

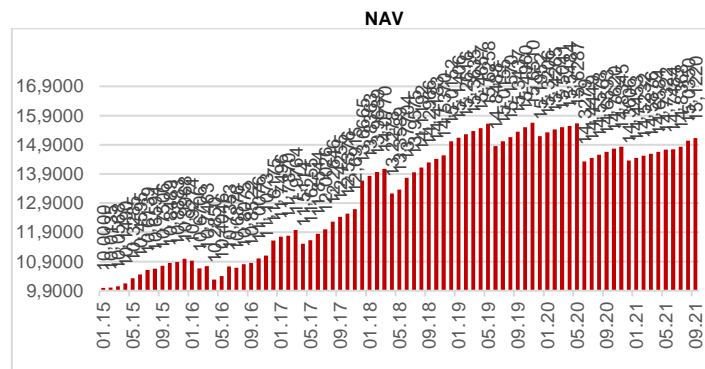
EfTEN Kinnisvarafond II AS factsheet

September 30, 2021



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,1220
Number of shares	9 213 756
Consolidated asset value, EUR thousand	255 699
Consolidated Net Asset Value, EUR thousand	139 330



Portfolio

As at September 30, 2021, EUR thousand	
Land and buildings	242 776
Expected NOI per year	13 000

Loan capital

As at September 30, 2021, EUR thousand	
Total loan liabilities	107 064
Weighted average debt maturity in years	0,8
Weighted average interest rate	2,528%
Loan to value	44%
Debt Service Coverage Ratio	2,4

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	12 664
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, Riga	Retail	07.2016	47 969
Total				141 662

Balance sheet

ASSETS	30.09.2021	LIABILITIES	30.09.2021
<i> in thousand</i>			
Cash and cash equivalents	10 985	Borrowings	107 064
Other current assets	1 928	Other liabilities	9 305
Current assets total	12 913	LIABILITIES TOTAL	116 369
Land and buildings	242 776	EQUITY	30.09.2021
Other long-term assets	10	Share capital	97 999
Long-term assets total	242 786	Reserves	-581
ASSETS TOTAL	255 699	Retained earnings	41 912
		LIABILITIES AND EQUITY TOTAL	255 699

