

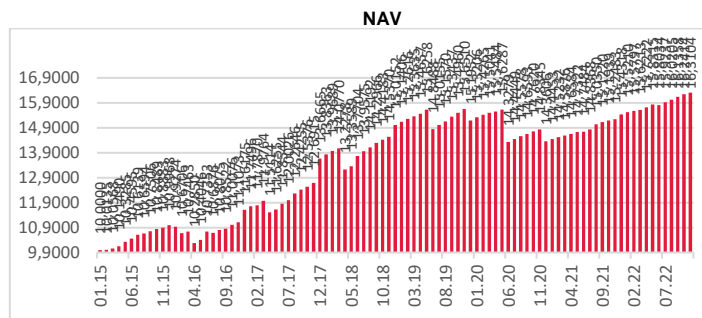
EfTEN Kinnisvarafond II AS factsheet

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	2,4
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