

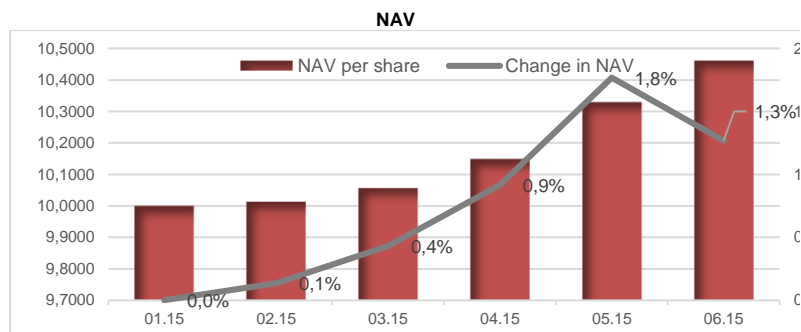
EfTEN Kinnisvarafond II AS factsheet

June , 2015



Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,4595
Number of shares	2 502 500
Consolidated asset value, EUR thousand	49 831
Consolidated Net Asset Value, EUR thousand	26 175



Portfolio

As at June 30, 2015, EUR thousand	
Land and buildings	45 365
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 June 30, 2015, EUR thousand	
Total loan liabilities	22 963
Weighted average debt maturity in years	3,6
Weighted average interest rate	1,075%
Loan to value	50%
Debt Service Coverage Ratio	12,3

Balance sheet

ASSETS	30.06.2015	LIABILITIES	30.06.2015
<i>€ in thousand</i>			
Cash and cash equivalents	3 416	Borrowings	22 963
Other current assets	441	Other liabilities	694
Current assets total	3 857	LIABILITIES TOTAL	23 657
Land and buildings	45 365	EQUITY	30.06.2015
Other long-term assets	609	Share capital	25 025
Long-term assets total	45 974	Reserves	63
ASSETS TOTAL	49 831	Retained earnings	1087
		LIABILITIES AND EQUITY TOTAL	49 831

