

EfTEN Real Estate Fund III AS factsheet

September, 2015

Fond overview

Share ISIN code	EE3100127242
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,1840
Number of shares	1 385 263
Consolidated asset value, EUR thousand	32 161
Consolidated Net Asset Value, EUR thousand	14 107

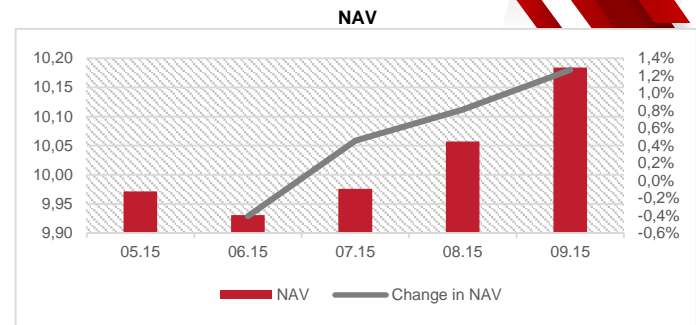
Portfolio

As at September 30, 2015, EUR thousand	
Investment properties, other PPE	26 975
Lease income per year	2 657
Expected NOI per year	2 422
Wighted average lease maturity in years	3,2
Vacancy (EPRA)	3,1%

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%

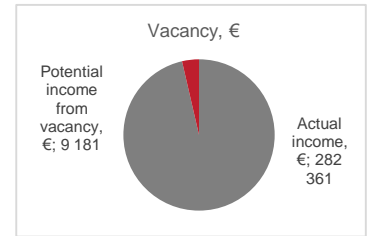
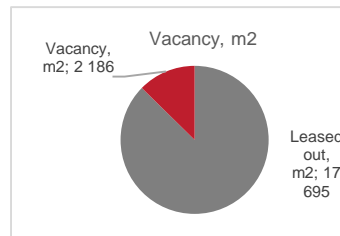
Balance sheet

ASSETS	30.09.15	18.05.15
<i>€ in thousands</i>		
Cash and cash equivalents	4 894	3 360
Trade receivables	200	0
Other current receivables	92	0
Current assets total	5 186	3 360
Investment properties	26 901	0
Other long-term assets	74	0
Assets total	32 161	3 360



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
Total				19 881



Loan capital

As at September 30, 2015, EUR thousand	
Total loan liabilities	16 500
Weighted average debt maturity in years	4,9
Weighted average interest rate	1,7%
Loan to value	61%
Debt Service Coverage Ratio	4,8

LIABILITIES AND EQUITY	30.09.15	18.05.15
Short-term loan liabilities	599	0
Long-term loan liabilities	15 901	0
Other liabilities	1 554	0
Liabilities total	18 054	0
Share capital and premium	13 853	3 360
Retained earnings	255	0
Equity total	14 107	3 360
Liabilities and equity total	32 161	3 360