

# EfTEN Kinnisvarafond II AS factsheet

November 30, 2017



## Fund overview

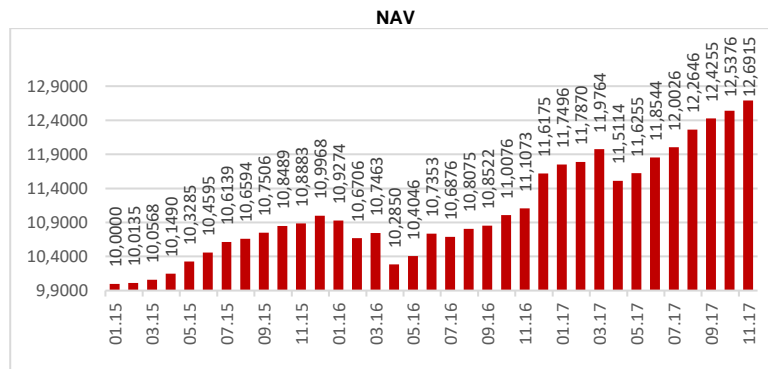
Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	12,6915
Number of shares	8 071 756
Consolidated asset value, EUR thousand	212 972
Consolidated Net Asset Value, EUR thousand	102 443

## Portfolio

As at November 30, 2017, EUR thousand	
Land and buildings	200 934
Expected NOI per year	14 369

## Loan capital

As at November 30, 2017, EUR thousand	
Total loan liabilities	103 168
Weighted average debt maturity in years	3,0
Weighted average interest rate	1,47%
Loan to value	51%
Debt Service Coverage Ratio	3,5



## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, S�pruse pst 201/203	Retail	02.2016	11 720
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 213
Domina Shopping Center	Ieriķu 3, R�ga	Retail	07.2016	47 493
<b>Total</b>				<b>126 338</b>

## Balance sheet

ASSETS	30.11.2017
<i>€ in thousand</i>	
Cash and cash equivalents	10 994
Other current assets	1 035
<b>Current assets total</b>	<b>12 029</b>
Land and buildings	200 934
Other long-term assets	10
<b>Long-term assets total</b>	<b>200 944</b>
<b>ASSETS TOTAL</b>	<b>212 972</b>

LIABILITIES	30.11.2017
Borrowings	103 358
Other liabilities	7 362
<b>LIABILITIES TOTAL</b>	<b>110 530</b>
<b>EQUITY</b>	
<b>30.11.2017</b>	
Share capital	83 039
Reserves	414
Retained earnings	18 990
<b>LIABILITIES AND EQUITY TOTAL</b>	<b>212 972</b>