

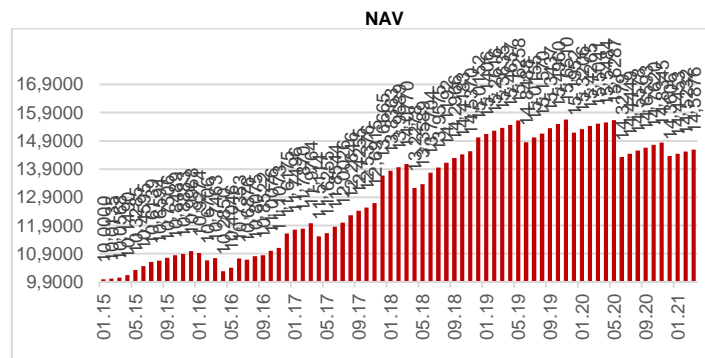
EfTEN Kinnisvarafond II AS factsheet

March 31, 2021



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,5876
Number of shares	9 213 756
Consolidated asset value, EUR thousand	251 142
Consolidated Net Asset Value, EUR thousand	134 407



Portfolio

As at March 31, 2021, EUR thousand	
Land and buildings	233 210
Expected NOI per year	14 300

Loan capital

As at March 31, 2021, EUR thousand	
Total loan liabilities	108 234
Weighted average debt maturity in years	1,3
Weighted average interest rate	1,843%
Loan to value	47%
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	31.03.2021	LIABILITIES	31.03.2021
<i>€ in thousand</i>		Borrowings	108 234
Cash and cash equivalents	15 783	Other liabilities	8 500
Other current assets	2 139	LIABILITIES TOTAL	116 735
Current assets total	17 922	EQUITY	31.03.2021
Land and buildings	233 210	Share capital	97 999
Other long-term assets	10	Reserves	-954
Long-term assets total	233 220	Retained earnings	37 362
ASSETS TOTAL	251 142	LIABILITIES AND EQUITY TOTAL	251 142

