

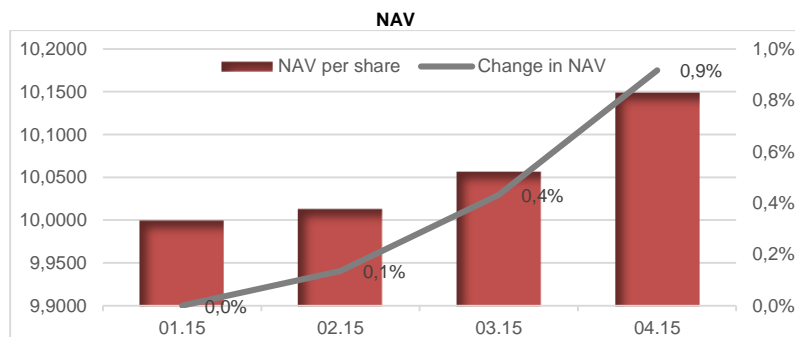
# EfTEN Kinnisvarafond II AS factsheet

April, 2015



## Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,1490
Number of shares	2 502 500
Consolidated asset value, EUR thousand	41 100
Consolidated Net Asset Value, EUR thousand	25 398



## Portfolio

As at April 30, 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, R�vala 3	Hotell	01.2015	26 262
<b>Kokku</b>				<b>26 262</b>

## Loan capital

As at April 30, 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	7,6

## Balance sheet

ASSETS	30.04.2015	LIABILITIES	30.04.2015
<i>€ in thousand</i>			
Cash and cash equivalents	2 742	Borrowings	22 962
Other current assets	392	Other liabilities	741
<b>Current assets total</b>	<b>2 779</b>	<b>LIABILITIES TOTAL</b>	<b>23 703</b>
Land and buildings	45 350	<b>EQUITY</b>	<b>30.04.2015</b>
Other long-term assets	617	Share capital	25 025
<b>Long-term assets total</b>	<b>45 967</b>	Reserves	38
<b>ASSETS TOTAL</b>	<b>49 100</b>	Retained earnings	335
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>49 100</b>

