

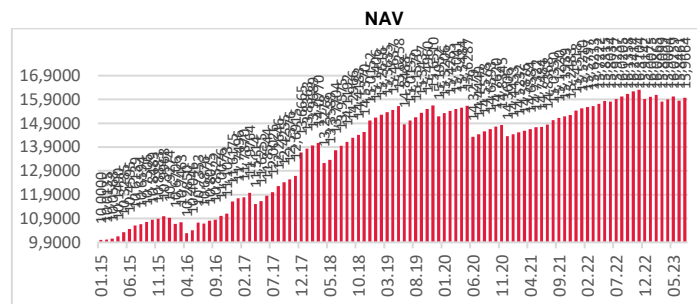
EfTEN Kinnisvarafond II AS factsheet

July 31, 2023



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,9664
Number of shares	9 213 756
Consolidated asset value, EUR thousand	270 761
Consolidated Net Asset Value, EUR thousand	147 112



Portfolio

As at July 31, 2023, EUR thousand	
Land and buildings	257 501
Expected NOI per year	17 000

Loan capital

As at July 31, 2023, EUR thousand	
Total loan liabilities	115 149
Weighted average debt maturity in years	3,2
Weighted average interest rate	5,669%
Loan to value	45%
Debt Service Coverage Ratio	1,7

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	31.07.2023	LIABILITIES	31.07.2023
<i>€ in thousand</i>			
Cash and cash equivalents	8 945	Borrowings	115 149
Other current assets	4 093	Other liabilities	8 500
Current assets total	13 038	LIABILITIES TOTAL	123 649
Land and buildings	257 501	EQUITY	31.07.2023
Other long-term assets	222	Share capital	97 999
Long-term assets total	257 723	Reserves	39
ASSETS TOTAL	270 761	Retained earnings	49 073
		LIABILITIES AND EQUITY TOTAL	270 761