

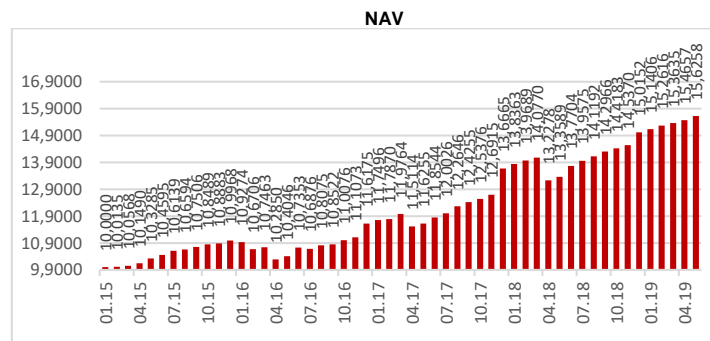
EfTEN Kinnisvarafond II AS factsheet

May 31, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,6258
Number of shares	9 213 756
Consolidated asset value, EUR thousand	267 574
Consolidated Net Asset Value, EUR thousand	143 972



Portfolio

As at May 31, 2019, EUR thousand	
Land and buildings	243 698
Expected NOI per year	17 345

Loan capital

As at May 31, 2019, EUR thousand	
Total loan liabilities	113 729
Weighted average debt maturity in years	2,6
Weighted average interest rate	1,643%
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	31.05.2019	LIABILITIES	31.05.2019
<i>� in thousand</i>		Borrowings	113 729
Cash and cash equivalents	22 467	Other liabilities	9 873
Other current assets	1 391	LIABILITIES TOTAL	123 602
Current assets total	23 858	EQUITY	31.05.2019
Land and buildings	243 698	Share capital	97 999
Other long-term assets	18	Reserves	7 201
Long-term assets total	243 716	Retained earnings	38 772
ASSETS TOTAL	267 574	LIABILITIES AND EQUITY TOTAL	267 574



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

EfTEN Capital