

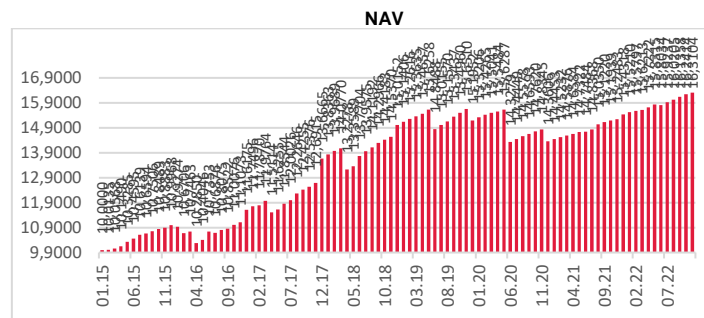
EfTEN Kinnisvarafond II AS factsheet

November 30, 2022



Fund overview

| | |
|--|------------------|
| Share ISIN code | EE3100125238 |
| Portfolio manager | EfTEN Capital AS |
| Share nominal value, EUR | 10,0000 |
| Share Net Asset Value, EUR | 16.3104 |
| Number of shares | 9 213 756 |
| Consolidated asset value, EUR thousand | 275 276 |
| Consolidated Net Asset Value, EUR thousand | 150 280 |



Portfolio

| As at November 30, 2022, EUR thousand | |
|---------------------------------------|---------|
| Land and buildings | 259 564 |
| Expected NOI per year | 15 000 |

Loan capital

| As at November 30, 2022, EUR thousand | |
|---|---------|
| Total loan liabilities | 117 556 |
| Weighted average debt maturity in years | 0,0 |
| Weighted average interest rate | 3,729% |
| Loan to value | 45% |
| 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 | 30.11.2022 | LIABILITIES | 30.11.2022 |
|-------------------------------|----------------|-------------------------------------|-------------------|
| <i>€ in thousand</i> | | | |
| Cash and cash equivalents | 13 590 | Borrowings | 117 556 |
| Other current assets | 2 008 | Other liabilities | 7 440 |
| Current assets total | 15 598 | LIABILITIES TOTAL | 124 996 |
| Land and buildings | 259 564 | EQUITY | 30.11.2022 |
| Other long-term assets | 114 | Share capital | 97 999 |
| Long-term assets total | 259 678 | Reserves | 21 |
| ASSETS TOTAL | 275 276 | Retained earnings | 52 260 |
| | | LIABILITIES AND EQUITY TOTAL | 275 276 |