

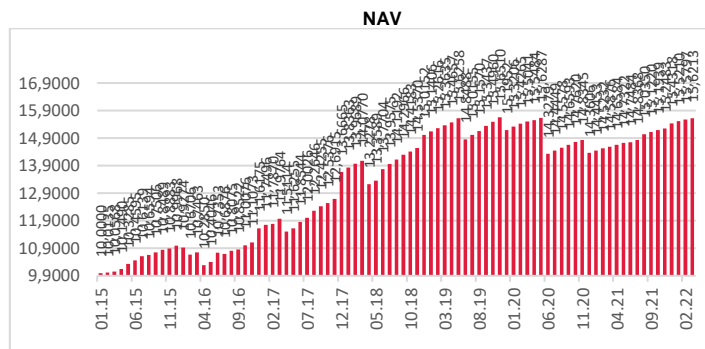
EfTEN Kinnisvarafond II AS factsheet

March 31, 2022



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,6213
Number of shares	9 213 756
Consolidated asset value, EUR thousand	265 898
Consolidated Net Asset Value, EUR thousand	143 931



Portfolio

As at March 31, 2022, EUR thousand	
Land and buildings	253 291
Expected NOI per year	15 000

Loan capital

As at March 31, 2022, EUR thousand	
Total loan liabilities	113 926
Weighted average debt maturity in years	0,3
Weighted average interest rate	2,532%
Loan to value	45%
Debt Service Coverage Ratio	2,0

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	Riga, 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	31.03.2022	LIABILITIES	31.03.2022
<i>€ in thousand</i>			
Cash and cash equivalents	10 690	Borrowings	113 926
Other current assets	1 909	Other liabilities	8 042
Current assets total	12 599	LIABILITIES TOTAL	121 967
Land and buildings	253 291	EQUITY	31.03.2022
Other long-term assets	8	Share capital	97 999
Long-term assets total	253 299	Reserves	- 967
ASSETS TOTAL	265 898	Retained earnings	46 899
		LIABILITIES AND EQUITY TOTAL	265 898