

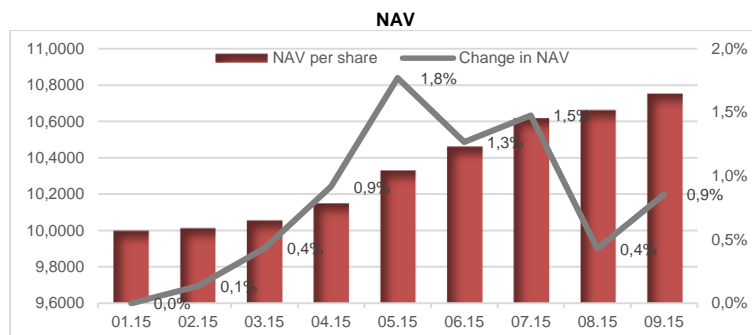
EfTEN Kinnisvarafond II AS factsheet

September, 2015



Fond overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	10,7506
Number of shares	2 502 500
Consolidated asset value, EUR thousand	50 949
Consolidated Net Asset Value, EUR thousand	26 903



Portfolio

As at September 30, 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 September 30, 2015, EUR thousand	
Total loan liabilities	22 962
Weighted average debt maturity in years	3,3
Weighted average interest rate	1,725%
Loan to value	50%
Debt Service Coverage Ratio	14,1

Balance sheet

ASSETS	30.09.2015	LIABILITIES	30.09.2015
<i>€ in thousand</i>			
Cash and cash equivalents	4 468	Borrowings	22 962
Other current assets	481	Other liabilities	1 083
Current assets total	4 660	LIABILITIES TOTAL	24 025
Land and buildings	45 407	EQUITY	30.09.2015
Other long-term assets	593	Share capital	25 025
Long-term assets total	46 000	Reserves	-324
ASSETS TOTAL	50 949	Retained earnings	2 203
		LIABILITIES AND EQUITY TOTAL	50 949

