

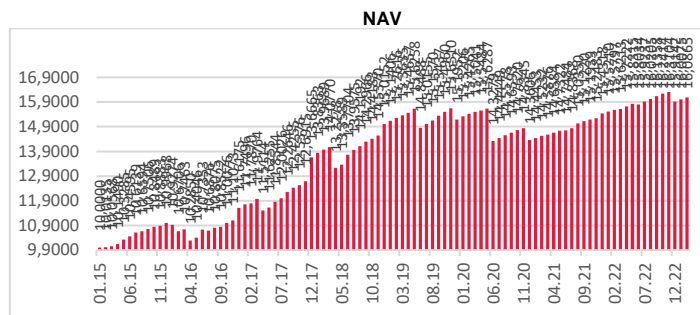
EfTEN Kinnisvarafond II AS factsheet

February 28, 2023



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,0865
Number of shares	9 213 756
Consolidated asset value, EUR thousand	273 121
Consolidated Net Asset Value, EUR thousand	148 217



Portfolio

As at February 28, 2023, EUR thousand	
Land and buildings	256 992
Expected NOI per year	15 000

Loan capital

As at February 28, 2023, EUR thousand	
Total loan liabilities	116 657
Weighted average debt maturity in years	2,8
Weighted average interest rate	4,447%
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	16 035
Magistral Shopping Center	Tallinn, S�pruse 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	Mustam�e tee 16, Tallinn	Retail	04.2018	14 257
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	54 336
Total				147 922

Balance sheet

ASSETS	28.02.2023	LIABILITIES	28.02.2023
<i>€ in thousand</i>			
Cash and cash equivalents	13 845	Borrowings	116 657
Other current assets	2 221	Other liabilities	8 247
Current assets total	16 066	LIABILITIES TOTAL	124 904
Land and buildings	256 992	EQUITY	28.02.2023
Other long-term assets	63	Share capital	97 999
Long-term assets total	257 055	Reserves	-346
ASSETS TOTAL	273 121	Retained earnings	50 564
		LIABILITIES AND EQUITY TOTAL	273 121