

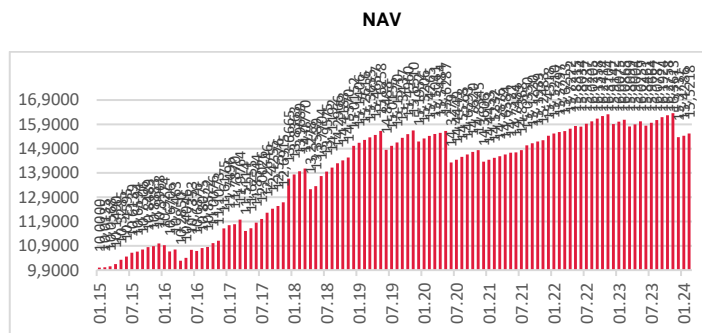
EfTEN Kinnisvarafond II AS factsheet

February 29, 2024



Fund overview

| | |
|--|------------------|
| Share ISIN code | EE3100125238 |
| Portfolio manager | EfTEN Capital AS |
| Share nominal value, EUR | 10,0000 |
| Share Net Asset Value, EUR | 15,5218 |
| Number of shares | 9 213 756 |
| Consolidated asset value, EUR thousand | 264 102 |
| Consolidated Net Asset Value, EUR thousand | 143 014 |



Portfolio

| | |
|---------------------------------------|---------|
| As at February 29, 2024, EUR thousand | |
| Land and buildings | 249 234 |
| Expected NOI per year | 18 700 |

Loan capital

| | |
|---|---------|
| As at February 29, 2024, EUR thousand | |
| Total loan liabilities | 112 705 |
| Weighted average debt maturity in years | 2,6 |
| Weighted average interest rate | 6.179% |
| Loan to value | 45% |
| Debt Service Coverage Ratio | 1,5 |

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 | 13 973 |
| Domina Shopping Center | Ieriku 3, Riga | Retail | 07.2016 | 54 462 |
| Total | | | | 147 766 |

Balance sheet

| ASSETS | 29.02.2024 | LIABILITIES | 29.02.2024 |
|-------------------------------|----------------|-------------------------------------|-------------------|
| <i>€ in thousand</i> | | | |
| Cash and cash equivalents | 11 183 | Borrowings | 112 705 |
| Other current assets | 3 589 | Other liabilities | 8 383 |
| Current assets total | 14 772 | LIABILITIES TOTAL | 121 088 |
| Land and buildings | 249 234 | EQUITY | 29.02.2024 |
| Other long-term assets | 96 | Share capital | 97 999 |
| Long-term assets total | 249 330 | Reserves | 39 |
| ASSETS TOTAL | 264 102 | Retained earnings | 44 976 |
| | | LIABILITIES AND EQUITY TOTAL | 264 102 |