

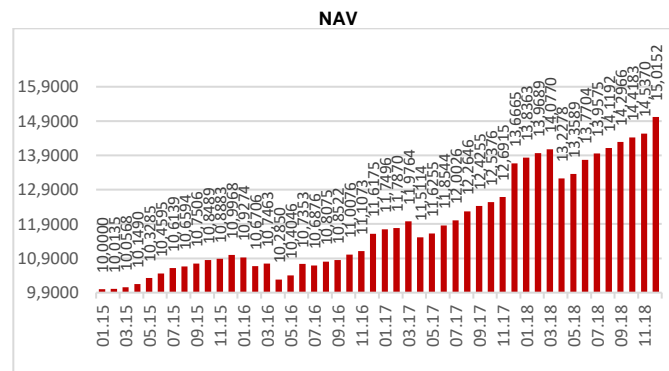
EfTEN Kinnisvarafond II AS factsheet

December 31, 2018



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,0152
Number of shares	9 213 756
Consolidated asset value, EUR thousand	263 161
Consolidated Net Asset Value, EUR thousand	138 346



Portfolio

As at December 31, 2018, EUR thousand	
Land and buildings	242 956
Expected NOI per year	17 345

Loan capital

As at December 31, 2018, EUR thousand	
Total loan liabilities	114 969
Weighted average debt maturity in years	2,2
Weighted average interest rate	1,510%
Loan to value	47%
Debt Service Coverage Ratio	3,7

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Råvala 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	11 736
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 298
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	14 021
Domina Shopping Center	Ieriķu 3, Rīga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	31.12.2018	LIABILITIES	31.12.2018
<i>€ in thousand</i>			
Borrowings		114 969	
Cash and cash equivalents	18 922	Other liabilities	9 847
Other current assets	1 260	LIABILITIES TOTAL	124 815
Current assets total	20 183	EQUITY	31.12.2018
Land and buildings	242 956	Share capital	97 999
Other long-term assets	22	Reserves	7 355
Long-term assets total	242 978	Retained earnings	32 992
ASSETS TOTAL	263 161	LIABILITIES AND EQUITY TOTAL	263 161



A.Lauteri 5, 10114 Tallinn, Eesti

tel: 655 9515

fax: 618 1818

e-mail: info@efTEN.ee

web: www.efTEN.ee

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

