

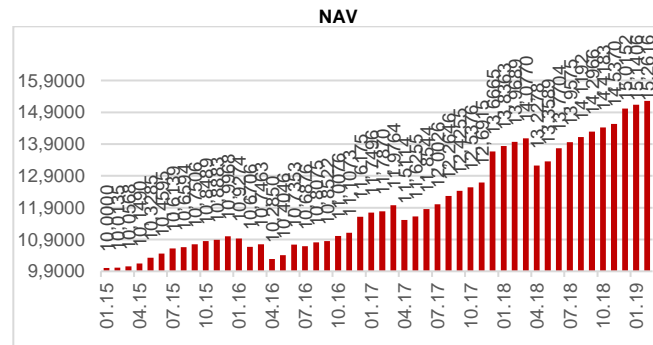
EfTEN Kinnisvarafond II AS factsheet

February 28, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,2616
Number of shares	9 213 756
Consolidated asset value, EUR thousand	264 858
Consolidated Net Asset Value, EUR thousand	140 616



Portfolio

As at February 28, 2019, EUR thousand	
Land and buildings	243 273
Expected NOI per year	17 345

Loan capital

As at February 28, 2019, EUR thousand	
Total loan liabilities	114 486
Weighted average debt maturity in years	2,9
Weighted average interest rate	1,641%
Loan to value	47%
Debt Service Coverage Ratio	3,6

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	11 736
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 298
Marienthal Shopping Center	Mustam�e tee 16, Tallinn	Retail	04.2018	14 021
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	28.02.2019	LIABILITIES	28.02.2019
<i>€ in thousand</i>			
Cash and cash equivalents	20 140	Borrowings	114 486
Other current assets	1 423	Other liabilities	9 756
Current assets total	21 563	LIABILITIES TOTAL	124 242
Land and buildings	243 273	EQUITY	
Other long-term assets	22	Share capital	97 999
Long-term assets total	243 296	Reserves	7 390
ASSETS TOTAL	264 858	Retained earnings	35 227
		LIABILITIES AND EQUITY TOTAL	264 858

