

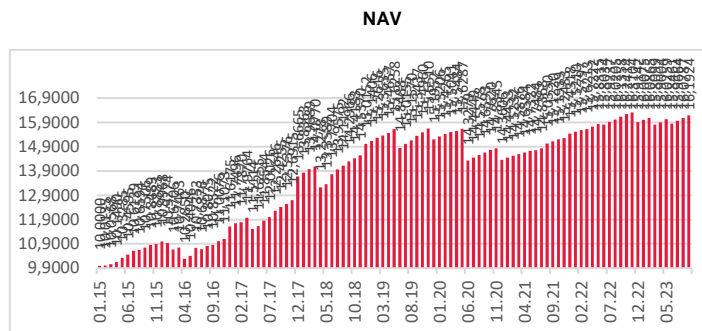
# EfTEN Kinnisvarafond II AS factsheet

September 30, 2023



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,1924
Number of shares	9 213 756
Consolidated asset value, EUR thousand	271 168
Consolidated Net Asset Value, EUR thousand	149 193



## Portfolio

As at September 30, 2023, EUR thousand	
Land and buildings	257 680
Expected NOI per year	17 000

## Loan capital

As at September 30, 2023, EUR thousand	
Total loan liabilities	114 450
Weighted average debt maturity in years	3,1
Weighted average interest rate	6.157%
Loan to value	45%
Debt Service Coverage Ratio	1,7

## Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m <sup>2</sup> )
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, Riga	Retail	07.2016	54 031
<b>Total</b>				<b>147 626</b>

## Balance sheet

ASSETS	30.09.2023	LIABILITIES	30.09.2023
<i>€ in thousand</i>			
Cash and cash equivalents	8 276	Borrowings	114 450
Other current assets	4 901	Other liabilities	7 525
<b>Current assets total</b>	<b>13 177</b>	<b>LIABILITIES TOTAL</b>	<b>121 976</b>
Land and buildings	257 680	<b>EQUITY</b>	<b>30.09.2023</b>
Other long-term assets	312	Share capital	97 999
<b>Long-term assets total</b>	<b>257 992</b>	Reserves	39
<b>ASSETS TOTAL</b>	<b>271 168</b>	Retained earnings	51 155
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>271 168</b>