

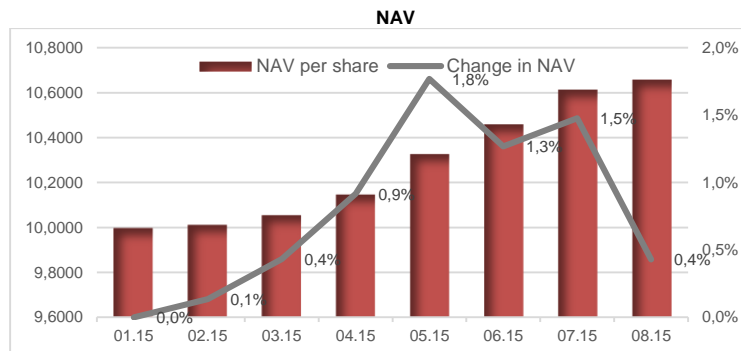
EfTEN Kinnisvarafond II AS factsheet

August, 2015



Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,6594
Number of shares	2 502 500
Consolidated asset value, EUR thousand	50 659
Consolidated Net Asset Value, EUR thousand	26 675



Portfolio

As at August 31, 2015, EUR thousand	
Land and buildings	45 407
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 August 31, 2015, EUR thousand	
Total loan liabilities	22 961
Weighted average debt maturity in years	3,4
Weighted average interest rate	1,725%
Loan to value	50%
Debt Service Coverage Ratio	14,6

Balance sheet

ASSETS	31.08.2015	LIABILITIES	31.08.2015
<i>€ in thousand</i>			
Cash and cash equivalents	4 196	Borrowings	22 961
Other current assets	464	Other liabilities	1 023
Current assets total	4 660	LIABILITIES TOTAL	23 984
Land and buildings	45 407	EQUITY	31.08.2015
Other long-term assets	592	Share capital	25 025
Long-term assets total	45 999	Reserves	-191
ASSETS TOTAL	50 659	Retained earnings	1 842
		LIABILITIES AND EQUITY TOTAL	50 659

