

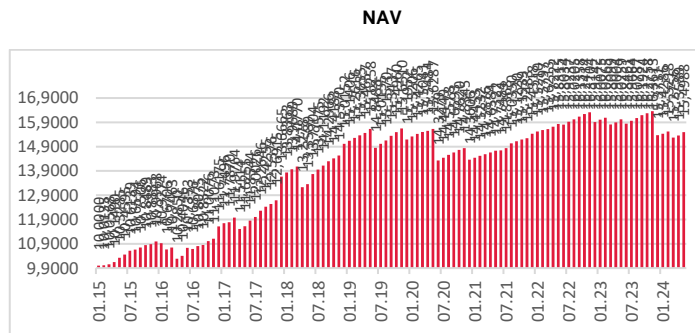
EfTEN Kinnisvarafond II AS factsheet

May 31, 2024



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,4988
Number of shares	9 213 756
Consolidated asset value, EUR thousand	262 666
Consolidated Net Asset Value, EUR thousand	142 803



Portfolio

As at May 31, 2024, EUR thousand	
Land and buildings	250 405
Expected NOI per year	18 700

Loan capital

As at May 31, 2024, EUR thousand	
Total loan liabilities	111 724
Weighted average debt maturity in years	2,4
Weighted average interest rate	5,887%
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	31.05.2024	LIABILITIES	31.05.2024
<i>€ in thousand</i>			
Cash and cash equivalents	7 315	Borrowings	111 724
Other current assets	4 755	Other liabilities	8 138
Current assets total	12 070	LIABILITIES TOTAL	119 863
Land and buildings	250 405	EQUITY	31.05.2024
Other long-term assets	191	Share capital	97 999
Long-term assets total	250 596	Reserves	39
ASSETS TOTAL	262 666	Retained earnings	44 765
		LIABILITIES AND EQUITY TOTAL	262 666