

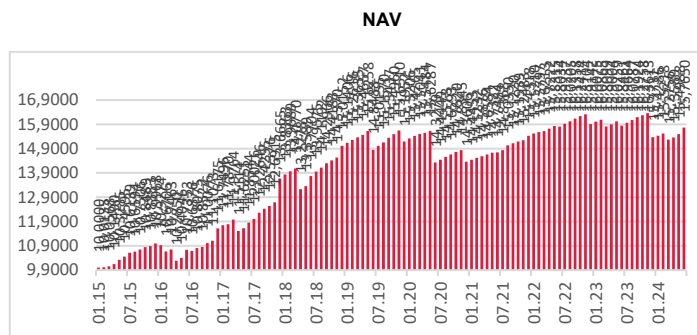
EFTEN Kinnisvarafond II AS factsheet

June 30, 2024



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,7650
Number of shares	9 213 756
Consolidated asset value, EUR thousand	264 626
Consolidated Net Asset Value, EUR thousand	145 255



Portfolio

As at June 30, 2024, EUR thousand	
Land and buildings	251 944
Expected NOI per year	19 000

Loan capital

As at June 30, 2024, EUR thousand	
Total loan liabilities	111 432
Weighted average debt maturity in years	2,3
Weighted average interest rate	5,771%
Loan to value	44%
Debt Service Coverage Ratio	1,5

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m²)
Radisson Blu Sky Hotel	Tallinn, Rävala 3	Hotel	01.2015	22 815
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	16 035
Magistral Shopping Center	Tallinn, Sõpruse pst 201/203	Retail	02.2016	11 763
Kaunas Terminal Logistic Center	Terminalo 8 ja 10, Kaunas, Lithuania	Logistics	08.2017	28 708
Marienthal Shopping Center	Mustamäe tee 16, Tallinn	Retail	04.2018	14 024
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	54 503
Total				147 848

Balance sheet

ASSETS	30.06.2024	LIABILITIES	30.06.2024
€ in thousand			
Cash and cash equivalents	6 968	Borrowings	111 432
Other current assets	5 482	Other liabilities	7 938
Current assets total	12 450	LIABILITIES TOTAL	119 371
Land and buildings	251 944	EQUITY	30.06.2024
Other long-term assets	232	Share capital	97 999
Long-term assets total	251 944	Reserves	39
ASSETS TOTAL	264 626	Retained earnings	47 217
		LIABILITIES AND EQUITY TOTAL	264 626