

# EfTEN Kinnisvarafond II AS factsheet

June 30, 2017



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,8544
Number of shares	8 071 756
Consolidated asset value, EUR thousand	196 366
Consolidated Net Asset Value, EUR thousand	95 686

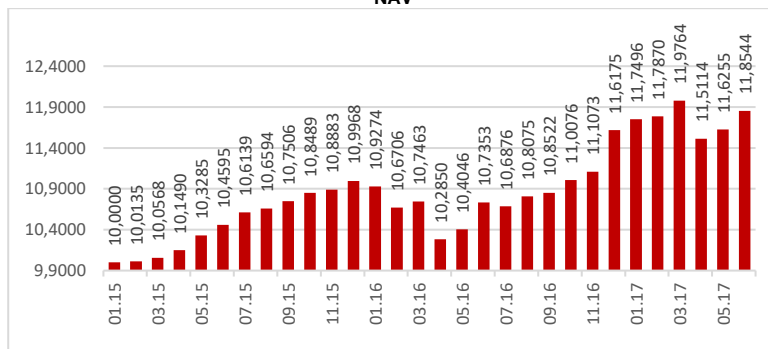
## Portfolio

As at June 30, 2017, EUR thousand	
Land and buildings	181 606
Expected NOI per year	13 337

## Loan capital

As at June 30, 2017, EUR thousand	
Total loan liabilities	93 793
Weighted average debt maturity in years	3,3
Weighted average interest rate	1,41%
Loan to value	52%
Debt Service Coverage Ratio	3,5

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
Domina Shopping Center	Ieriku 3, Riga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
<b>Total</b>				<b>98 125</b>

## Balance sheet

ASSETS	30.06.2017
<i>� in thousand</i>	
Cash and cash equivalents	13 637
Other current assets	1 113
<b>Current assets total</b>	<b>14 747</b>
Land and buildings	181 606
Other long-term assets	12
<b>Long-term assets total</b>	<b>181 619</b>
<b>ASSETS TOTAL</b>	<b>196 366</b>

LIABILITIES	30.06.2017
Borrowings	93 793
Other liabilities	6 888
<b>LIABILITIES TOTAL</b>	<b>100 680</b>
<b>EQUITY</b>	
<b>30.06.2017</b>	
Share capital	83 039
Reserves	523
Retained earnings	12 124
<b>LIABILITIES AND EQUITY TOTAL</b>	<b>196 366</b>