

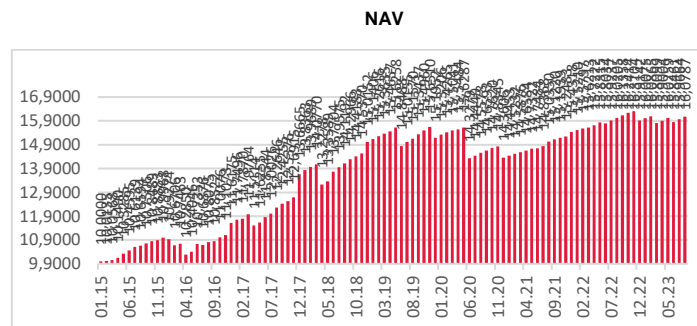
EfTEN Kinnisvarafond II AS factsheet

August 31, 2023



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,0787
Number of shares	9 213 756
Consolidated asset value, EUR thousand	270 618
Consolidated Net Asset Value, EUR thousand	148 145



Portfolio

As at August 31, 2023, EUR thousand	
Land and buildings	257 604
Expected NOI per year	17 000

Loan capital

As at August 31, 2023, EUR thousand	
Total loan liabilities	114 799
Weighted average debt maturity in years	3,1
Weighted average interest rate	5,748%
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avalu 3	Hotel	01.2015	22 815
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	16 035
Magistral Shopping Center	Tallinn, Sopruse 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ae tee 16, Tallinn	Retail	04.2018	14 264
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	54 031
Total				147 626

Balance sheet

ASSETS	31.08.2023	LIABILITIES	31.08.2023
<i>€ in thousand</i>			
Cash and cash equivalents	7 703	Borrowings	114 799
Other current assets	5 041	Other liabilities	7 674
Current assets total	12 744	LIABILITIES TOTAL	122 473
Land and buildings	257 604	EQUITY	31.08.2023
Other long-term assets	270	Share capital	97 999
Long-term assets total	257 874	Reserves	39
ASSETS TOTAL	270 618	Retained earnings	50 107
		LIABILITIES AND EQUITY TOTAL	270 618