

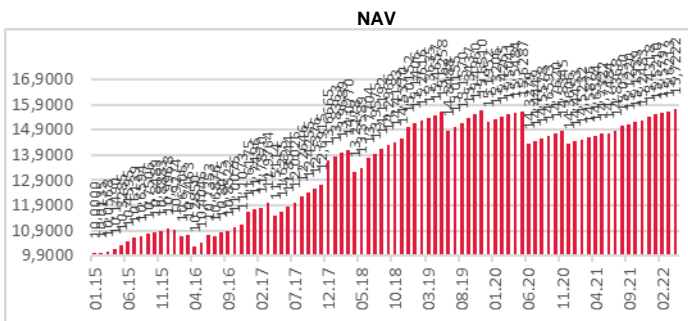
# EfTEN Kinnisvarafond II AS factsheet

April 30, 2022



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,7222
Number of shares	9 213 756
Consolidated asset value, EUR thousand	267 402
Consolidated Net Asset Value, EUR thousand	144 861



## Portfolio

As at April 30, 2022, EUR thousand	
Land and buildings	254 842
Expected NOI per year	15 000

## Loan capital

As at April 30, 2022, EUR thousand	
Total loan liabilities	113 635
Weighted average debt maturity in years	0,2
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 <sup>2</sup> )
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	Terminalo 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
<b>Total</b>				<b>145 761</b>

## Balance sheet

ASSETS	30.04.2022	LIABILITIES	30.04.2022
<i>€ in thousand</i>			
Cash and cash equivalents	10 558	Borrowings	113 635
Other current assets	1 994	Other liabilities	8 906
<b>Current assets total</b>	<b>12 552</b>	<b>LIABILITIES TOTAL</b>	<b>122 541</b>
Land and buildings	254 842	<b>EQUITY</b>	<b>30.04.2022</b>
Other long-term assets	8	Share capital	97 999
<b>Long-term assets total</b>	<b>254 850</b>	Reserves	- 936
<b>ASSETS TOTAL</b>	<b>267 402</b>	Retained earnings	47 798
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>267 402</b>