

EfTEN Kinnisvarafond II AS factsheet

October, 2015



Fond overview

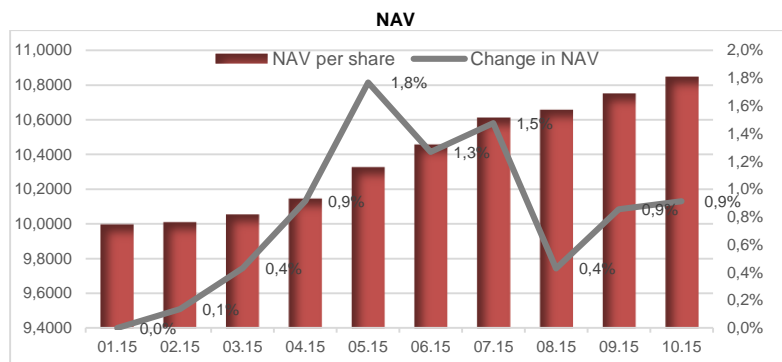
Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,8489
Number of shares	2 502 500
Consolidated asset value, EUR thousand	51 353
Consolidated Net Asset Value, EUR thousand	27 149

Portfolio

As at October 31, 2015, EUR thousand	
Land and buildings	45 411
Expected NOI per year	3 700

Loan capital

As at October 31, 2015, EUR thousand	
Total loan liabilities	22 963
Weighted average debt maturity in years	3,2
Weighted average interest rate	1,725%
Loan to value	50%
Debt Service Coverage Ratio	13,8



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotell	Tallinn, R�vala 3	Hotell	01.2015	26 262
Kokku				26 262

Balance sheet

ASSETS	31.10.2015	LIABILITIES	31.10.2015
<i>€ in thousand</i>			
Cash and cash equivalents	4 838	Borrowings	22 963
Other current assets	507	Other liabilities	1 240
Current assets total	5 349	LIABILITIES TOTAL	24 203
Land and buildings	45 411	EQUITY	31.10.2015
Other long-term assets	596	Share capital	25 025
Long-term assets total	46 007	Reserves	-442
ASSETS TOTAL	51 353	Retained earnings	2 566
		LIABILITIES AND EQUITY TOTAL	51 353

