

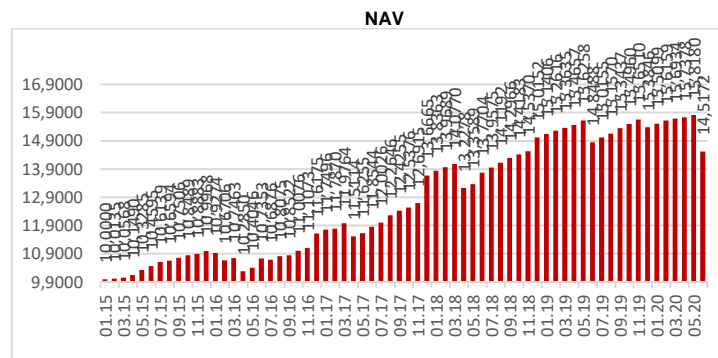
# EfTEN Kinnisvarafond II AS factsheet

June 30, 2020



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,5172
Number of shares	9 213 756
Consolidated asset value, EUR thousand	248 752
Consolidated Net Asset Value, EUR thousand	133 758



## Portfolio

As at June 30, 2020, EUR thousand	
Land and buildings	226 776
Expected NOI per year	20 846

## Loan capital

As at June 30, 2020, EUR thousand	
Total loan liabilities	110 723
Weighted average debt maturity in years	2,1
Weighted average interest rate	1,642%
Loan to value	49%
Debt Service Coverage Ratio	3,2

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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
<b>Total</b>				<b>140 460</b>

## Balance sheet

ASSETS	30.06.2020	LIABILITIES	30.06.2020
<i>€ in thousand</i>			
Cash and cash equivalents	20 270	Borrowings	110 723
Other current assets	1 676	Other liabilities	4 271
<b>Current assets total</b>	<b>21 946</b>	<b>LIABILITIES TOTAL</b>	<b>114 994</b>
Land and buildings	226 776	<b>EQUITY</b>	<b>30.06.2020</b>
Other long-term assets	30	Share capital	97 999
<b>Long-term assets total</b>	<b>226 806</b>	Reserves	3 424
<b>ASSETS TOTAL</b>	<b>248 752</b>	Retained earnings	32 335
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>248 752</b>

