

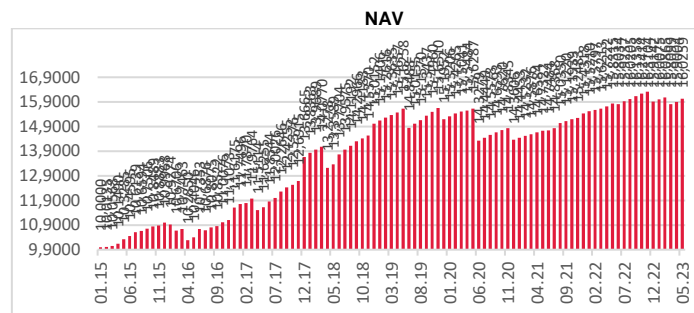
EfTEN Kinnisvarafond II AS factsheet

May 31, 2023



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,0259
Number of shares	9 213 756
Consolidated asset value, EUR thousand	270 718
Consolidated Net Asset Value, EUR thousand	147 658



Portfolio

As at May 31, 2023, EUR thousand	
Land and buildings	258 085
Expected NOI per year	15 000

Loan capital

As at May 31, 2023, EUR thousand	
Total loan liabilities	115 714
Weighted average debt maturity in years	3,1
Weighted average interest rate	5,678%
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	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	31.05.2023	LIABILITIES	31.05.2023
<i>€ in thousand</i>			
Cash and cash equivalents	9 646	Borrowings	115 714
Other current assets	2 826	Other liabilities	7 345
Current assets total	12 471	LIABILITIES TOTAL	123 059
Land and buildings	258 085	EQUITY	31.05.2023
Other long-term assets	163	Share capital	97 999
Long-term assets total	258 248	Reserves	39
ASSETS TOTAL	270 718	Retained earnings	49 620
		LIABILITIES AND EQUITY TOTAL	270 718