

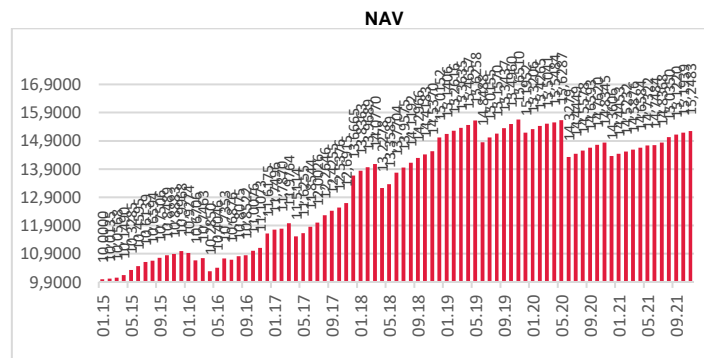
EfTEN Kinnisvarafond II AS factsheet

November 30, 2021



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,2483
Number of shares	9 213 756
Consolidated asset value, EUR thousand	257 281
Consolidated Net Asset Value, EUR thousand	140 494



Portfolio

As at November 30, 2021, EUR thousand	
Land and buildings	246 235
Expected NOI per year	13 000

Loan capital

As at November 30, 2021, EUR thousand	
Total loan liabilities	108 570
Weighted average debt maturity in years	0,7
Weighted average interest rate	2,519%
Loan to value	44%
Debt Service Coverage Ratio	2,3

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�ga	Retail	07.2016	47 969
Total				141 662

Balance sheet

ASSETS	30.11.2021	LIABILITIES	30.11.2021
<i>€ in thousand</i>			
Cash and cash equivalents	8 679	Borrowings	108 570
Other current assets	2 360	Other liabilities	8 217
Current assets total	11 039	LIABILITIES TOTAL	116 787
Land and buildings	246 235	EQUITY	30.11.2021
Other long-term assets	8	Share capital	97 999
Long-term assets total	246 243	Reserves	-499
ASSETS TOTAL	257 281	Retained earnings	42 995
		LIABILITIES AND EQUITY TOTAL	257 281