

EfTEN Kinnisvarafond II AS factsheet

November, 2016



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,1073
Number of shares	8 071 756
Consolidated asset value, EUR thousand	188 119
Consolidated Net Asset Value, EUR thousand	89 655

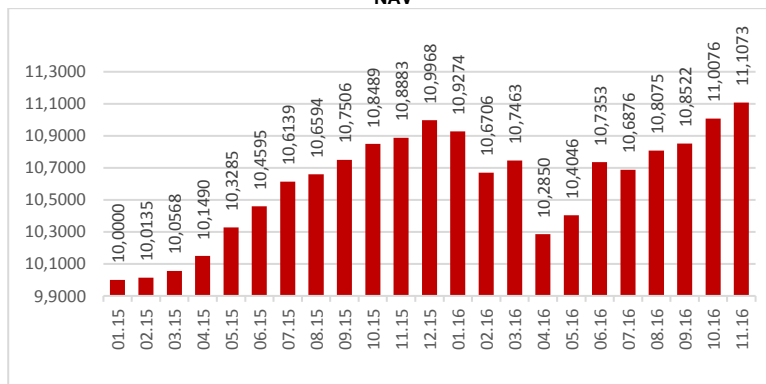
Portfolio

As at November 30, 2016, EUR thousand	
Land and buildings	170 509
Expected NOI per year	13 337

Loan capital

As at November 30, 2016, EUR thousand	
Total loan liabilities	92 971
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,411%
Loan to value	55%
Debt Service Coverage Ratio	3,8

NAV



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Räväla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 720
Domina Shopping Center	Ieriķu 3, Rīga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
Total				98 125

Balance sheet

ASSETS	30.11.2016	LIABILITIES	30.11.2016
<i>€ in thousand</i>			
Cash and cash equivalents	16 371	Borrowings	92 971
Other current assets	1 225	Other liabilities	5 493
Current assets total	17 596	LIABILITIES TOTAL	98 464
Land and buildings	170 509	EQUITY	30.11.2016
Other long-term assets	14	Share capital	83 039
Long-term assets total	170 523	Reserves	-851
ASSETS TOTAL	188 119	Retained earnings	7 468
		LIABILITIES AND EQUITY TOTAL	188 119