

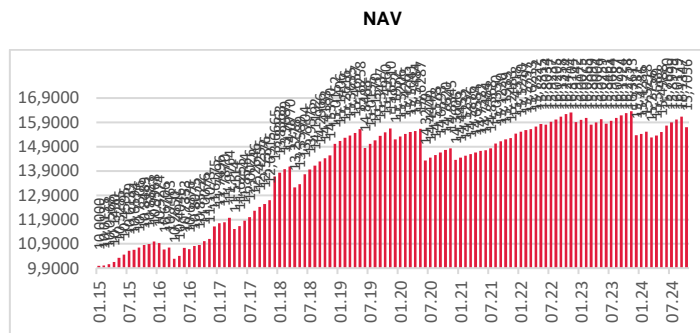
# EfTEN Kinnisvarafond II AS factsheet

October 31, 2024



## Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,7056
Number of shares	9 213 756
Consolidated asset value, EUR thousand	267 853
Consolidated Net Asset Value, EUR thousand	144 707



## Portfolio

As at October 31, 2024, EUR thousand	
Land and buildings	252 415
Expected NOI per year	19 000

## Loan capital

As at October 31, 2024, EUR thousand	
Total loan liabilities	110 267
Weighted average debt maturity in years	2,0
Weighted average interest rate	5,228%
Loan to value	44%
Debt Service Coverage Ratio	1,6

## 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	22 809
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	54 509
<b>Total</b>				<b>147 848</b>

## Balance sheet

ASSETS	31.10.2024	LIABILITIES	31.10.2024
<i>€ in thousand</i>			
Cash and cash equivalents	9 225	Borrowings	110 267
Other current assets	5 826	Other liabilities	12 879
<b>Current assets total</b>	<b>15 051</b>	<b>LIABILITIES TOTAL</b>	<b>123 145</b>
		<b>EQUITY</b>	<b>31.10.2024</b>
Land and buildings	252 415	Share capital	92 998
Other long-term assets	387	Reserves	39
<b>Long-term assets total</b>	<b>252 802</b>	Retained earnings	51 670
<b>ASSETS TOTAL</b>	<b>267 853</b>	<b>LIABILITIES AND EQUITY TOTAL</b>	<b>267 853</b>