

EfTEN Kinnisvarafond II AS factsheet

June, 2016



Fund overview

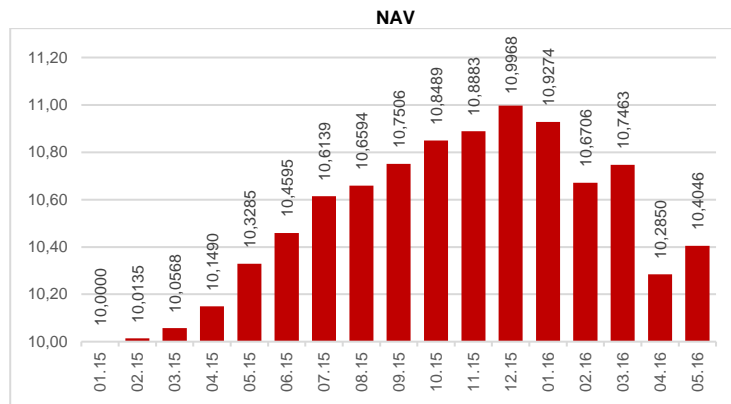
Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,7353
Number of shares	4 771 917
Consolidated asset value, EUR thousand	108 707
Consolidated Net Asset Value, EUR thousand	51 228

Portfolio

As at June 30, 2016, EUR thousand	
Land and buildings	95 278
Expected NOI per year	7 665

Loan capital

As at June 30, 2016, EUR thousand	
Total loan liabilities	48 660
Weighted average debt maturity in years	3,6
Weighted average interest rate	1,512%
Loan to value	51%
Debt Service Coverage Ratio	5,0



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	30.06.2016	LIABILITIES	30.06.2016
<i>€ in thousand</i>			
Cash and cash equivalents	12 807	Borrowings	48 660
Other current assets	607	Other liabilities	8 819
Current assets total	13 414	LIABILITIES TOTAL	57 480
Land and buildings	95 278	EQUITY	30.06.2016
Other long-term assets	15	Share capital	48 705
Long-term assets total	95 293	Reserves	-1 043
ASSETS TOTAL	108 707	Retained earnings	3 566
		LIABILITIES AND EQUITY TOTAL	108 707