

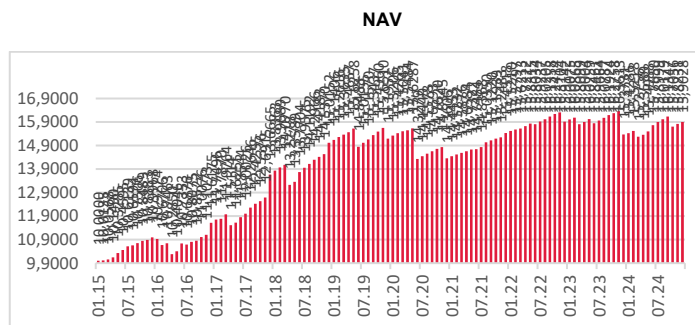
EFTEN Kinnisvarafond II AS factsheet

December 31, 2024



Fund overview

Share ISIN code	EE3100125238
Portfolio manager	EFTEN Capital AS
Share nominal value, EUR	10,0000
Share Net Asset Value, EUR	15,9028
Number of shares	9 213 756
Consolidated asset value, EUR thousand	270 385
Consolidated Net Asset Value, EUR thousand	146 524



Portfolio

As at December 31, 2024, EUR thousand	
Land and buildings	253 663
Expected NOI per year	20 000

Loan capital

As at December 31, 2024, EUR thousand	
Total loan liabilities	109 685
Weighted average debt maturity in years	1,8
Weighted average interest rate	5,036%
Loan to value	43%
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	13 928
Domina Shopping Center	Ieriku 3, Riga	Retail	07.2016	54 509
Total				147 753

Balance sheet

ASSETS	31.12.2024	LIABILITIES	31.12.2024
<i>€ in thousand</i>			
Cash and cash equivalents	10 922	Borrowings	109 685
Other current assets	5 355	Other liabilities	14 175
Current assets total	16 278	LIABILITIES TOTAL	123 861
Land and buildings	253 663	EQUITY	31.12.2024
Other long-term assets	444	Share capital	92 998
Long-term assets total	254 107	Reserves	39
ASSETS TOTAL	270 385	Retained earnings	53 487
		LIABILITIES AND EQUITY TOTAL	270 385