

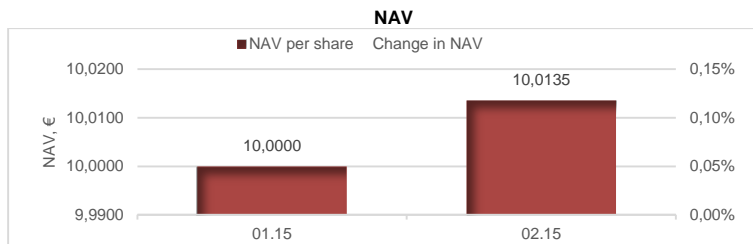
# EfTEN Kinnisvarafond II AS factsheet

February, 2015



## Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,0135
Number of shares	2 502 500
Consolidated asset value, EUR thousand	48 669
Consolidated Net Asset Value, EUR thousand	25 059



## Portfolio

As at February 28, 2015, EUR thousand	
Land and buildings	45 350
Expected NOI per year	3 700

### Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotell	Tallinn, Råvala 3	Hotell	01.2015	26 262
<b>Kokku</b>				<b>26 262</b>

## Loan capital

As at February 28, 2015, EUR thousand	
Total loan liabilities	22 961
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,076%
Loan to value	50%
Debt Service Coverage Ratio	3,1

## Balance sheet

ASSETS	28.02.2015	LIABILITIES	28.02.2015
<i>€ in thousand</i>		Borrowings	22 961
Cash and cash equivalents	2 531	Other liabilities	649
Other current assets	332	<b>LIABILITIES TOTAL</b>	<b>23 610</b>
<b>Current assets total</b>	<b>2 683</b>		
		<b>EQUITY</b>	<b>28.02.2015</b>
Land and buildings	45 350	Share capital	25 025
Other long-term assets	636	Reserves	13
<b>Long-term assets total</b>	<b>45 986</b>	Retained earnings	21
<b>ASSETS TOTAL</b>	<b>48 669</b>	<b>LIABILITIES AND EQUITY TOTAL</b>	<b>48 669</b>

