

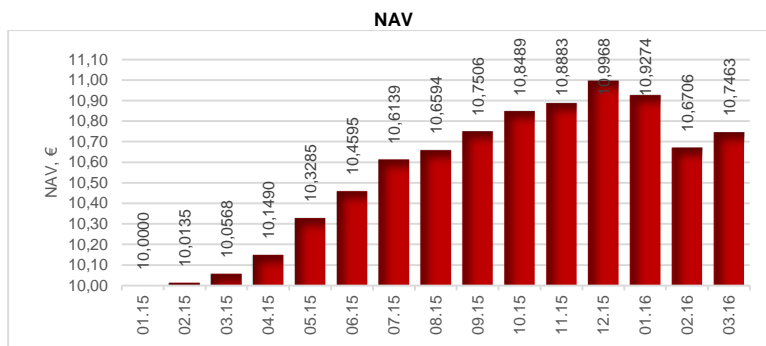
# EfTEN Kinnisvarafond II AS factsheet

March, 2016



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,7463
Number of shares	4 771 917
Consolidated asset value, EUR thousand	103 405
Consolidated Net Asset Value, EUR thousand	51 280



## Portfolio

As at March 31, 2016, EUR thousand	
Land and buildings	93 197
Expected NOI per year	7 665

### Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, Råvala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
<b>Total</b>				<b>50 632</b>

## Loan capital

As at March 31, 2016, EUR thousand	
Total loan liabilities	48 877
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,512%
Loan to value	52%
Debt Service Coverage Ratio	6,5

## Balance sheet

ASSETS	31.03.2016	LIABILITIES	31.03.2016
<i>€ in thousand</i>			
Cash and cash equivalents	9 016	Borrowings	48 877
Other current assets	590	Other liabilities	3 248
<b>Current assets total</b>	<b>9 606</b>	<b>LIABILITIES TOTAL</b>	<b>52 125</b>
Land and buildings	93 197	<b>EQUITY</b>	<b>31.03.2016</b>
Other long-term assets	602	Share capital	48 705
<b>Long-term assets total</b>	<b>93 799</b>	Reserves	-959
<b>ASSETS TOTAL</b>	<b>103 405</b>	Retained earnings	3 534
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>103 405</b>