

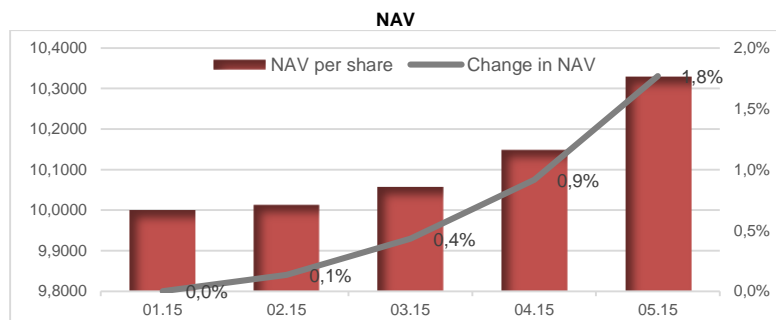
# EfTEN Kinnisvarafond II AS factsheet

May, 2015



## Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,3285
Number of shares	2 502 500
Consolidated asset value, EUR thousand	49 538
Consolidated Net Asset Value, EUR thousand	25 847



## Portfolio

As at May 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 <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 May 31, 2015, EUR thousand	
Total loan liabilities	22 963
Weighted average debt maturity in years	3,7
Weighted average interest rate	1,075%
Loan to value	50%
Debt Service Coverage Ratio	11,4

## Balance sheet

ASSETS	31.05.2015	LIABILITIES	31.05.2015
<i>€ in thousand</i>		Borrowings	22 963
Cash and cash equivalents	3 086	Other liabilities	728
Other current assets	498	<b>LIABILITIES TOTAL</b>	<b>23 691</b>
<b>Current assets total</b>	<b>3 583</b>		
Land and buildings	45 350	<b>EQUITY</b>	<b>31.05.2015</b>
Other long-term assets	605	Share capital	25 025
<b>Long-term assets total</b>	<b>45 955</b>	Reserves	50
<b>ASSETS TOTAL</b>	<b>49 538</b>	Retained earnings	772
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>49 538</b>

