

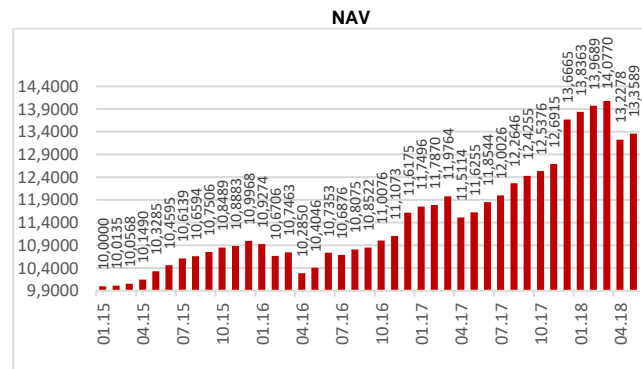
EfTEN Kinnisvarafond II AS factsheet

May 31, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,3589
Number of shares	9 213 756
Consolidated asset value, EUR thousand	248 028
Consolidated Net Asset Value, EUR thousand	123 086



Portfolio

As at May 31, 2018, EUR thousand	
Land and buildings	234 217
Expected NOI per year	17 097

Loan capital

As at May 31, 2018, EUR thousand	
Total loan liabilities	116 784
Weighted average debt maturity in years	2,8
Weighted average interest rate	1,517%
Loan to value	50%
Debt Service Coverage Ratio	3,8

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Rävala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, 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
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	13 564
Domina Shopping Center	Ieriķu 3, Rīga	Retail	07.2016	47 493
Total				139 902

Balance sheet

ASSETS	31.05.2018	LIABILITIES	31.05.2018
€ in thousand			
Borrowings		116 784	
Cash and cash equivalents	12 307	Other liabilities	8 158
Other current assets	1 497	LIABILITIES TOTAL	124 942
Current assets total	13 804	EQUITY	31.05.2018
Land and buildings	234 217	Share capital	97 999
Other long-term assets	8	Reserves	1 538
Long-term assets total	234 224	Retained earnings	23 550
ASSETS TOTAL	248 028	LIABILITIES AND EQUITY TOTAL	248 028

