

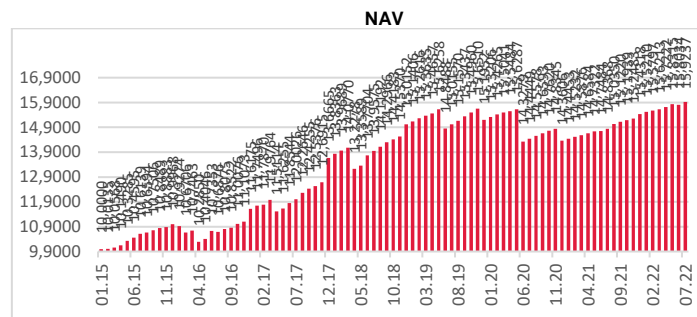
EfTEN Kinnisvarafond II AS factsheet

July 31, 2022



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,9237
Number of shares	9 213 756
Consolidated asset value, EUR thousand	267 938
Consolidated Net Asset Value, EUR thousand	146 717



Portfolio

As at July 31, 2022, EUR thousand	
Land and buildings	259 258
Expected NOI per year	15 000

Loan capital

As at June 30, 2022, EUR thousand	
Total loan liabilities	113 762
Weighted average debt maturity in years	0,4
Weighted average interest rate	2,522%
Loan to value	44%
Debt Service Coverage Ratio	1,9

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	22 813
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	12 664
Magistral Shopping Center	Tallinn, S�pruse pst 201/203	Retail	02.2016	11 771
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 708
Marienthal Shopping Center	Mustam�e tee 16, Tallinn	Retail	04.2018	14 128
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	54 160
Total				144 245

Balance sheet

ASSETS	31.07.2022	LIABILITIES	31.07.2022
<i>€ in thousand</i>			
Cash and cash equivalents	6 200	Borrowings	113 762
Other current assets	2 456	Other liabilities	7 459
Current assets total	8 656	LIABILITIES TOTAL	121 221
Land and buildings	259 258	EQUITY	31.07.2022
Other long-term assets	25	Share capital	97 999
Long-term assets total	259 283	Reserves	8
ASSETS TOTAL	267 938	Retained earnings	48 710
		LIABILITIES AND EQUITY TOTAL	267 938