

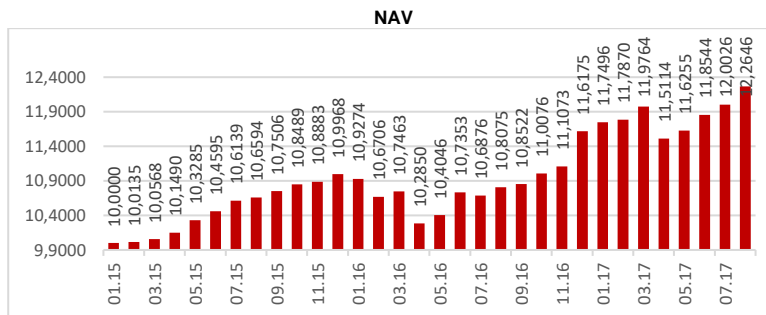
EfTEN Kinnisvarafond II AS factsheet

August 31, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,2646
Number of shares	8 071 756
Consolidated asset value, EUR thousand	210 213
Consolidated Net Asset Value, EUR thousand	98 997



Portfolio

As at August 31, 2017, EUR thousand	
Land and buildings	200 226
Expected NOI per year	14 369

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
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 213
Domina Shopping Center	Ieriku 3, R�ga	Retail	07.2016	47 493
Total				126 338

Loan capital

As at August 31, 2017, EUR thousand	
Total loan liabilities	93 870
Weighted average debt maturity in years	3,2
Weighted average interest rate	1,41%
Loan to value	52%
Debt Service Coverage Ratio	3,5

Balance sheet

ASSETS	31.08.2017
<i>� in thousand</i>	
Cash and cash equivalents	8 433
Other current assets	1 533
Current assets total	9 975
Land and buildings	200 226
Other long-term assets	12
Long-term assets total	200 238
ASSETS TOTAL	210 213

LIABILITIES	31.08.2017
Borrowings	103 706
Other liabilities	7 510
LIABILITIES TOTAL	111 216
EQUITY	
31.08.2017	
Share capital	83 039
Reserves	192
Retained earnings	15 767
LIABILITIES AND EQUITY TOTAL	210 213