

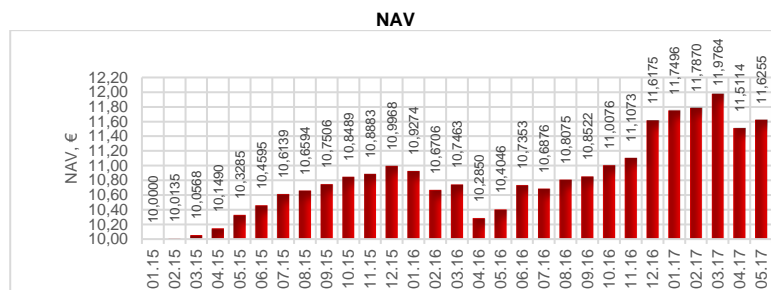
EfTEN Kinnisvarafond II AS factsheet

May 31, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,6255
Number of shares	8 071 756
Consolidated asset value, EUR thousand	194 179
Consolidated Net Asset Value, EUR thousand	93 838



Portfolio

As at May 31, 2017, EUR thousand	
Land and buildings	179 991
Expected NOI per year	13 337

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Rīga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Domina Shopping Center	Ieriku 3, Rīga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
Total				98 125

Loan capital

As at May 31, 2017, EUR thousand	
Total loan liabilities	93 824
Weighted average debt maturity in years	3,4
Weighted average interest rate	1,41%
Loan to value	52%
Debt Service Coverage Ratio	3,5

Balance sheet

ASSETS	31.05.2017
<i>€ in thousand</i>	
Cash and cash equivalents	13 006
Other current assets	1 169
Current assets total	14 175
Land and buildings	179 991
Other long-term assets	13
Long-term assets total	180 003
ASSETS TOTAL	194 179

LIABILITIES	31.05.2017
Borrowings	93 824
Other liabilities	6 516
LIABILITIES TOTAL	100 340
EQUITY	
31.05.2017	
Share capital	83 039
Reserves	400
Retained earnings	10 400
LIABILITIES AND EQUITY TOTAL	194 179