

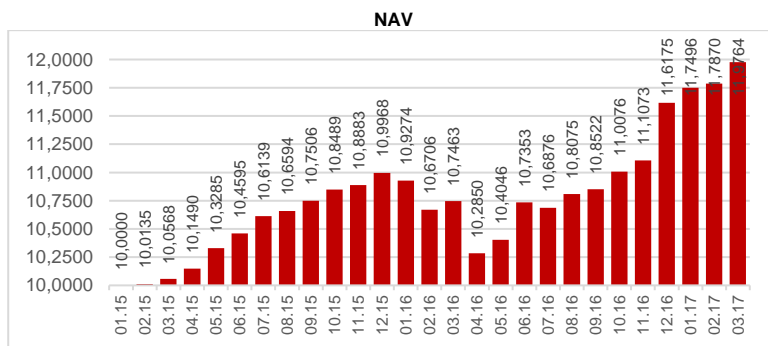
EfTEN Kinnisvarafond II AS factsheet

March 31, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,9764
Number of shares	8 071 756
Consolidated asset value, EUR thousand	197 644
Consolidated Net Asset Value, EUR thousand	96 670



Portfolio

As at March 31, 2017, EUR thousand	
Land and buildings	179 484
Expected NOI per year	13 337

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

Loan capital

As at March 31, 2017, EUR thousand	
Total loan liabilities	93 940
Weighted average debt maturity in years	3,5
Weighted average interest rate	1,41%
Loan to value	52%
Debt Service Coverage Ratio	3,6

Balance sheet

ASSETS	31.03.2017
<i>� in thousand</i>	
Cash and cash equivalents	16 976
Other current assets	1 170
Current assets total	18 147
Land and buildings	179 484
Other long-term assets	13
Long-term assets total	179 497
ASSETS TOTAL	197 644

LIABILITIES	31.03.2017
Borrowings	93 940
Other liabilities	7 034
LIABILITIES TOTAL	101 750
EQUITY	
31.03.2017	
Share capital	83 039
Reserves	-158
Retained earnings	13 790
LIABILITIES AND EQUITY TOTAL	197 644