculation	Monthly, by 20th day
NAV calculation basis	Fair value ¹
Investment properties revaluation	Investment properties are revalued on December 31st and on 30th of June according to "Real-estate Assessment Rules" by the independent appraiser
Reporting	Financial overview, monthly basis. Annual report within 4 month after Year End Semi-annual reports within 2 month after June, 30th. After listing on the exchange reporting is quarterly.

¹

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is not asset's quick sales value. The best indicator for asset's fair value is the market value.

NAV



The decrease in Fund's NAV (Net Asset Value) on April every year is the result of profit distribution of previous year. Additionally there may be increased volatility on June and December, whereas the valuations of Fund's investment properties are carried out.

Past performance of the Fund is not an indicator or a guarantee of future performance.

Strategy overview

The fund invests in commercial properties and limited-scope development (retail, office, logistics and hotels) or related securities in Estonia, Latvia and Lithuania, while focusing on medium to high risk/return segments and specializing to value added and opportunistic strategy. The fund is suitable for investors with a long-term investment horizon who want to benefit from the regional commercial real estate market outlook, attractive returns from stable and predictable cash flows and moderate capital growth.



Subscription

Minimum and maximum investment	No
Investor profile	Primarily non-professional
Subscription fees	Up to 1% service fee to the account manager



Share

Share's name	EFTEN Real Estate Fund III share
Share's ISIN	EE3804127241
Share's issue price	14,00 €/share



Profit distribution

Dividend policy	Up to 80% from free cash-flow (EBITDA minus interest payments minus loan principal payments)
Frequency	Yearly, according to the decision of the general meeting of shareholders of the Fund



Depository

Depository	Swedbank AS
Depository fee	0,03% from Fund's asset value, no less than 10 thousand euros per year



Fund manager

Fund manager	EFTEN Capital AS, Reg No 11505542, address A. Lauteri 5, Tallinn, Estonia.
Web-page	www.eften.ee
Management fee	2% from invested equity per year
Success fee ²	20% of the difference between the closing prices of the last trading days of the reporting year vs year before

²

Success fee calculation principles are described more accurately in Prospectus (Article 8.1).

EFTEN Capital AS short overview

EFTEN Capital AS is an asset management company, founded in 2008, specializing in commercial real estate investments in the Baltic States. The company is managing EFTEN Kinnisvarafond AS and EFTEN Kinnisvarafond II AS.

EFTEN Capital group of companies (EFTEN Capital AS with its subsidiaries) manages 43 commercial real estate buildings and more than 900 tenants. Total assets under management is 500 million euros as of June 30, 2017. EFTEN Capital is authorized and regulated by Estonian Financial Supervision Authority.

EFTEN Real Estate Fund III investments as of 30.06.2017



Saules Miestas

The shopping center, which is located in the heart of the city of Šiauliai and has the city's best location. Saules Miestas is integrated with the central bus station of the city, ensuring strong flows of the visitors.

Year of construction	2007
Leasable area	19 881 m ²
Tenants	112
Value of investment	EUR 30,880 million



Ulonu office building

Ulonu business center is located 2 km from Vilnius center business district. It is a new building and is built by the developer as representative building.

Year of construction	2013
Leasable area	5 174 m ²
Tenants	14
Value of investment	EUR 9,130 million



Laisves 3 office building

The L3 office building is located near Vilnius airport by the Vilnius-Klaipeda highway and Minsk highway, being easily accessible from all areas of Vilnius by car and public transport. The 10-storey building offers beautiful panorama views over Neris river and Vingis park.

Year of construction	2005
Leasable area	6 150 m ²
Tenants	37
Value of investment	EUR 9,642 million



HORTES garden centre

Hortes garden centre is located in Laagri, Tallinn. Hortes is Estonia's leading retail brand for garden and home products and biggest garden centre in the Baltics.

Year of construction	2006
Leasable area	3 470 m ²
Tenants	1
Value of investment	EUR 3,108 million



DSV logistics centre in Estonia

The three logistics centres are located in Tallinn, Riga and Vilnius. All three logistics centres are located next to arterial roads, have been built or renovated in 2000-2006 and are in great condition. DSV is one of the leading logistic companies in the world.

Year of construction	2003
Leasable area	16 014 m ²
Tenants	1
Value of investment	EUR 12,790 million



DSV logistics centre in Lithuania

DSV logistics center is located close to southern Vilnius bypass and intersection of major transport routes - a perfect location for a central warehouse. The property was developed by DSV itself and fully fits to company needs.

Year of construction	2005
Leasable area	11 687 m ²
Tenants	1
Value of investment	EUR 8,550 million



DSV logistics centre in Latvia

The construction of the extension of Riga facilities and territory that started in 2017 will be ready in spring 2018. After construction the main building area will increase ca 4300 square meters and in addition the existing building will be renovated.

Year of construction	2000
Leasable area	5 398 m ²
Tenants	1
Value of investment	EUR 5,322 million, EUR 8,7 million after the completion of the extension



Laagri Selver

The new Selver store that will be serving Laagri area will be completed in December 2017. Selver supermarket to be developed is located close to fast-developing Laagri residential area, location right next to busy intersection and has a strong anchor tenant.

Year of construction	2017
Leasable area	3 077 m ²
Tenants	8
Value of investment	EUR 3,509 million, EUR 6,2 million after the development is completed