

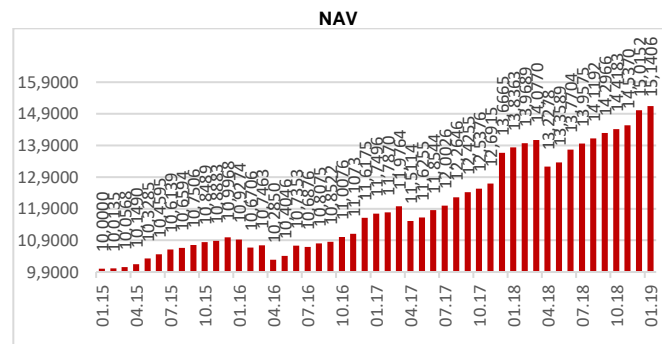
EfTEN Kinnisvarafond II AS factsheet

January 31, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,1406
Number of shares	9 213 756
Consolidated asset value, EUR thousand	264 078
Consolidated Net Asset Value, EUR thousand	139 502



Portfolio

As at January 31, 2019, EUR thousand	
Land and buildings	243 107
Expected NOI per year	17 345

Loan capital

As at January 31, 2019, EUR thousand	
Total loan liabilities	114 709
Weighted average debt maturity in years	2,9
Weighted average interest rate	1,641%
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, 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	11 736
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	31.01.2019	LIABILITIES	31.01.2019
<i>€ in thousand</i>			
Cash and cash equivalents	19 488	Borrowings	114 709
Other current assets	1 461	Other liabilities	9 867
Current assets total	20 949	LIABILITIES TOTAL	124 576
Land and buildings	243 107	EQUITY	
Other long-term assets	23	Share capital	97 999
Long-term assets total	243 130	Reserves	7 338
ASSETS TOTAL	264 078	Retained earnings	34 165
		LIABILITIES AND EQUITY TOTAL	264 078

