

EfTEN Kinnisvarafond II AS factsheet

September 30, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,4255
Number of shares	8 071 756
Consolidated asset value, EUR thousand	211 093
Consolidated Net Asset Value, EUR thousand	100 296

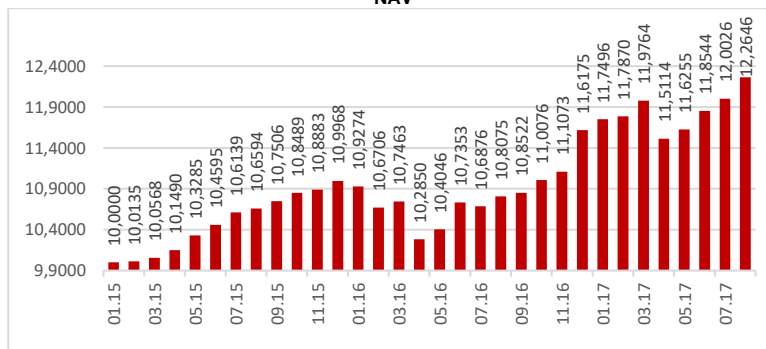
Portfolio

As at September 30, 2017, EUR thousand	
Land and buildings	200 514
Expected NOI per year	14 369

Loan capital

As at September 30, 2017, EUR thousand	
Total loan liabilities	103 511
Weighted average debt maturity in years	3,2
Weighted average interest rate	1,44%
Loan to value	52%
Debt Service Coverage Ratio	3,4

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

Balance sheet

ASSETS	30.09.2017	LIABILITIES	30.09.2017
<i>€ in thousand</i>			
Cash and cash equivalents	9 332	Borrowings	103 511
Other current assets	1 235	Other liabilities	7 286
Current assets total	10 567	LIABILITIES TOTAL	110 797
Land and buildings	200 54	EQUITY	30.09.2017
Other long-term assets	12	Share capital	83 039
Long-term assets total	200 526	Reserves	413
ASSETS TOTAL	211 093	Retained earnings	16 845
		LIABILITIES AND EQUITY TOTAL	211 093