

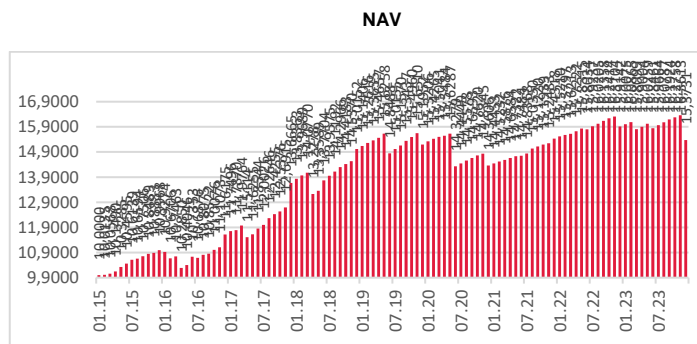
# EfTEN Kinnisvarafond II AS factsheet

December 31, 2023



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,3731
Number of shares	9 213 756
Consolidated asset value, EUR thousand	263 807
Consolidated Net Asset Value, EUR thousand	141 644



## Portfolio

As at December 31, 2023, EUR thousand	
Land and buildings	249 175
Expected NOI per year	17 000

## Loan capital

As at December 31, 2023, EUR thousand	
Total loan liabilities	113 405
Weighted average debt maturity in years	2,8
Weighted average interest rate	6.182%
Loan to value	46%
Debt Service Coverage Ratio	1,6

## 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	13 973
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	54 462
<b>Total</b>				<b>147 766</b>

## Balance sheet

ASSETS	31.12.2023	LIABILITIES	31.12.2023
<i>€ in thousand</i>			
Cash and cash equivalents	10 502	Borrowings	113 405
Other current assets	3 817	Other liabilities	8 758
<b>Current assets total</b>	<b>14 320</b>	<b>LIABILITIES TOTAL</b>	<b>122 163</b>
Land and buildings	249 175	<b>EQUITY</b>	<b>31.12.2023</b>
Other long-term assets	312	Share capital	97 999
<b>Long-term assets total</b>	<b>249 487</b>	Reserves	39
<b>ASSETS TOTAL</b>	<b>263 807</b>	Retained earnings	43 606
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>263 807</b>