

# EfTEN Kinnisvarafond II AS factsheet

December, 2016



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	11,6175
Number of shares	8 071 756
Consolidated asset value, EUR thousand	193 978
Consolidated Net Asset Value, EUR thousand	93 774

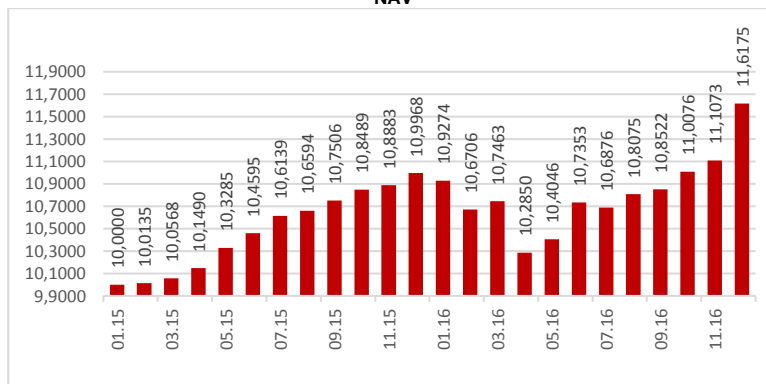
## Portfolio

As at December 31, 2016, EUR thousand	
Land and buildings	176 270
Expected NOI per year	13 337

## Loan capital

As at December 31, 2016, EUR thousand	
Total loan liabilities	92 781
Weighted average debt maturity in years	3,8
Weighted average interest rate	1,411%
Loan to value	53%
Debt Service Coverage Ratio	3,8

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
Domina Shopping Center	Ieriķu 3, R�ga (TC DOMINA SHOPPING)	Retail	07.2016	47 493
<b>Total</b>				<b>98 125</b>

## Balance sheet

ASSETS	31.12.2016	LIABILITIES	31.12.2016
<i>� in thousand</i>			
Cash and cash equivalents	16 890	Borrowings	92 781
Other current assets	805	Other liabilities	7 424
<b>Current assets total</b>	<b>17 695</b>	<b>LIABILITIES TOTAL</b>	<b>100 204</b>
Land and buildings	176 270	<b>EQUITY</b>	<b>31.12.2016</b>
Other long-term assets	14	Share capital	83 039
<b>Long-term assets total</b>	<b>176 284</b>	Reserves	-514
<b>ASSETS TOTAL</b>	<b>193 978</b>	Retained earnings	11 249
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>193 978</b>