

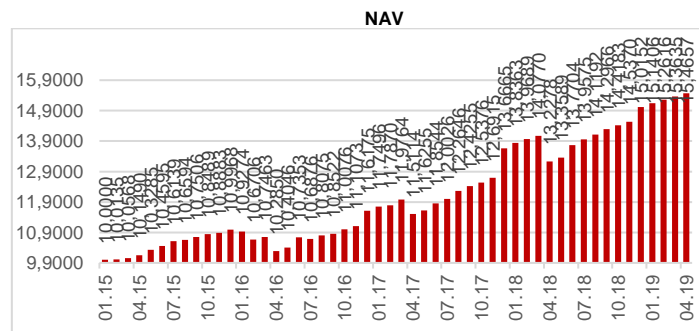
EfTEN Kinnisvarafond II AS factsheet

April 30, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,4657
Number of shares	9 213 756
Consolidated asset value, EUR thousand	266 267
Consolidated Net Asset Value, EUR thousand	142 497



Portfolio

As at April 30, 2019, EUR thousand	
Land and buildings	243 593
Expected NOI per year	17 345

Loan capital

As at April 30, 2019, EUR thousand	
Total loan liabilities	113 951
Weighted average debt maturity in years	2,7
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, Rävala 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	30.04.2019	LIABILITIES	30.04.2019
€ in thousand			
Cash and cash equivalents	21 431	Borrowings	113 951
Other current assets	1 224	Other liabilities	9 818
Current assets total	22 655	LIABILITIES TOTAL	123 770
Land and buildings	243 593	EQUITY	30.04.2019
Other long-term assets	19	Share capital	97 999
Long-term assets total	243 612	Reserves	7 303
ASSETS TOTAL	266 267	Retained earnings	37 196
		LIABILITIES AND EQUITY TOTAL	266 267

