

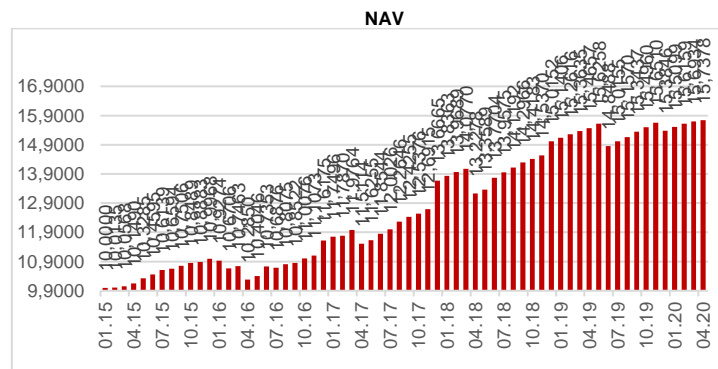
# EfTEN Kinnisvarafond II AS factsheet

April 30, 2020



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,7378
Number of shares	9 213 756
Consolidated asset value, EUR thousand	264 061
Consolidated Net Asset Value, EUR thousand	145 004



## Portfolio

As at April 30, 2020, EUR thousand	
Land and buildings	242 753
Expected NOI per year	20 846

## Loan capital

As at April 30, 2020, EUR thousand	
Total loan liabilities	111 020
Weighted average debt maturity in years	2,2
Weighted average interest rate	1,642%
Loan to value	46%
Debt Service Coverage Ratio	3,4

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, Ravalala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 650
Magistral Shopping Center	Tallinn, Sopruse 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ae tee 16, Tallinn	Retail	04.2018	14 021
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	47 493
<b>Total</b>				<b>140 460</b>

## Balance sheet

ASSETS	30.04.2020	LIABILITIES	30.04.2020
<i>€ in thousand</i>			
Cash and cash equivalents	19 948	Borrowings	111 020
Other current assets	1 353	Other liabilities	8 037
<b>Current assets total</b>	<b>21 301</b>	<b>LIABILITIES TOTAL</b>	<b>119 057</b>
Land and buildings	242 753	<b>EQUITY</b>	<b>30.04.2020</b>
Other long-term assets	8	Share capital	97 999
<b>Long-term assets total</b>	<b>242 761</b>	Reserves	8 640
<b>ASSETS TOTAL</b>	<b>264 061</b>	Retained earnings	38 365
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>264 061</b>



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EfTEN Kinnisvarafond II AS is regulated by the Estonian Financial Supervision Authority

