

# EfTEN Kinnisvarafond II AS factsheet

May, 2016



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,4046
Number of shares	4 771 917
Consolidated asset value, EUR thousand	102 402
Consolidated Net Asset Value, EUR thousand	49 650

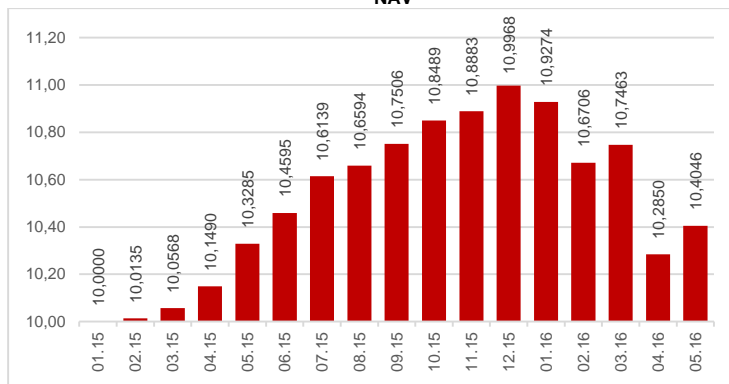
## Portfolio

As at May 31, 2016, EUR thousand	
Land and buildings	93 213
Expected NOI per year	7 665

## Loan capital

As at May 31, 2016, EUR thousand	
Total loan liabilities	48 731
Weighted average debt maturity in years	3,7
Weighted average interest rate	1,512%
Loan to value	52%
Debt Service Coverage Ratio	5,3

NAV



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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
<b>Total</b>				<b>50 632</b>

## Balance sheet

ASSETS	31.05.2016	LIABILITIES	31.05.2016
<i>€ in thousand</i>		Borrowings	48 731
Cash and cash equivalents	7 807	Other liabilities	4 021
Other current assets	792	<b>LIABILITIES TOTAL</b>	<b>52 752</b>
<b>Current assets total</b>	<b>8 600</b>		
		<b>EQUITY</b>	<b>31.05.2016</b>
Land and buildings	93 213	Share capital	48 705
Other long-term assets	589	Reserves	-810
<b>Long-term assets total</b>	<b>93 802</b>	Retained earnings	1 755
<b>ASSETS TOTAL</b>	<b>102 402</b>	<b>LIABILITIES AND EQUITY TOTAL</b>	<b>102 402</b>