

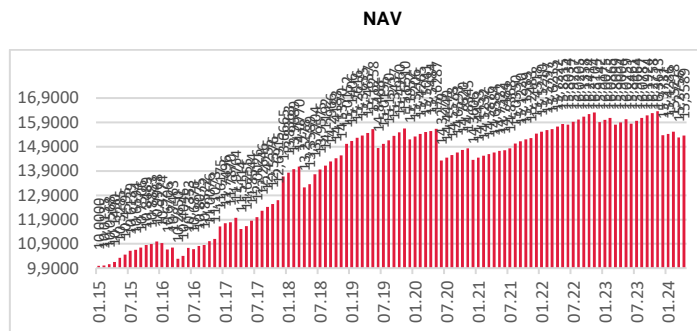
# EfTEN Kinnisvarafond II AS factsheet

April 30, 2024



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,3589
Number of shares	9 213 756
Consolidated asset value, EUR thousand	261 405
Consolidated Net Asset Value, EUR thousand	141 513



## Portfolio

As at April 30, 2024, EUR thousand	
Land and buildings	250 008
Expected NOI per year	18 700

## Loan capital

As at April 30, 2024, EUR thousand	
Total loan liabilities	112 051
Weighted average debt maturity in years	2,5
Weighted average interest rate	5,915%
Loan to value	45%
Debt Service Coverage Ratio	1,5

## 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	30.04.2024	LIABILITIES	30.04.2024
<i>€ in thousand</i>			
Cash and cash equivalents	7 057	Borrowings	112 051
Other current assets	4 200	Other liabilities	7 839
<b>Current assets total</b>	<b>11 257</b>	<b>LIABILITIES TOTAL</b>	<b>119 891</b>
Land and buildings	250 008	<b>EQUITY</b>	<b>30.04.2024</b>
Other long-term assets	140	Share capital	97 999
<b>Long-term assets total</b>	<b>250 148</b>	Reserves	39
<b>ASSETS TOTAL</b>	<b>261 405</b>	Retained earnings	43 475
		<b>LIABILITIES AND EQUITY TOTAL</b>	<b>261 405</b>