

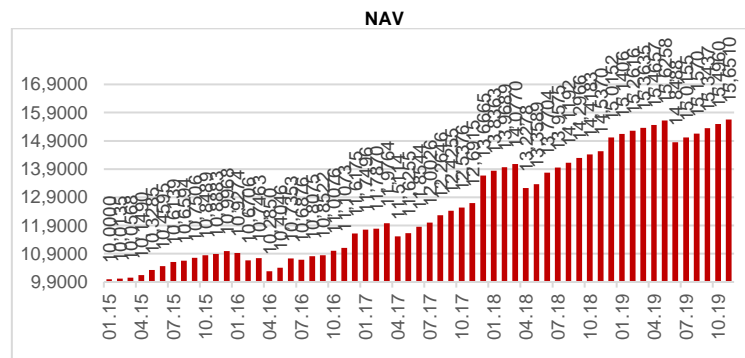
EfTEN Kinnisvarafond II AS factsheet

November 30, 2019



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,6510
Number of shares	9 213 756
Consolidated asset value, EUR thousand	266 190
Consolidated Net Asset Value, EUR thousand	144 204



Portfolio

As at November 30, 2019, EUR thousand	
Land and buildings	245 347
Expected NOI per year	17 656

Loan capital

As at November 30, 2019, EUR thousand	
Total loan liabilities	112 211
Weighted average debt maturity in years	2,0
Weighted average interest rate	1,618%
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, 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
Total				140 460

Balance sheet

ASSETS	30.11.2019	LIABILITIES	30.11.2019
<i>€ in thousand</i>			
Cash and cash equivalents	19 539	Borrowings	112 211
Other current assets	1 291	Other liabilities	9 774
Current assets total	20 829	LIABILITIES TOTAL	121 986
Land and buildings	245 347	EQUITY	30.11.2019
Other long-term assets	13	Share capital	97 999
Long-term assets total	245 360	Reserves	8 389
ASSETS TOTAL	266 190	Retained earnings	37 816
		LIABILITIES AND EQUITY TOTAL	266 190

