

EfTEN Kinnisvarafond II AS factsheet

October 31, 2017



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,5376
Number of shares	8 071 756
Consolidated asset value, EUR thousand	212 113
Consolidated Net Asset Value, EUR thousand	101 200

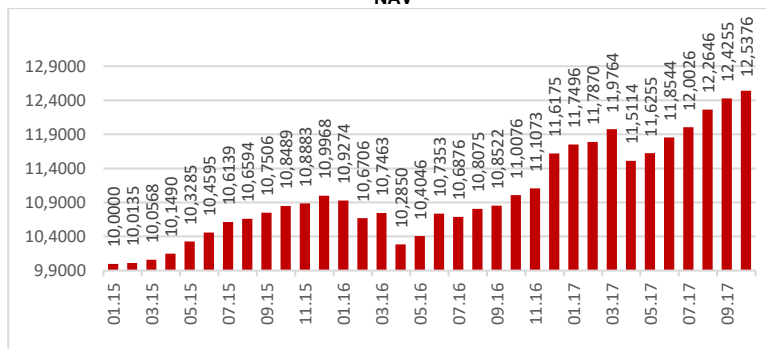
Portfolio

As at October 31, 2017, EUR thousand	
Land and buildings	200 827
Expected NOI per year	14 369

Loan capital

As at October 31, 2017, EUR thousand	
Total loan liabilities	103 358
Weighted average debt maturity in years	3,1
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	31.10.2017	LIABILITIES	31.10.2017
<i>€ in thousand</i>			
Cash and cash equivalents	10 183	Borrowings	103 358
Other current assets	1 091	Other liabilities	7 554
Current assets total	11 273	LIABILITIES TOTAL	110 912
Land and buildings	200 827	EQUITY	31.10.2017
Other long-term assets	12	Share capital	83 039
Long-term assets total	200 839	Reserves	316
ASSETS TOTAL	212 113	Retained earnings	17 845
		LIABILITIES AND EQUITY TOTAL	212 113