

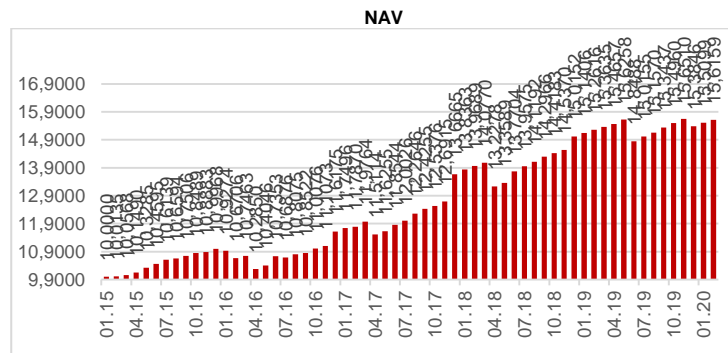
# EfTEN Kinnisvarafond II AS factsheet

February 29, 2020



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,000
Share Net Asset Value, EUR	15,6159
Number of shares	9 213 756
Consolidated asset value, EUR thousand	264 465
Consolidated Net Asset Value, EUR thousand	143 881



## Portfolio

As at February 29, 2020, EUR thousand	
Land and buildings	241 852
Expected NOI per year	20 846

## Loan capital

As at February 29, 2020, EUR thousand	
Total loan liabilities	111 453
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 <sup>2</sup> )
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	Ieriķu 3, Rīga	Retail	07.2016	47 493
<b>Total</b>				<b>140 460</b>

## Balance sheet

ASSETS	29.02.2020	LIABILITIES	29.02.2020
<i>€ in thousand</i>			
Cash and cash equivalents	21 371	Borrowings	111 453
Other current assets	1 234	Other liabilities	9 132
<b>Current assets total</b>	<b>22 605</b>	<b>LIABILITIES TOTAL</b>	<b>120 585</b>
Land and buildings	241 852	<b>EQUITY</b>	<b>29.02.2020</b>
Other long-term assets	8	Share capital	97 999
<b>Long-term assets total</b>	<b>241 860</b>	Reserves	8 459
<b>ASSETS TOTAL</b>	<b>264 465</b>	Retained earnings	37 423
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>264 465</b>

