

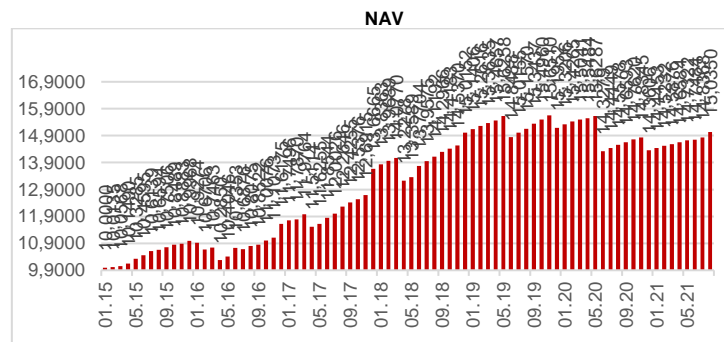
# EfTEN Kinnisvarafond II AS factsheet

August 31, 2021



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,0350
Number of shares	9 213 756
Consolidated asset value, EUR thousand	255 142
Consolidated Net Asset Value, EUR thousand	138 529



## Portfolio

As at August 31, 2021, EUR thousand	
Land and buildings	240 514
Expected NOI per year	13 000

## Loan capital

As at August 31, 2021, EUR thousand	
Total loan liabilities	107 389
Weighted average debt maturity in years	0,9
Weighted average interest rate	2,527%
Loan to value	45%
Debt Service Coverage Ratio	2,5

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	26 262
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 664
Magistral Shopping Center	Tallinn, S�pruse pst 201/203	Retail	02.2016	11 766
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	14 118
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	47 969
<b>Total</b>				<b>141 662</b>

## Balance sheet

ASSETS	31.08.2021	LIABILITIES	31.08.2021
<i>€ in thousand</i>			
Cash and cash equivalents	12 613	Borrowings	107 389
Other current assets	2 006	Other liabilities	9 224
<b>Current assets total</b>	<b>14 619</b>	<b>LIABILITIES TOTAL</b>	<b>116 613</b>
Land and buildings	240 514	<b>EQUITY</b>	<b>31.08.2021</b>
Other long-term assets	10	Share capital	97 999
<b>Long-term assets total</b>	<b>240 524</b>	Reserves	-626
<b>ASSETS TOTAL</b>	<b>255 142</b>	Retained earnings	41 156
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>255 142</b>

