

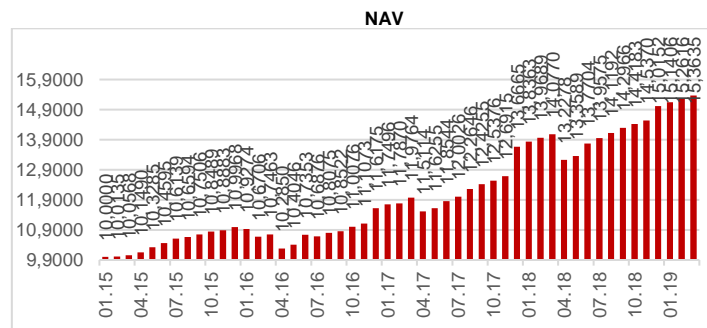
EfTEN Kinnisvarafond II AS factsheet

March 31, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,3635
Number of shares	9 213 756
Consolidated asset value, EUR thousand	265 499
Consolidated Net Asset Value, EUR thousand	141 555



Portfolio

As at March 31, 2019, EUR thousand	
Land and buildings	243 430
Expected NOI per year	17 345

Loan capital

As at March 31, 2019, EUR thousand	
Total loan liabilities	114 175
Weighted average debt maturity in years	2,8
Weighted average interest rate	1,642%
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	Ieriķu 3, Riga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	31.03.2019	LIABILITIES	31.03.2019
<i>€ in thousand</i>			
Cash and cash equivalents	20 832	Borrowings	114 175
Other current assets	1 216	Other liabilities	9 769
Current assets total	22 048	LIABILITIES TOTAL	123 944
Land and buildings	243 430	EQUITY	31.03.2019
Other long-term assets	22	Share capital	97 999
Long-term assets total	243 452	Reserves	7 263
ASSETS TOTAL	265 499	Retained earnings	36 294
		LIABILITIES AND EQUITY TOTAL	265 499

