

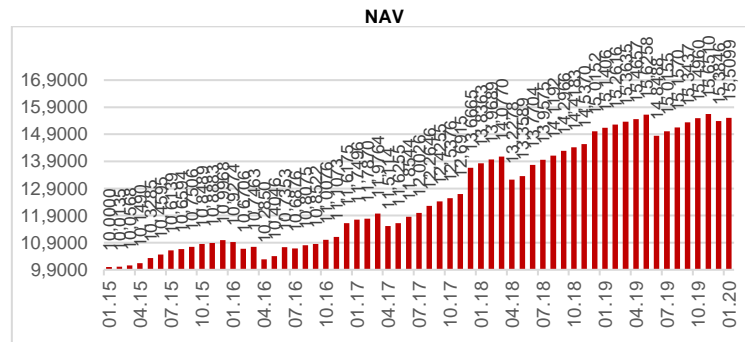
EfTEN Kinnisvarafond II AS factsheet

January 31, 2020



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,5099
Number of shares	9 213 756
Consolidated asset value, EUR thousand	263 546
Consolidated Net Asset Value, EUR thousand	142 904



Portfolio

As at January 31, 2020, EUR thousand	
Land and buildings	241 194
Expected NOI per year	20 846

Loan capital

As at January 31, 2020, EUR thousand	
Total loan liabilities	111 679
Weighted average debt maturity in years	1,9
Weighted average interest rate	1,641%
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	Ieriku 3, Riga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	31.01.2020	LIABILITIES	31.01.2020
<i>€ in thousand</i>			
Cash and cash equivalents	21 142	Borrowings	111 679
Other current assets	1 197	Other liabilities	8 963
Current assets total	22 339	LIABILITIES TOTAL	120 642
Land and buildings	241 194	EQUITY	31.01.2020
Other long-term assets	13	Share capital	97 999
Long-term assets total	241 207	Reserves	8 509
ASSETS TOTAL	263 546	Retained earnings	36 396
		LIABILITIES AND EQUITY TOTAL	263 546

