

EfTEN Kinnisvarafond II AS factsheet

February 28, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,787
Number of shares	8 071 756
Consolidated asset value, EUR thousand	196 892
Consolidated Net Asset Value, EUR thousand	95 142

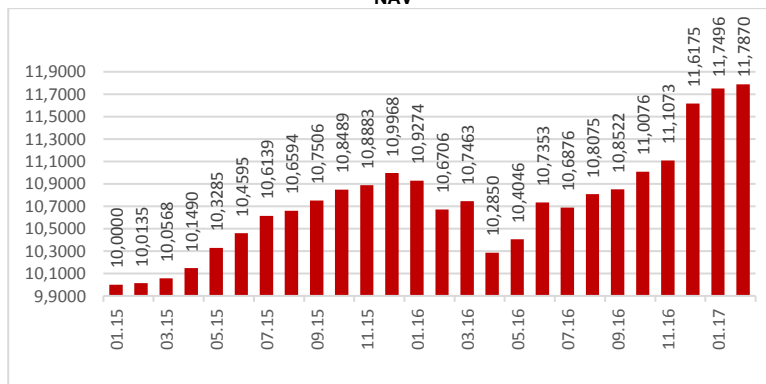
Portfolio

As at February 28, 2017, EUR thousand	
Land and buildings	178 835
Expected NOI per year	13 337

Loan capital

As at February 28, 2017, EUR thousand	
Total loan liabilities	93 287
Weighted average debt maturity in years	3,6
Weighted average interest rate	1,411%
Loan to value	52%
Debt Service Coverage Ratio	3,7

NAV



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
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
Magistral Shopping Center	Tallinn, S�pruse pst 201/203	Retail	02.2016	11 720
Domina Shopping Center	Ieriķu 3, R�ga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
Total				98 125

Balance sheet

ASSETS	28.02.2017	LIABILITIES	28.02.2017
<i>� in thousand</i>			
Cash and cash equivalents	17 006	Borrowings	93 287
Other current assets	1 037	Other liabilities	8 463
Current assets total	18 043	LIABILITIES TOTAL	101 750
Land and buildings	178 835	EQUITY	28.02.2017
Other long-term assets	13	Share capital	83 039
Long-term assets total	178 848	Reserves	-449
ASSETS TOTAL	196 892	Retained earnings	12 553
		LIABILITIES AND EQUITY TOTAL	196 892