

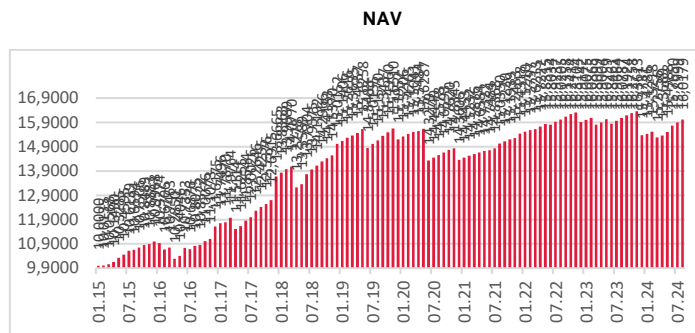
EfTEN Kinnisvarafond II AS factsheet

August 31, 2024



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	16,0179
Number of shares	9 213 756
Consolidated asset value, EUR thousand	266 180
Consolidated Net Asset Value, EUR thousand	147 585



Portfolio

As at August 31, 2024, EUR thousand	
Land and buildings	252 203
Expected NOI per year	19 000

Loan capital

As at August 31, 2024, EUR thousand	
Total loan liabilities	110 852
Weighted average debt maturity in years	2,1
Weighted average interest rate	5,753%
Loan to value	44%
Debt Service Coverage Ratio	1,6

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
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	11 763
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	14 024
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	54 503
Total				147 848

Balance sheet

ASSETS	31.08.2024	LIABILITIES	31.08.2024
<i>€ in thousand</i>			
Cash and cash equivalents	7 533	Borrowings	110 852
Other current assets	6 124	Other liabilities	7 743
Current assets total	13 657	LIABILITIES TOTAL	118 595
Land and buildings	252 203	EQUITY	31.08.2024
Other long-term assets	320	Share capital	97 999
Long-term assets total	252 523	Reserves	39
ASSETS TOTAL	266 180	Retained earnings	49 547
		LIABILITIES AND EQUITY TOTAL	266 180