

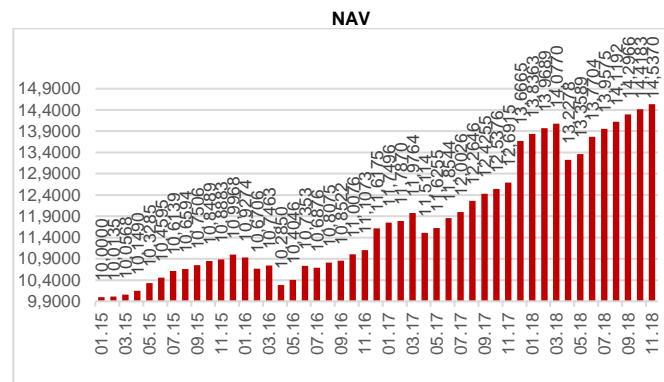
# EfTEN Kinnisvarafond II AS factsheet

November 30, 2018



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,5370
Number of shares	9 213 756
Consolidated asset value, EUR thousand	257 967
Consolidated Net Asset Value, EUR thousand	133 940



## Portfolio

As at November 30, 2018, EUR thousand	
Land and buildings	238 588
Expected NOI per year	16 597

## Loan capital

As at November 30, 2018, EUR thousand	
Total loan liabilities	115 277
Weighted average debt maturity in years	2,3
Weighted average interest rate	1,510%
Loan to value	48%
Debt Service Coverage Ratio	3,7

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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�iga	Retail	07.2016	47 493
<b>Total</b>				<b>140 229</b>

## Balance sheet

ASSETS	30.11.2018	LIABILITIES	30.11.2018
<i>€ in thousand</i>			
Borrowings		115 277	
Cash and cash equivalents	18 205	Other liabilities	8 750
Other current assets	1 140	<b>LIABILITIES TOTAL</b>	<b>124 027</b>
<b>Current assets total</b>	<b>19 345</b>	<b>EQUITY</b>	<b>30.11.2018</b>
Land and buildings	238 588	Share capital	97 999
Other long-term assets	33	Reserves	2 674
<b>Long-term assets total</b>	<b>238 622</b>	Retained earnings	33 268
<b>ASSETS TOTAL</b>	<b>257 967</b>	<b>LIABILITIES AND EQUITY TOTAL</b>	<b>257 967</b>



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EfTEN Kinnisvarafond II AS is regulated by the Estonian Financial Supervision Authority

