

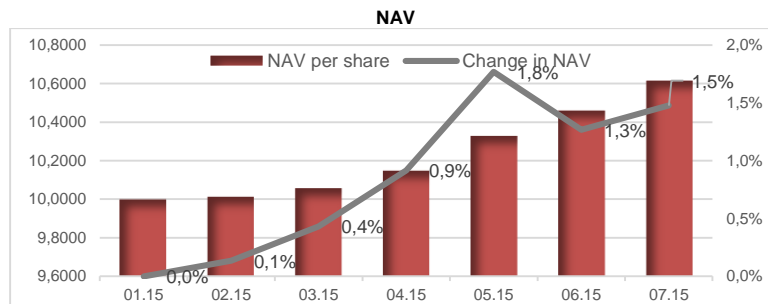
EfTEN Kinnisvarafond II AS factsheet

July , 2015



Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,6139
Number of shares	2 502 500
Consolidated asset value, EUR thousand	50 337
Consolidated Net Asset Value, EUR thousand	26 561



Portfolio

As at July 31, 2015, EUR thousand	
Land and buildings	45 399
Expected NOI per year	3 700

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotell	Tallinn, R�vala 3	Hotell	01.2015	26 262
Kokku				26 262

Loan capital

As at July 31, 2015, EUR thousand	
Total loan liabilities	22 965
Weighted average debt maturity in years	3,5
Weighted average interest rate	1,725%
Loan to value	50%
Debt Service Coverage Ratio	14,1

Balance sheet

ASSETS	31.07.2015	LIABILITIES	31.07.2015
<i>€ in thousand</i>			
Cash and cash equivalents	3 883	Borrowings	22 965
Other current assets	452	Other liabilities	811
Current assets total	4 335	LIABILITIES TOTAL	23 776
Land and buildings	45 399	EQUITY	31.07.2015
Other long-term assets	604	Share capital	25 025
Long-term assets total	46 003	Reserves	19
ASSETS TOTAL	50 337	Retained earnings	1 517
		LIABILITIES AND EQUITY TOTAL	50 337

