

EfTEN Kinnisvarafond II AS factsheet

April, 2016



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,2850
Number of shares	4 771 917
Consolidated asset value, EUR thousand	103 879
Consolidated Net Asset Value, EUR thousand	49 079

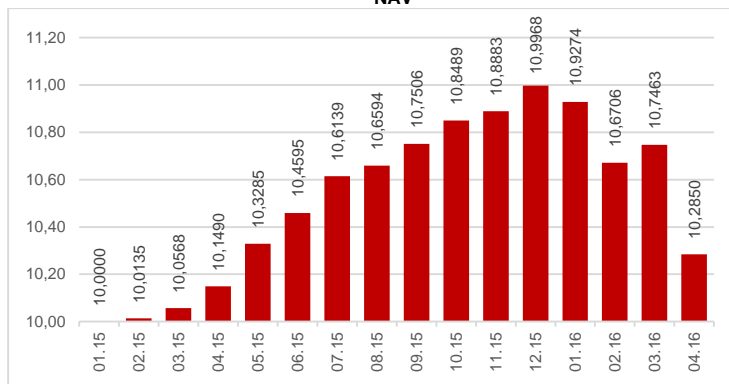
Portfolio

As at April 30, 2016, EUR thousand	
Land and buildings	93 198
Expected NOI per year	7 665

Loan capital

As at April 30, 2016, EUR thousand	
Total loan liabilities	48 803
Weighted average debt maturity in years	3,8
Weighted average interest rate	1,512%
Loan to value	52%
Debt Service Coverage Ratio	5,8

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
Total				50 632

Balance sheet

ASSETS	30.04.2016	LIABILITIES	30.04.2016
<i>€ in thousand</i>			
Cash and cash equivalents	9 432	Borrowings	48 803
Other current assets	653	Other liabilities	5 996
Current assets total	10 085	LIABILITIES TOTAL	54 799
Land and buildings	93 199	EQUITY	30.04.2016
Other long-term assets	595	Share capital	48 705
Long-term assets total	93 794	Reserves	-747
ASSETS TOTAL	103 879	Retained earnings	1 121
		LIABILITIES AND EQUITY TOTAL	103 879