

# EfTEN Kinnisvarafond II AS factsheet

January 31, 2018



## Fund overview

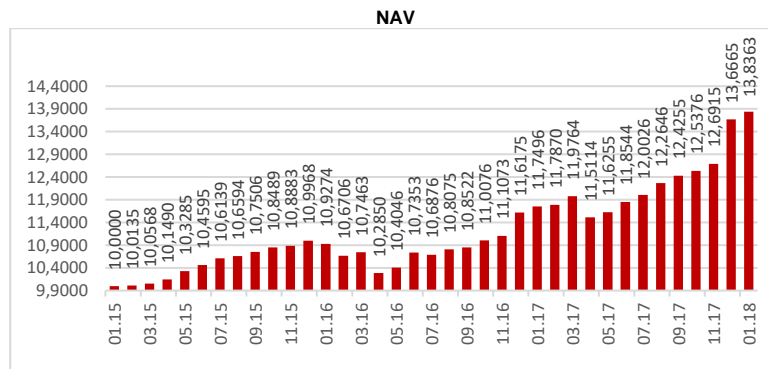
Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,8363
Number of shares	8 071 756
Consolidated asset value, EUR thousand	222 550
Consolidated Net Asset Value, EUR thousand	111 683

## Portfolio

As at January 31, 2018, EUR thousand	
Land and buildings	208 622
Expected NOI per year	15 114

## Loan capital

As at January 31, 2018, EUR thousand	
Total loan liabilities	102 792
Weighted average debt maturity in years	2,8
Weighted average interest rate	1,47%
Loan to value	49%
Debt Service Coverage Ratio	3,6



## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Rīga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sõpruse 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, Rīga	Retail	07.2016	47 493
<b>Total</b>				<b>126 338</b>

## Balance sheet

ASSETS	31.01.2018
<i>€ in thousand</i>	
Cash and cash equivalents	12 792
Other current assets	1128
<b>Current assets total</b>	<b>13 920</b>
Land and buildings	208 622
Other long-term assets	8
<b>Long-term assets total</b>	<b>208 630</b>
<b>ASSETS TOTAL</b>	<b>222 550</b>

LIABILITIES	31.01.2018
Borrowings	102 792
Other liabilities	8 076
<b>LIABILITIES TOTAL</b>	<b>110 868</b>
<b>EQUITY</b>	
<b>31.01.2018</b>	
Share capital	83 039
Reserves	858
Retained earnings	27 786
<b>LIABILITIES AND EQUITY TOTAL</b>	<b>222 550</b>