

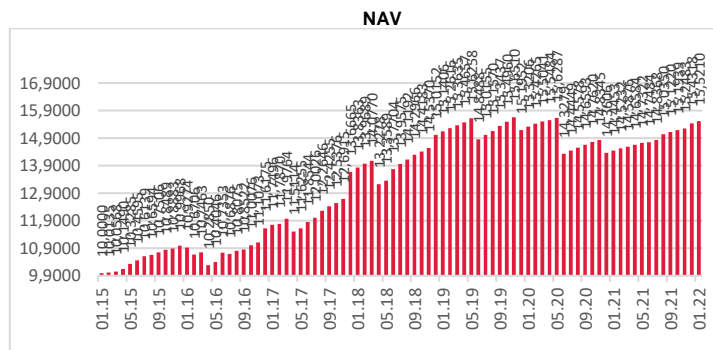
EfTEN Kinnisvarafond II AS factsheet

January 31, 2022



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,5210
Number of shares	9 213 756
Consolidated asset value, EUR thousand	262 336
Consolidated Net Asset Value, EUR thousand	143 007



Portfolio

As at January 31, 2022, EUR thousand	
Land and buildings	251 541
Expected NOI per year	15 000

Loan capital

As at January 31, 2022, EUR thousand	
Total loan liabilities	110 578
Weighted average debt maturity in years	0,5
Weighted average interest rate	2,524%
Loan to value	44%
Debt Service Coverage Ratio	2,1

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, Rävåla 3	Hotel	01.2015	26 262
Duntes 6 Office building	Rīga, Duntes 6	Office	11.2015	12 675
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 773
Kaunas Terminal Logistic Center	Terminālo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 883
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	14 302
Domina Shopping Center	Ieriķu 3, Rīga	Retail	07.2016	51 866
Total				145 761

Balance sheet

ASSETS	31.01.2022	LIABILITIES	31.01.2022
<i>€ in thousand</i>			
Cash and cash equivalents	8 393	Borrowings	110 578
Other current assets	2 395	Other liabilities	8 752
Current assets total	10 788	LIABILITIES TOTAL	119 329
Land and buildings	251 541	EQUITY	31.01.2022
Other long-term assets	8	Share capital	97 999
Long-term assets total	251 549	Reserves	- 1 054
ASSETS TOTAL	262 336	Retained earnings	46 062
		LIABILITIES AND EQUITY TOTAL	262 336