

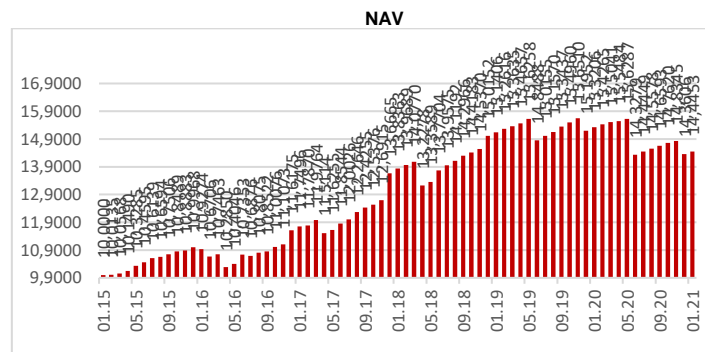
EfTEN Kinnisvarafond II AS factsheet

January 31, 2021



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,4453
Number of shares	9 213 756
Consolidated asset value, EUR thousand	249 765
Consolidated Net Asset Value, EUR thousand	133 095



Portfolio

As at January 31, 2021, EUR thousand	
Land and buildings	228 558
Expected NOI per year	14 300

Loan capital

As at January 31, 2021, EUR thousand	
Total loan liabilities	108 979
Weighted average debt maturity in years	1,5
Weighted average interest rate	1,714%
Loan to value	48%
Debt Service Coverage Ratio	2,5

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	11 756
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 883
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
Total				141 065

Balance sheet

ASSETS	31.01.2021	LIABILITIES	31.01.2021
<i>€ in thousand</i>			
Cash and cash equivalents	19 981	Borrowings	108 979
Other current assets	1 215	Other liabilities	7 691
Current assets total	21 196	LIABILITIES TOTAL	116 670
Land and buildings	228 558	EQUITY	31.01.2021
Other long-term assets	11	Share capital	97 999
Long-term assets total	228 569	Reserves	-1 106
ASSETS TOTAL	249 765	Retained earnings	36 203
		LIABILITIES AND EQUITY TOTAL	249 765

