

# EfTEN Kinnisvarafond II AS factsheet

October, 2016



## Fund overview

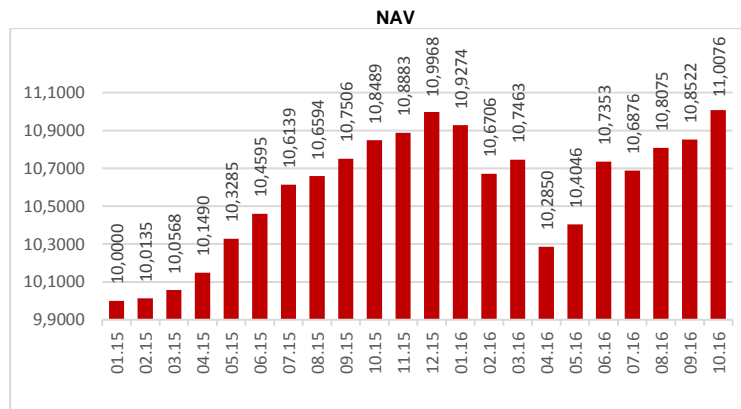
Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,0076
Number of shares	8 071 756
Consolidated asset value, EUR thousand	187 497
Consolidated Net Asset Value, EUR thousand	88 851

## Portfolio

As at October 31, 2016, EUR thousand	
Land and buildings	170 377
Expected NOI per year	13 337

## Loan capital

As at October 31, 2016, EUR thousand	
Total loan liabilities	93 158
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,411%
Loan to value	55%
Debt Service Coverage Ratio	4,2



## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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
Domina Shopping Center	Ieriku 3, R�ga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
<b>Total</b>				<b>98 125</b>

## Balance sheet

ASSETS	31.10.2016	LIABILITIES	31.10.2016
<i>€ in thousand</i>			
Cash and cash equivalents	16 023	Borrowings	93 158
Other current assets	1 082	Other liabilities	5 488
<b>Current assets total</b>	<b>17 106</b>	<b>LIABILITIES TOTAL</b>	<b>98 646</b>
Land and buildings	170 377	<b>EQUITY</b>	<b>31.10.2016</b>
Other long-term assets	14	Share capital	83 039
<b>Long-term assets total</b>	<b>170 391</b>	Reserves	-1 030
<b>ASSETS TOTAL</b>	<b>187 497</b>	Retained earnings	6 842
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>187 497</b>