

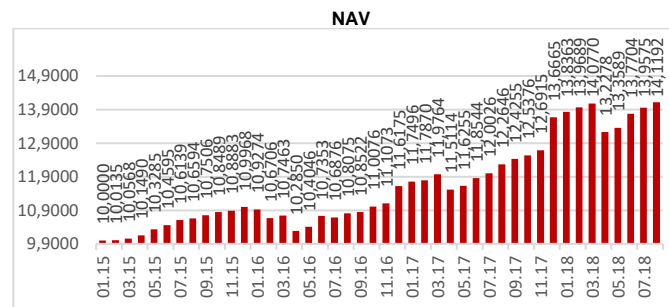
EfTEN Kinnisvarafond II AS factsheet

August 31, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,1192
Number of shares	9 213 756
Consolidated asset value, EUR thousand	254 763
Consolidated Net Asset Value, EUR thousand	130 091



Portfolio

As at August 31, 2018, EUR thousand	
Land and buildings	237 714
Expected NOI per year	16 597

Loan capital

As at August 31, 2018, EUR thousand	
Total loan liabilities	116 032
Weighted average debt maturity in years	2,6
Weighted average interest rate	1,509%
Loan to value	49%
Debt Service Coverage Ratio	3,8

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	31.08.2018	LIABILITIES	31.08.2018
<i>€ in thousand</i>			
Cash and cash equivalents	15 638	Borrowings	116 032
Other current assets	1 353	Other liabilities	8 641
Current assets total	16 991	LIABILITIES TOTAL	124 673
		EQUITY	31.08.2018
Land and buildings	237 714	Share capital	97 999
Other long-term assets	58	Reserves	2 682
Long-term assets total	237 772	Retained earnings	29 409
ASSETS TOTAL	254 763	LIABILITIES AND EQUITY TOTAL	254 763

