

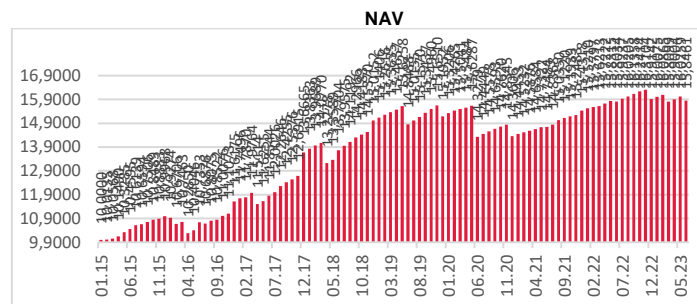
EfTEN Kinnisvarafond II AS factsheet

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	15,8461
Number of shares	9 213 756
Consolidated asset value, EUR thousand	269 058
Consolidated Net Asset Value, EUR thousand	146 002



Portfolio

As at June 30, 2023, EUR thousand	
Land and buildings	256 358
Expected NOI per year	17 000

Loan capital

As at June 30, 2023, EUR thousand	
Total loan liabilities	115 502
Weighted average debt maturity in years	3,0
Weighted average interest rate	5,610%
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	22 815
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	14 264
Domina Shopping Center	Ieriķu 3, Riga	Retail	07.2016	54 031
Total				147 626

Balance sheet

ASSETS	30.06.2023	LIABILITIES	30.06.2023
<i>€ in thousand</i>			
Cash and cash equivalents	8 148	Borrowings	115 502
Other current assets	4 357	Other liabilities	7 553
Current assets total	12 505	LIABILITIES TOTAL	123 055
Land and buildings	256 358	EQUITY	30.06.2023
Other long-term assets	195	Share capital	97 999
Long-term assets total	256 553	Reserves	39
ASSETS TOTAL	269 058	Retained earnings	47 964
		LIABILITIES AND EQUITY TOTAL	269 058