

EfTEN Kinnisvarafond II AS factsheet

February 28, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,9689
Number of shares	8 071 756
Consolidated asset value, EUR thousand	223 655
Consolidated Net Asset Value, EUR thousand	112 753

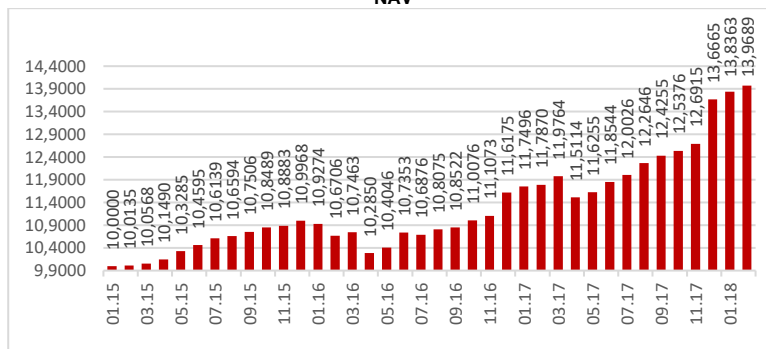
Portfolio

As at February 28, 2018, EUR thousand	
Land and buildings	209 809
Expected NOI per year	15 114

Loan capital

As at February 28, 2018, EUR thousand	
Total loan liabilities	102 601
Weighted average debt maturity in years	2,8
Weighted average interest rate	1,47%
Loan to value	49%
Debt Service Coverage Ratio	3,7

NAV



Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
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	Ieriku 3, R�ga	Retail	07.2016	47 493
Total				126 338

Balance sheet

ASSETS	28.02.2018
<i>€ in thousand</i>	
Cash and cash equivalents	12 500
Other current assets	1338
Current assets total	13 839
Land and buildings	209 809
Other long-term assets	8
Long-term assets total	209 816
ASSETS TOTAL	223 655

LIABILITIES	28.02.2018
Borrowings	102 601
Other liabilities	8 301
LIABILITIES TOTAL	110 902
EQUITY	
28.02.2018	
Share capital	83 039
Reserves	861
Retained earnings	28 854
LIABILITIES AND EQUITY TOTAL	223 655