

EfTEN Kinnisvarafond II AS factsheet

July, 2016



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,6876
Number of shares	8 071 756
Consolidated asset value, EUR thousand	185 709
Consolidated Net Asset Value, EUR thousand	85 268

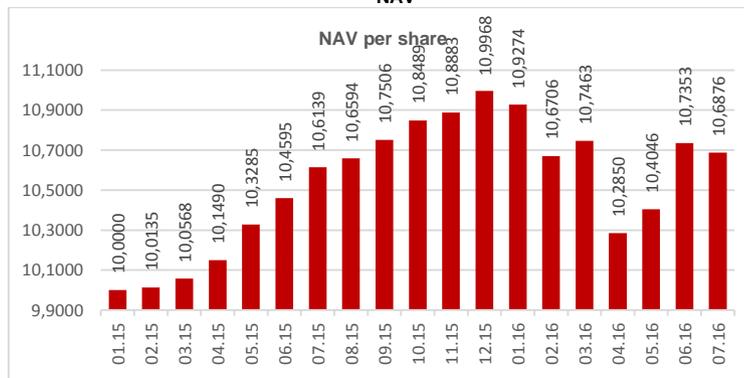
Portfolio

As at July 31, 2016, EUR thousand	
Land and buildings	169 961
Expected NOI per year	13 337

Loan capital

As at July 31, 2016, EUR thousand	
Total loan liabilities	93 493
Weighted average debt maturity in years	4,3
Weighted average interest rate	1,411%
Loan to value	55%
Debt Service Coverage Ratio	4,7

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
Domina Shopping Center	Ieriķu 3, R�ga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
Total				98 125

Balance sheet

ASSETS	31.07.2016	LIABILITIES	31.07.2016
<i>� in thousand</i>		Borrowings	93 493
Cash and cash equivalents	13 037	Other liabilities	5 948
Other current assets	2 696	LIABILITIES TOTAL	99 441
Current assets total	15 733	EQUITY	31.07.2016
Land and buildings	169 961	Share capital	83 039
Other long-term assets	15	Reserves	-1 039
Long-term assets total	169 976	Retained earnings	4 268
ASSETS TOTAL	185 709	LIABILITIES AND EQUITY TOTAL	185 709