

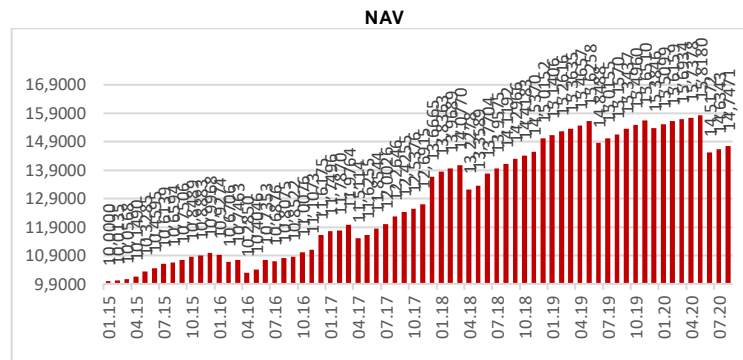
EfTEN Kinnisvarafond II AS factsheet

August 31, 2020



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,7471
Number of shares	9 213 756
Consolidated asset value, EUR thousand	250 455
Consolidated Net Asset Value, EUR thousand	135 876



Portfolio

As at August 31, 2020, EUR thousand	
Land and buildings	227 870
Expected NOI per year	15 000

Loan capital

As at August 31, 2020, EUR thousand	
Total loan liabilities	110 273
Weighted average debt maturity in years	1,9
Weighted average interest rate	1,643%
Loan to value	48%
Debt Service Coverage Ratio	3,0

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	Ieriķu 3, Riga	Retail	07.2016	47 493
Total				140 460

Balance sheet

ASSETS	31.08.2020	LIABILITIES	31.08.2020
<i>€ in thousand</i>			
Cash and cash equivalents	21 008	Borrowings	110 273
Other current assets	1 570	Other liabilities	4 306
Current assets total	22 577	LIABILITIES TOTAL	114 578
Land and buildings	227 870	EQUITY	31.08.2020
Other long-term assets	8	Share capital	97 999
Long-term assets total	227 878	Reserves	3 545
ASSETS TOTAL	250 455	Retained earnings	34 333
		LIABILITIES AND EQUITY TOTAL	250 455

