

# 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

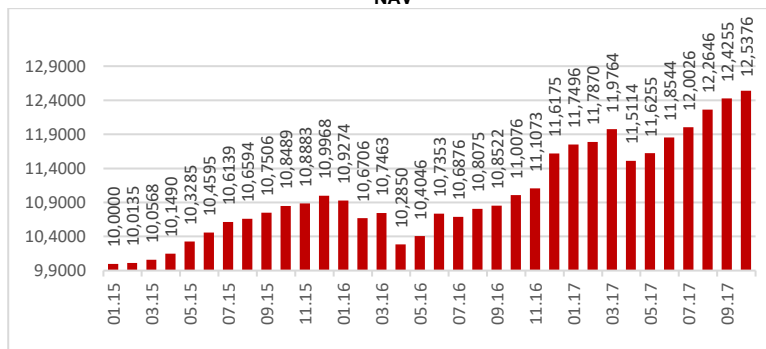
## Portfolio

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 <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
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
<b>Total</b>				<b>126 338</b>

## Balance sheet

ASSETS	31.10.2017	LIABILITIES	31.10.2017
<i>€ in thousand</i>			
Cash and cash equivalents	9 332	Borrowings	103 358
Other current assets	1 235	Other liabilities	7 554
<b>Current assets total</b>	<b>10 567</b>	<b>LIABILITIES TOTAL</b>	<b>110 912</b>
Land and buildings	200 54	<b>EQUITY</b>	<b>31.10.2017</b>
Other long-term assets	12	Share capital	83 039
<b>Long-term assets total</b>	<b>200 526</b>	Reserves	316
<b>ASSETS TOTAL</b>	<b>211 093</b>	Retained earnings	17 845
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>212 113</b>