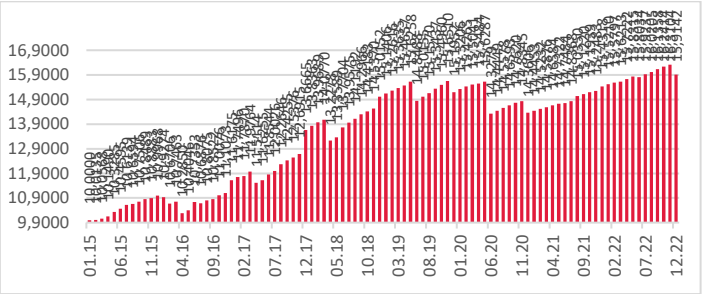
EfTEN Kinnisvarafond II AS factsheet

December 31, 2022

Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,9142
Number of shares	9 213 756
Consolidated asset value, EUR thousand	272 195
Consolidated Net Asset Value, EUR thousand	146 630

NAV



Portfolio

As at December 31, 2022, EUR thousand	
Land and buildings	256 458
Expected NOI per year	15 000

Loan capital

As at December 31, 2022, EUR thousand	
Total loan liabilities	117 271
Weighted average debt maturity in years	2,3
Weighted average interest rate	3,942%
Loan to value	46%
Debt Service Coverage Ratio	1,9

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m^2)
Radisson Blu Sky Hotel	Tallinn, Rävala 3	Hotel	01.2015	22 813
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	16 035
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	28 708
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	14 248
Domina Shopping Center	Ieriķu 3, Rīga	Retail	07.2016	54 338
Total				**147 916**

Balance sheet

ASSETS	31.12.2022
€ in thousand	
Cash and cash equivalents	13 536
Other current assets	2 075
Current assets total	**15 611**
Land and buildings	256 458
Other long-term assets	126
Long-term assets total	**256 584**
ASSETS TOTAL	**272 195**

LIABILITIES	31.12.2022
Borrowings	117 271
Other liabilities	8 295
LIABILITIES TOTAL	**125 565**
EQUITY	**31.12.2022**
Share capital	97 999
Reserves	92
Retained earnings	48 539
LIABILITIES AND EQUITY TOTAL	**272 195**

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