

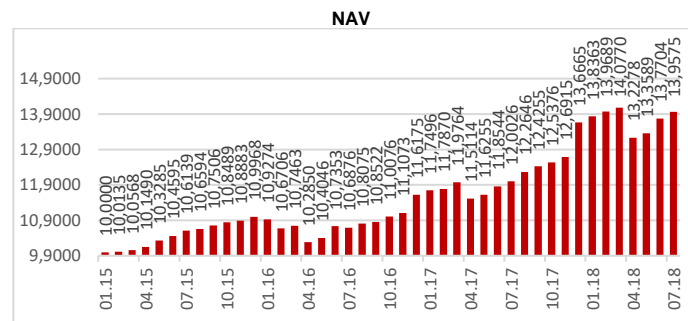
EfTEN Kinnisvarafond II AS factsheet

July 31, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	13,9575
Number of shares	9 213 756
Consolidated asset value, EUR thousand	253 680
Consolidated Net Asset Value, EUR thousand	128 601



Portfolio

As at July 31, 2018, EUR thousand	
Land and buildings	237 440
Expected NOI per year	16 597

Loan capital

As at July 31, 2018, EUR thousand	
Total loan liabilities	116 253
Weighted average debt maturity in years	2,6
Weighted average interest rate	1,509%
Loan to value	49%
Debt Service Coverage Ratio	3,7

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	28 114
Marienthal Shopping Center	Mustam�e tee 16, Tallinn	Retail	04.2018	13 990
Domina Shopping Center	Ieriku 3, R�ga	Retail	07.2016	47 493
Total				140 229

Balance sheet

ASSETS	31.07.2018	LIABILITIES	31.07.2018
<i>€ in thousand</i>			
Cash and cash equivalents	14 852	Borrowings	116 253
Other current assets	1 324	Other liabilities	8 827
Current assets total	16 176	LIABILITIES TOTAL	125 080
Land and buildings	237 440	EQUITY	31.07.2018
Other long-term assets	64	Share capital	97 999
Long-term assets total	237 504	Reserves	2 737
ASSETS TOTAL	253 680	Retained earnings	27 865
		LIABILITIES AND EQUITY TOTAL	253 680

