

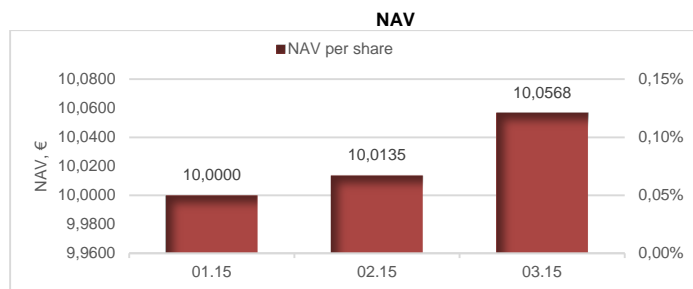
EfTEN Kinnisvarafond II AS factsheet

March, 2015



Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,0568
Number of shares	2 502 500
Consolidated asset value, EUR thousand	48 750
Consolidated Net Asset Value, EUR thousand	25 167



Portfolio

As at March 31, 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 ²)
Radisson Blu Sky Hotell	Tallinn, Råvala 3	Hotell	01.2015	26 262
Kokku				26 262

Loan capital

As at March 31, 2015, EUR thousand	
Total loan liabilities	22 961
Weighted average debt maturity in years	3,9
Weighted average interest rate	1,075%
Loan to value	50%
Debt Service Coverage Ratio	7,1

Balance sheet

ASSETS	31.03.2015	LIABILITIES	31.03.2015
<i>€ in thousand</i>		Borrowings	22 961
Cash and cash equivalents	2 522	Other liabilities	622
Other current assets	257	LIABILITIES TOTAL	23 583
Current assets total	2 779		
		EQUITY	31.03.2015
Land and buildings	45 350	Share capital	25 025
Other long-term assets	621	Reserves	25
Long-term assets total	45 971	Retained earnings	117
ASSETS TOTAL	48 750	LIABILITIES AND EQUITY TOTAL	48 750

