

# EfTEN Kinnisvarafond II AS factsheet

March 31, 2018



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,077
Number of shares	8 071 756
Consolidated asset value, EUR thousand	224 437
Consolidated Net Asset Value, EUR thousand	113 626

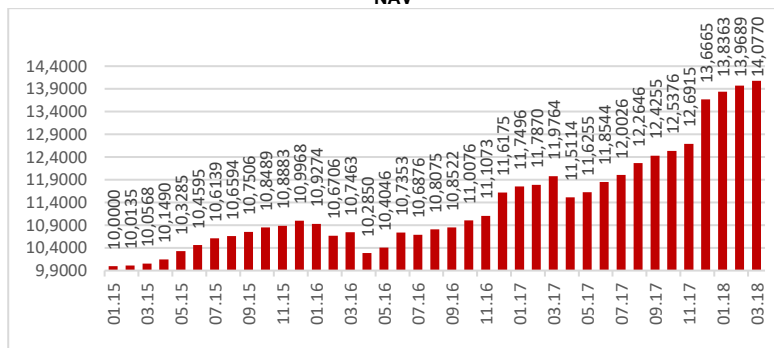
## Portfolio

As at March 31, 2018, EUR thousand	
Land and buildings	210 072
Expected NOI per year	15 114

## Loan capital

As at March 31, 2018, EUR thousand	
Total loan liabilities	102 321
Weighted average debt maturity in years	2,7
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 <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	31.03.2018	LIABILITIES	31.03.2018
<i>€ in thousand</i>			
Cash and cash equivalents	13 246	Borrowings	102 321
Other current assets	1 112	Other liabilities	8 490
<b>Current assets total</b>	<b>14 358</b>	<b>LIABILITIES TOTAL</b>	<b>110 811</b>
Land and buildings	210 072	<b>EQUITY</b>	<b>31.03.2018</b>
Other long-term assets	8	Share capital	83 039
<b>Long-term assets total</b>	<b>210 080</b>	Reserves	679
<b>ASSETS TOTAL</b>	<b>224 437</b>	Retained earnings	29 909
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>224 437</b>