

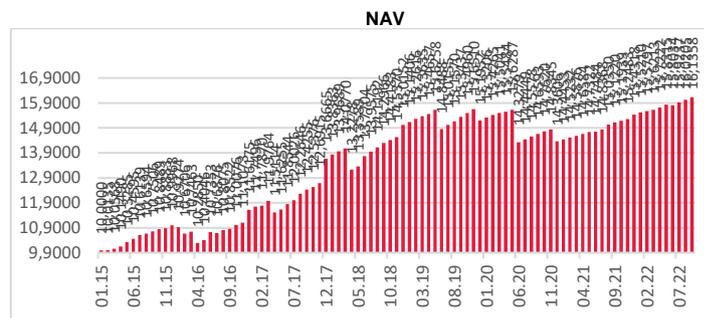
EfTEN Kinnisvarafond II AS factsheet

September 30, 2022



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16.1358
Number of shares	9 213 756
Consolidated asset value, EUR thousand	274 149
Consolidated Net Asset Value, EUR thousand	148 671



Portfolio

As at September 30, 2022, EUR thousand	
Land and buildings	259 389
Expected NOI per year	15 000

Loan capital

As at September 30, 2022, EUR thousand	
Total loan liabilities	118 166
Weighted average debt maturity in years	0,1
Weighted average interest rate	3,501%
Loan to value	46%
Debt Service Coverage Ratio	1,8

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	30.09.2022	LIABILITIES	30.09.2022
<i>€ in thousand</i>			
Cash and cash equivalents	12 011	Borrowings	118 166
Other current assets	2 670	Other liabilities	7 312
Current assets total	14 681	LIABILITIES TOTAL	125 478
Land and buildings	259 389	EQUITY	30.09.2022
Other long-term assets	79	Share capital	97 999
Long-term assets total	259 468	Reserves	21
ASSETS TOTAL	274 149	Retained earnings	50 651
		LIABILITIES AND EQUITY TOTAL	274 149