

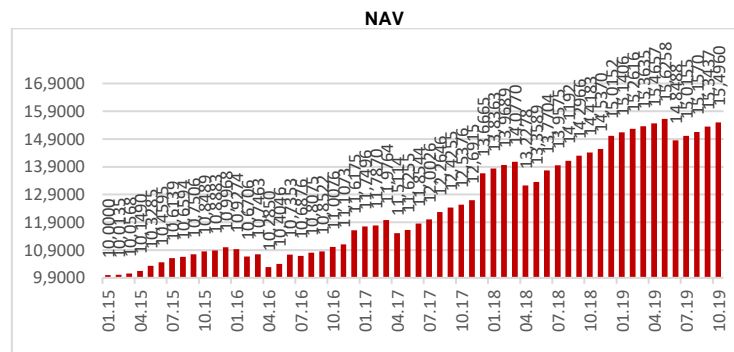
EfTEN Kinnisvarafond II AS factsheet

October 31, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,4960
Number of shares	9 213 756
Consolidated asset value, EUR thousand	265 020
Consolidated Net Asset Value, EUR thousand	142 777



Portfolio

As at October 31, 2019, EUR thousand	
Land and buildings	245 146
Expected NOI per year	17 656

Loan capital

As at October 31, 2019, EUR thousand	
Total loan liabilities	112 436
Weighted average debt maturity in years	2,2
Weighted average interest rate	1,645%
Loan to value	46%
Debt Service Coverage Ratio	3,6

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Rävåla 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	Ieriku 3, Rīga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	31.10.2019	LIABILITIES	31.10.2019
<i>€ in thousand</i>			
Cash and cash equivalents	18 696	Borrowings	112 436
Other current assets	1 165	Other liabilities	9 808
Current assets total	19 861	LIABILITIES TOTAL	122 243
Land and buildings	245 146	EQUITY	31.10.2019
Other long-term assets	13	Share capital	97 999
Long-term assets total	245 159	Reserves	8 299
ASSETS TOTAL	265 020	Retained earnings	36 479
		LIABILITIES AND EQUITY TOTAL	265 020

