

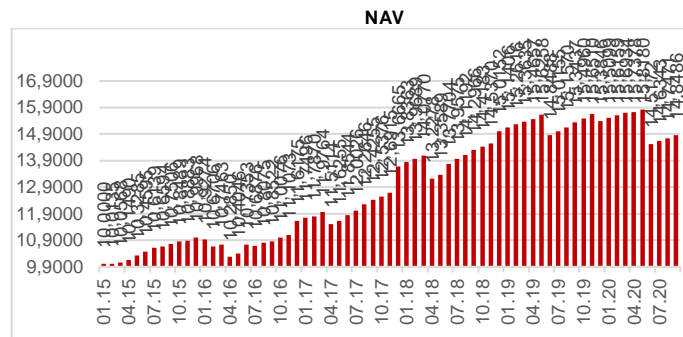
EfTEN Kinnisvarafond II AS factsheet

September 30, 2020



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,8486
Number of shares	9 213 756
Consolidated asset value, EUR thousand	250 829
Consolidated Net Asset Value, EUR thousand	136 811



Portfolio

As at September 30, 2020, EUR thousand	
Land and buildings	228 298
Expected NOI per year	15 000

Loan capital

As at September 30, 2020, EUR thousand	
Total loan liabilities	109 962
Weighted average debt maturity in years	1,8
Weighted average interest rate	1,643%
Loan to value	48%
Debt Service Coverage Ratio	2,9

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	30.09.2020	LIABILITIES	30.09.2020
<i>� in thousand</i>			
Cash and cash equivalents	21 672	Borrowings	109 962
Other current assets	851	Other liabilities	4 055
Current assets total	22 523	LIABILITIES TOTAL	114 017
Land and buildings	228 298	EQUITY	30.09.2020
Other long-term assets	8	Share capital	97 999
Long-term assets total	228 306	Reserves	3 573
ASSETS TOTAL	250 829	Retained earnings	35 240
		LIABILITIES AND EQUITY TOTAL	250 829

