

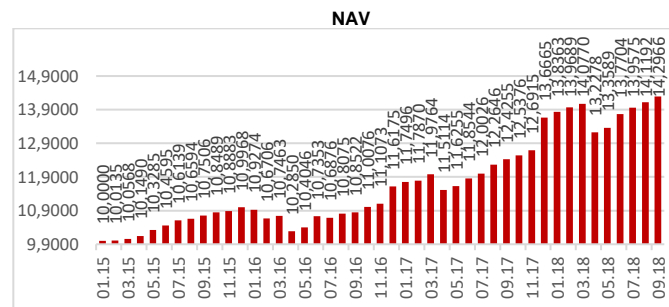
EfTEN Kinnisvarafond II AS factsheet

September 30, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,2966
Number of shares	9 213 756
Consolidated asset value, EUR thousand	255 937
Consolidated Net Asset Value, EUR thousand	131 725



Portfolio

As at September 30, 2018, EUR thousand	
Land and buildings	238 139
Expected NOI per year	16 597

Loan capital

As at September 30, 2018, EUR thousand	
Total loan liabilities	115 722
Weighted average debt maturity in years	2,5
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	Ieriķu 3, R�ga	Retail	07.2016	47 493
Total				140 229

Balance sheet

ASSETS	30.09.2018	LIABILITIES	30.09.2018
<i>€ in thousand</i>			
Cash and cash equivalents	16 248	Borrowings	115 722
Other current assets	1 505	Other liabilities	8 489
Current assets total	17 753	LIABILITIES TOTAL	124 211
Land and buildings	238 139	EQUITY	30.09.2018
Other long-term assets	44	Share capital	97 999
Long-term assets total	238 183	Reserves	2 867
ASSETS TOTAL	255 937	Retained earnings	30 859
		LIABILITIES AND EQUITY TOTAL	255 937

