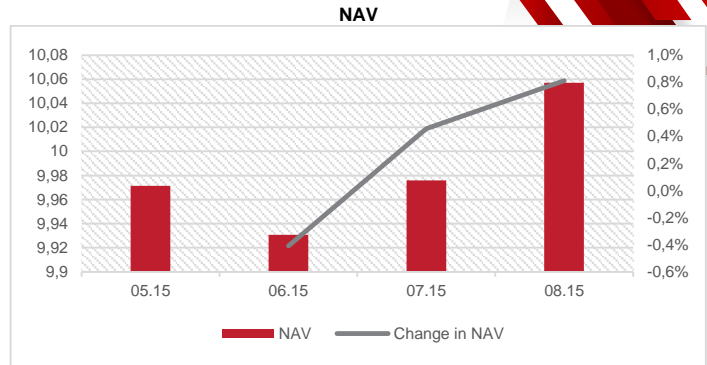


EfTEN Real Estate Fund III AS factsheet

August, 2015

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,0569
Number of shares	1 385 263
Consolidated asset value, EUR thousand	31 992
Consolidated Net Asset Value, EUR thousand	13 931



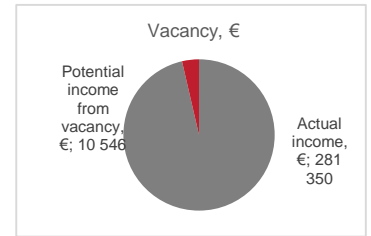
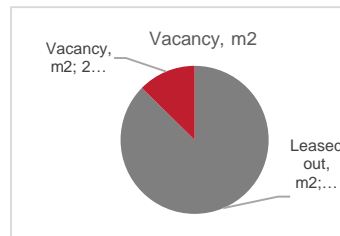
Portfolio

As at August 31, 2015, EUR thousand	
Investment properties, other PPE	26 954
Lease income per year	2 648
Expected NOI per year	2 422
Wighted average lease maturity in years	3,2
Vacancy (EPRA)	4,8%

Top tenants	% from consolidated rental income
RIMI Hypermarket	17,7%
Drogas	3,0%
Eurovaistinė	2,9%
New Yorker	2,9%
Euronics	2,7%
Sportland	2,4%
Charlie pizza/ La Crepe	2,3%
Reserved	2,3%
Monton	2,0%
Swedbank	1,9%
Čili pica	1,8%
Kidz One/žaislų planeta	1,7%
Eurokos	1,7%
Vagos knygynas	1,7%
All other	53,1%

Investment properties, land and buildings

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



Loan capital

As at August 31, 2015, EUR thousand	
Total loan liabilities	16 500
Weighted average debt maturity in years	5,0
Weighted average interest rate	1,7%
Loan to value	61
Debt Service Coverage Ratio	3,4

Balance sheet

ASSETS	31.08.15	18.05.15
<i>€ in thousands</i>		
Cash and cash equivalents	4 779	3 360
Trade receivables	231	0
Other current receivables	28	0
Current assets total	5 037	3 360
Investment properties	26 881	0
Other long-term assets	73	0
Assets total	31 992	3 360

LIABILITIES AND EQUITY	31.08.15	18.05.15
Short-term loan liabilities	599	0
Long-term loan liabilities	15 901	0
Other liabilities	1 560	0
Liabilities total	18 060	0
Share capital and premium	13 853	3 360
Retained earnings	79	0
Equity total	13 931	3 360
Liabilities and equity total	31 992	3 360