

# EfTEN Kinnisvarafond II AS factsheet

August, 2016



## Fund overview

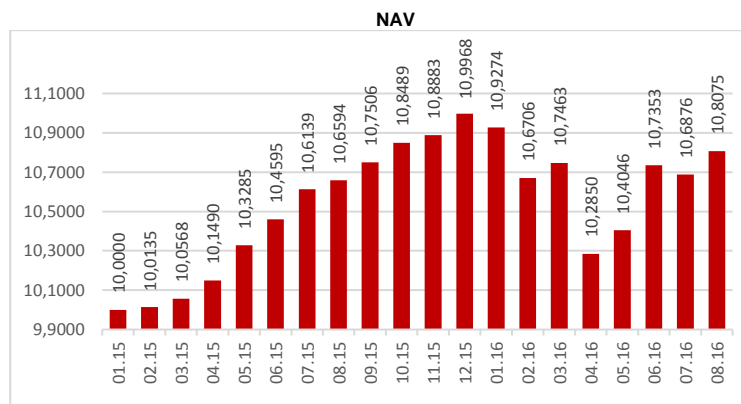
Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,8075
Number of shares	8 071 756
Consolidated asset value, EUR thousand	185 957
Consolidated Net Asset Value, EUR thousand	87 236

## Portfolio

As at August 31, 2016, EUR thousand	
Land and buildings	170 283
Expected NOI per year	13 337

## Loan capital

As at August 31, 2016, EUR thousand	
Total loan liabilities	93 423
Weighted average debt maturity in years	4,1
Weighted average interest rate	1,411%
Loan to value	55%
Debt Service Coverage Ratio	4,7



## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, R�avaia 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, R�iga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
<b>Total</b>				<b>98 125</b>

## Balance sheet

ASSETS	31.08.2016	LIABILITIES	31.08.2016
<i>€ in thousand</i>			
Cash and cash equivalents	14 347	Borrowings	93 493
Other current assets	1 311	Other liabilities	5 298
<b>Current assets total</b>	<b>15 658</b>	<b>LIABILITIES TOTAL</b>	<b>98 721</b>
Land and buildings	170 283	<b>EQUITY</b>	<b>31.08.2016</b>
Other long-term assets	15	Share capital	83 039
<b>Long-term assets total</b>	<b>170 298</b>	Reserves	-1 050
<b>ASSETS TOTAL</b>	<b>185 957</b>	Retained earnings	5 247
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>185 957</b>