

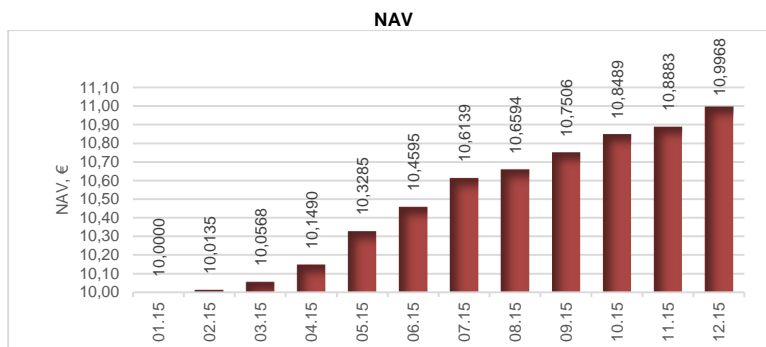
# EfTEN Kinnisvarafond II AS factsheet

January, 2016



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,9274
Number of shares	2 502 500
Consolidated asset value, EUR thousand	77 090
Consolidated Net Asset Value, EUR thousand	37 418



## Portfolio

As at January 31, 2016, EUR thousand	
Land and buildings	69 196
Expected NOI per year	5 391

### Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
<b>Total</b>				<b>38 912</b>

## Loan capital

As at January 31, 2016, EUR thousand	
Total loan liabilities	37 010
Weighted average debt maturity in years	3,7
Weighted average interest rate	1,56%
Loan to value	52%
Debt Service Coverage Ratio	9,6

## Balance sheet

ASSETS	31.01.2016	LIABILITIES	31.01.2016
<i>€ in thousand</i>			
Cash and cash equivalents	6 755	Borrowings	37 010
Other current assets	539	Other liabilities	2 662
<b>Current assets total</b>	<b>7 294</b>	<b>LIABILITIES TOTAL</b>	<b>39 671</b>
Land and buildings	69 196	<b>EQUITY</b>	<b>31.01.2016</b>
Other long-term assets	600	Share capital	35 025
<b>Long-term assets total</b>	<b>69 796</b>	Reserves	-744
<b>ASSETS TOTAL</b>	<b>77 090</b>	Retained earnings	3 137
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>77 090</b>