

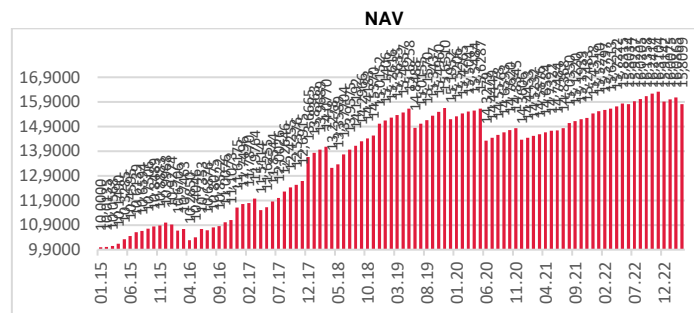
# EfTEN Kinnisvarafond II AS factsheet

March 31, 2023



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,8099
Number of shares	9 213 756
Consolidated asset value, EUR thousand	273 452
Consolidated Net Asset Value, EUR thousand	145 669



## Portfolio

As at March 31, 2023, EUR thousand	
Land and buildings	257 183
Expected NOI per year	15 000

## Loan capital

As at March 31, 2023, EUR thousand	
Total loan liabilities	116 356
Weighted average debt maturity in years	2,7
Weighted average interest rate	5,195%
Loan to value	45%
Debt Service Coverage Ratio	1,9

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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
<b>Total</b>				<b>147 922</b>

## Balance sheet

ASSETS	31.03.2023	LIABILITIES	31.03.2023
<i>€ in thousand</i>			
Cash and cash equivalents	14 102	Borrowings	116 356
Other current assets	2 088	Other liabilities	11 426
<b>Current assets total</b>	<b>16 190</b>	<b>LIABILITIES TOTAL</b>	<b>127 782</b>
Land and buildings	257 183	<b>EQUITY</b>	<b>31.03.2023</b>
Other long-term assets	79	Share capital	97 999
<b>Long-term assets total</b>	<b>257 262</b>	Reserves	39
<b>ASSETS TOTAL</b>	<b>273 452</b>	Retained earnings	47 631
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>273 451</b>