

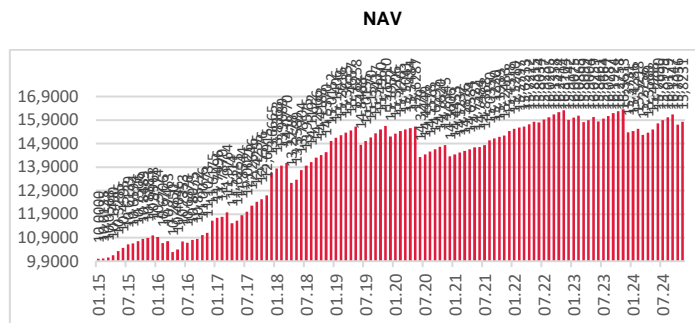
EfTEN Kinnisvarafond II AS factsheet

November 30, 2024



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EfTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,8231
Number of shares	9 213 756
Consolidated asset value, EUR thousand	268 507
Consolidated Net Asset Value, EUR thousand	145 790



Portfolio

As at November 30, 2024, EUR thousand	
Land and buildings	252 448
Expected NOI per year	19 000

Loan capital

As at November 30, 2024, EUR thousand	
Total loan liabilities	109 974
Weighted average debt maturity in years	1,9
Weighted average interest rate	5,168%
Loan to value	44%
Debt Service Coverage Ratio	1,7

Investment properties, land and buildings

Property	Address	Type	Acquired	NLA (m ²)
Radisson Blu Sky Hotel	Tallinn, R�vala 3	Hotel	01.2015	22 809
Duntes 6 Office building	Riga, Duntes 6	Office	11.2015	16 035
Magistral Shopping Center	Tallinn, S�pruse pst 201/203	Retail	02.2016	11 763
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	14 024
Domina Shopping Center	Ieriku 3, R�iga	Retail	07.2016	54 509
Total				147 848

Balance sheet

ASSETS	30.11.2024	LIABILITIES	30.11.2024
<i>� in thousand</i>			
Cash and cash equivalents	9 450	Borrowings	109 974
Other current assets	6 192	Other liabilities	12 742
Current assets total	15 642	LIABILITIES TOTAL	122 717
		EQUITY	30.11.2024
Land and buildings	252 448	Share capital	92 998
Other long-term assets	418	Reserves	39
Long-term assets total	252 866	Retained earnings	52 752
ASSETS TOTAL	268 507	LIABILITIES AND EQUITY TOTAL	268 507