

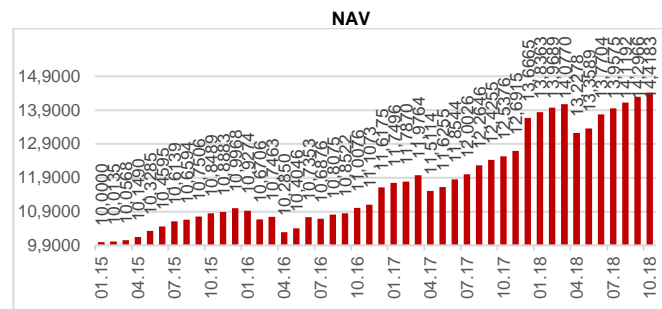
EfTEN Kinnisvarafond II AS factsheet

October 31, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,4183
Number of shares	9 213 756
Consolidated asset value, EUR thousand	256 954
Consolidated Net Asset Value, EUR thousand	132 846



Portfolio

As at October 31, 2018, EUR thousand	
Land and buildings	238 224
Expected NOI per year	16 597

Loan capital

As at October 31, 2018, EUR thousand	
Total loan liabilities	115 499
Weighted average debt maturity in years	2,4
Weighted average interest rate	1,510%
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, Rävåla 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	28 114
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	13 990
Domina Shopping Center	Ieriķu 3, Rīga	Retail	07.2016	47 493
Total				140 229

Balance sheet

ASSETS	31.10.2018	LIABILITIES	31.10.2018
<i>€ in thousand</i>			
Cash and cash equivalents	17 413	Borrowings	115 499
Other current assets	1 284	Other liabilities	8 609
Current assets total	18 697	LIABILITIES TOTAL	124 108
Land and buildings	238 224	EQUITY	31.10.2018
Other long-term assets	34	Share capital	97 999
Long-term assets total	238 258	Reserves	2 791
ASSETS TOTAL	256 954	Retained earnings	32 057
		LIABILITIES AND EQUITY TOTAL	256 954

