

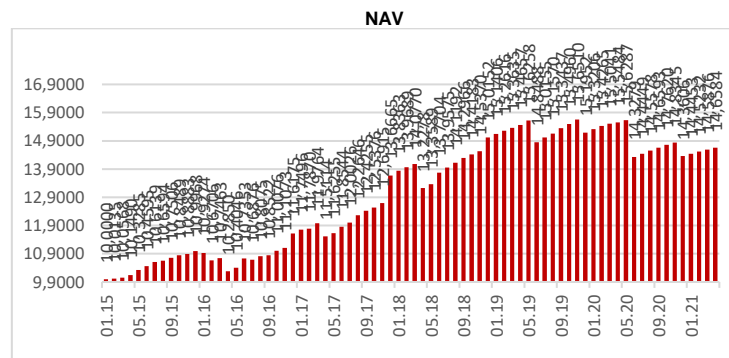
EfTEN Kinnisvarafond II AS factsheet

April 30, 2021



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	14,6584
Number of shares	9 213 756
Consolidated asset value, EUR thousand	251 348
Consolidated Net Asset Value, EUR thousand	135 059



Portfolio

As at April 30, 2021, EUR thousand	
Land and buildings	234 402
Expected NOI per year	14 300

Loan capital

As at April 30, 2021, EUR thousand	
Total loan liabilities	108 067
Weighted average debt maturity in years	1,2
Weighted average interest rate	2,479%
Loan to value	46%
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	30.04.2021	LIABILITIES	30.04.2021
<i>€ in thousand</i>			
Cash and cash equivalents	14 971	Borrowings	108 067
Other current assets	1 965	Other liabilities	8 221
Current assets total	16 936	LIABILITIES TOTAL	116 289
Land and buildings	234 402	EQUITY	30.04.2021
Other long-term assets	10	Share capital	97 999
Long-term assets total	234 412	Reserves	-908
ASSETS TOTAL	251 348	Retained earnings	37 968
		LIABILITIES AND EQUITY TOTAL	251 348

