

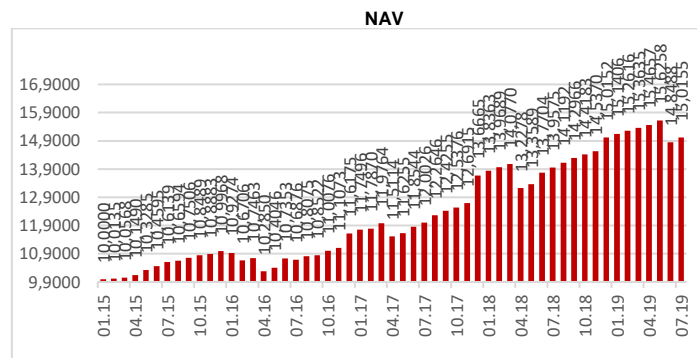
# EfTEN Kinnisvarafond II AS factsheet

July 31, 2019



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,0155
Number of shares	9 213 756
Consolidated asset value, EUR thousand	261 853
Consolidated Net Asset Value, EUR thousand	138 349



## Portfolio

As at July 31, 2019, EUR thousand	
Land and buildings	244 530
Expected NOI per year	17 656

## Loan capital

As at July 31, 2019, EUR thousand	
Total loan liabilities	113 193
Weighted average debt maturity in years	2,5
Weighted average interest rate	1,644%
Loan to value	46%
Debt Service Coverage Ratio	3,6

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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, R�ga	Retail	07.2016	47 493
<b>Total</b>				<b>140 460</b>

## Balance sheet

ASSETS	31.07.2019	LIABILITIES	31.07.2019
<i>� in thousand</i>			
Cash and cash equivalents	16 162	Borrowings	113 193
Other current assets	1 145	Other liabilities	10 310
<b>Current assets total</b>	<b>17 307</b>	<b>LIABILITIES TOTAL</b>	<b>123 504</b>
Land and buildings	244 530	<b>EQUITY</b>	<b>31.07.2019</b>
Other long-term assets	16	Share capital	97 999
<b>Long-term assets total</b>	<b>244 546</b>	Reserves	8 034
<b>ASSETS TOTAL</b>	<b>261 853</b>	Retained earnings	32 317
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>261 853</b>

