

EfTEN Kinnisvarafond II AS factsheet

September, 2016



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,8522
Number of shares	8 071 756
Consolidated asset value, EUR thousand	186 906
Consolidated Net Asset Value, EUR thousand	87 596

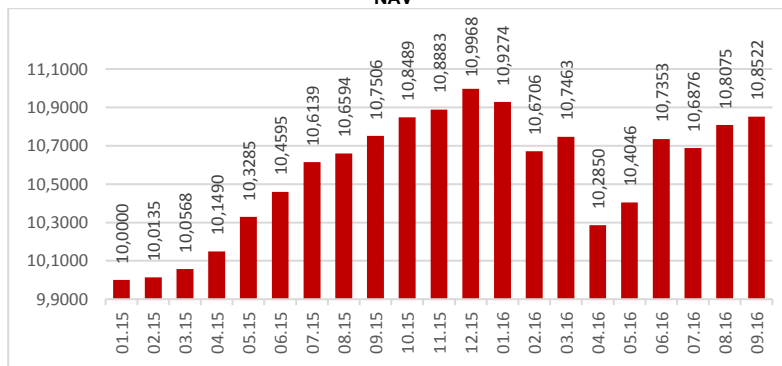
Portfolio

As at September 30, 2016, EUR thousand	
Land and buildings	170 333
Expected NOI per year	13 337

Loan capital

As at September 30, 2016, EUR thousand	
Total loan liabilities	93 351
Weighted average debt maturity in years	4,0
Weighted average interest rate	1,411%
Loan to value	55%
Debt Service Coverage Ratio	4,6

NAV



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Räväla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Rīga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Domina Shopping Center	Ieriķu 3, Rīga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
Total				98 125

Balance sheet

ASSETS	30.09.2016	LIABILITIES	30.09.2016
<i>€ in thousand</i>			
Cash and cash equivalents	15 443	Borrowings	93 351
Other current assets	1 116	Other liabilities	5 959
Current assets total	16 559	LIABILITIES TOTAL	99 310
Land and buildings	170 333	EQUITY	30.09.2016
Other long-term assets	15	Share capital	83 039
Long-term assets total	170 347	Reserves	-1 530
ASSETS TOTAL	186 906	Retained earnings	6 067
		LIABILITIES AND EQUITY TOTAL	186 906