

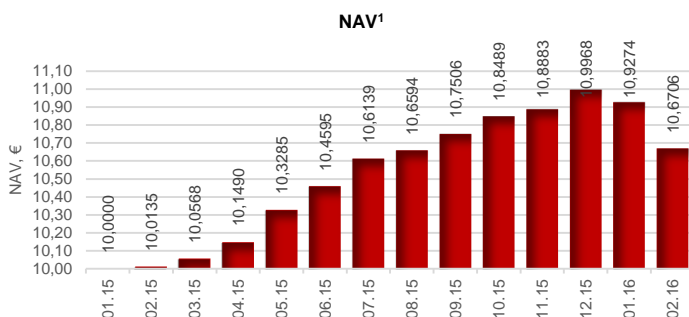
# EfTEN Kinnisvarafond II AS factsheet

February, 2016



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,6706
Number of shares	4 771 917
Consolidated asset value, EUR thousand	103 321
Consolidated Net Asset Value, EUR thousand	50 919



<sup>1</sup> EfTEN Kinnisvarafond II AS Net asset value per share decreased on February regarding to issued new shares. New shares will not have right to participate in profit distribution, therefore the potential dividends and concurred CIT were deducted from new share price. While eliminating potential dividends and CIT from Net asset value per share, the corrected NAV would be 10,1134 euros. Board's proposal is to distribute dividends 0,6202 euros per share and the corporate income tax would be 0,1553 euros per share in this case.

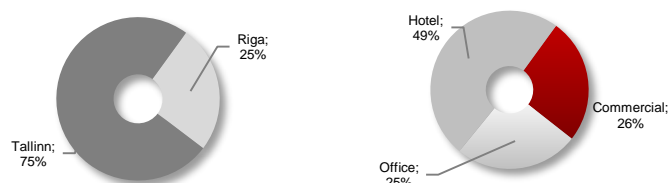
## Portfolio

As at February 29, 2016, EUR thousand	
Property investments	47 752
Property, plant and equipment	46 034
Expected NOI	7 030
Vacancy (m2)	2,4%

### Largest clients

Client	% of rental income
Statoil Fuel & Retail Business Centre SIA	19,1%
Kinnisvaravalduse AS	7,3%
Samsung Electronics Baltics SIA	5,0%
Olympic Casino Eesti AS	3,5%
Koduekstra OÜ	3,3%
PREMIER RESTAURANTS LATVIA SIA	2,3%
Seppälä Estonia OÜ	2,1%
Pharma Group OÜ	1,9%
COMPASS TRANSIT SIA	1,7%
Swedbank AS	1,7%
Yliopiston Apteekki OÜ	1,7%
1Partner Kinnisvara Tallinn OÜ	1,6%
SEB Pank AS	1,6%
Other	47,3%

### Investments by region and by type



### Owned properties

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 office building	Riia, Duntes 6	Office	11.2015	12 650
Magistrali Shopping center	Tallinn, Sõrpuse pst 201/203	Commercial	02.2016	11 720
<b>Total</b>				<b>50 632</b>

## Loan capital

As at February 29, EUR in thousands	
Total loan liabilities	48 968
Weighted average debt maturity in years	4,0
Weighted average interest rate	1,51%
Loan to value	52%
Debt Service Coverage Ratio	7,4

### Debt maturity

