

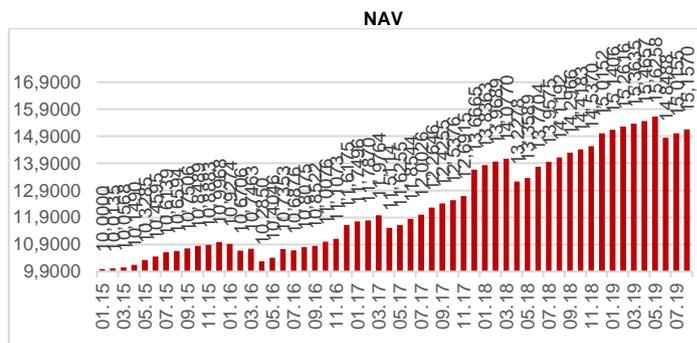
# EfTEN Kinnisvarafond II AS factsheet

August 31, 2019



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,1570
Number of shares	9 213 756
Consolidated asset value, EUR thousand	262 960
Consolidated Net Asset Value, EUR thousand	139 653



## Portfolio

As at August 31, 2019, EUR thousand	
Land and buildings	244 624
Expected NOI per year	17 656

## Loan capital

As at August 31, 2019, EUR thousand	
Total loan liabilities	112 970
Weighted average debt maturity in years	2,4
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, Riga	Retail	07.2016	47 493
<b>Total</b>				<b>140 460</b>

## Balance sheet

ASSETS	31.08.2019	LIABILITIES	31.08.2019
<i>€ in thousand</i>			
Cash and cash equivalents	17 114	Borrowings	112 970
Other current assets	1 209	Other liabilities	10 337
<b>Current assets total</b>	<b>18 323</b>	<b>LIABILITIES TOTAL</b>	<b>123 308</b>
Land and buildings	244 624	<b>EQUITY</b>	<b>31.08.2019</b>
Other long-term assets	14	Share capital	97 999
<b>Long-term assets total</b>	<b>244 638</b>	Reserves	7 879
<b>ASSETS TOTAL</b>	<b>262 960</b>	Retained earnings	33 775
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>262 960</b>

