

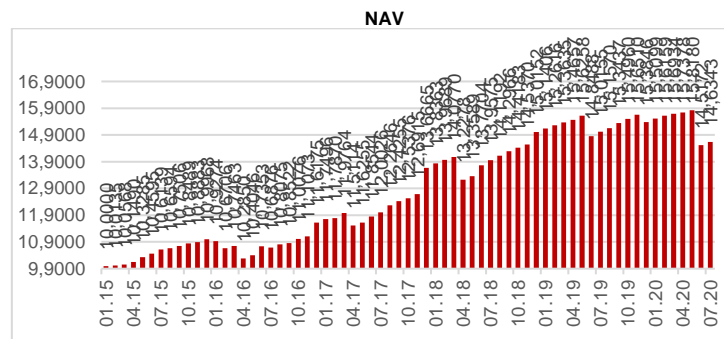
EfTEN Kinnisvarafond II AS factsheet

July 31, 2020



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,6343
Number of shares	9 213 756
Consolidated asset value, EUR thousand	249 737
Consolidated Net Asset Value, EUR thousand	134 837



Portfolio

As at July 31, 2020, EUR thousand	
Land and buildings	227 282
Expected NOI per year	20 846

Loan capital

As at July 31, 2020, EUR thousand	
Total loan liabilities	110 499
Weighted average debt maturity in years	2,0
Weighted average interest rate	1,642%
Loan to value	49%
Debt Service Coverage Ratio	3,1

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	31.07.2020	LIABILITIES	31.07.2020
<i>€ in thousand</i>			
Cash and cash equivalents	20 867	Borrowings	110 499
Other current assets	1 580	Other liabilities	4 401
Current assets total	22 447	LIABILITIES TOTAL	114 900
Land and buildings	227 282	EQUITY	31.07.2020
Other long-term assets	8	Share capital	97 999
Long-term assets total	227 290	Reserves	3 476
ASSETS TOTAL	249 737	Retained earnings	33 362
		LIABILITIES AND EQUITY TOTAL	249 737

