

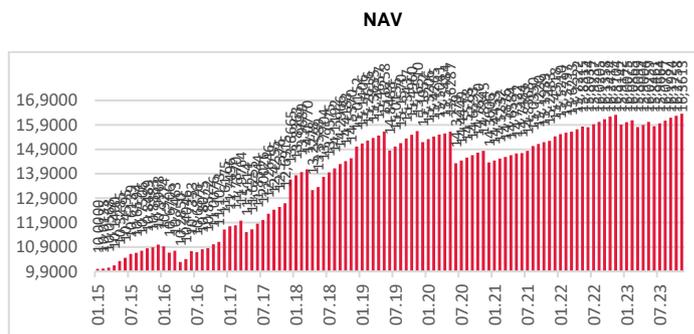
EfTEN Kinnisvarafond II AS factsheet

November 30, 2023



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,3613
Number of shares	9 213 756
Consolidated asset value, EUR thousand	272 144
Consolidated Net Asset Value, EUR thousand	150 749



Portfolio

As at November 30, 2023, EUR thousand	
Land and buildings	257 837
Expected NOI per year	17 000

Loan capital

As at November 30, 2023, EUR thousand	
Total loan liabilities	113 755
Weighted average debt maturity in years	2,9
Weighted average interest rate	6.148%
Loan to value	44%
Debt Service Coverage Ratio	1,6

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	Ieriku 3, Riga	Retail	07.2016	54 031
Total				147 626

Balance sheet

ASSETS	30.11.2023	LIABILITIES	30.11.2023
<i>€ in thousand</i>			
Cash and cash equivalents	9 137	Borrowings	113 755
Other current assets	4 852	Other liabilities	7 640
Current assets total	13 989	LIABILITIES TOTAL	121 395
Land and buildings	257 837	EQUITY	30.11.2023
Other long-term assets	318	Share capital	97 999
Long-term assets total	258 155	Reserves	39
ASSETS TOTAL	272 144	Retained earnings	52 711
		LIABILITIES AND EQUITY TOTAL	272 144