

Interim report

January-September 2021

Eastnine's rental income and net operating income increased due to a larger property portfolio. The issue of a bond, entailing higher interest expense during the quarter, will lead to a larger property portfolio and higher earnings. The positive development of sales entailed a positive value change of the holding in MFG during the third quarter.

The period January-September 2021

- Rental income increased by 15 per cent to EUR 16,079k (13,936), as a result of a larger property portfolio. In a comparable portfolio rental income decreased by 6 per cent, due to higher vacancies in Riga.
- Net operating income increased by 17 per cent to EUR 14,625k (12,514).
- Profit from property management increased by 12 per cent to EUR 7,785k (6,951) due to a larger property portfolio. During the third quarter, profit from property management has been negatively affected by increased interest expense after a bond issue, the capital of which is yet to be invested.
- Unrealised value changes amounted to EUR 15,009k (-6,826). Of this change, EUR 2,349k (2,386) is attributable to properties, EUR 11,999k (-8,539) to other investments and EUR 661k (-673) to derivatives.
- Dividend from other investments was EUR 3,906k (-).
- Profit/loss for the period amounted to EUR 25,085k (-1,349), corresponding to EUR 1.13 per share (-0.06).
- The average rent level was EUR 15.0 per sq.m. and month (14.9) and the economic occupancy rate amounted to 89.6 per cent (92.1). Net letting was

EUR -1,022k. The rent level for new lease agreements and renegotiated agreements, EUR 15.2 and 15.4 respectively per sq.m. and month, was higher than the average rent level in the portfolio.

Key events during the third quarter

- Eastnine issued a green bond of EUR 45m at the beginning of July.

Key events after the end of the period

- A new larger letting has been made to the Norwegian IT company Pearl at the property Valdemara Centrs in Riga. The lease agreement has a term of six years with moving-in in the spring of 2022.
- For the second year running, Eastnine obtained the highest number of stars, five, in GRESB's annual global assessment of the real estate industry. Eastnine was awarded 92 points (87).
- The property S7-1 in Vilnius has obtained the sustainability certification BREEAM In-Use Outstanding.
- The Board of Directors has decided that the net loan-to-value ratio on properties may amount to at most 60 per cent (the previous wording referred to the loan-to-value ratio on properties).

SELECTED KEY FIGURES

	2021 Jan-Sep	2020 Jan-Sep	2021 Jul-Sep	2020 Jul-Sep
Rental income, EURk	16,079	13,936	5,558	4,993
Profit from property management, EURk	7,785	6,951	2,496	2,519
Profit from property management per share, EUR	0.35	0.33	0.11	0.12
Net profit/loss for the period, EURk	25,085	-1,349	13,292	11,163
Earnings per share after dilution, EUR	1.13	-0.06	0.60	0.53
Return on equity, %	10.5	-0.7	16.5	17.5

SELECTED KEY FIGURES

	2021 30 Sep	2020 31 Dec
Net loan-to-value ratio, %	34	31
Net loan-to-value ratio properties, %	43	40
Sustainability-certified properties ¹ , % of sq.m.	88	87
Equity per share, EUR	14.8	14.0
Equity per share, SEK ²	150	141
Long-term NAV per share, EUR	15.5	14.6
Long-term NAV per share, SEK ²	157	147

Comparative figures in brackets in the interim report refer to the period January - September 2020 for income statement items and as per 31 December 2020 for balance sheet items. The Company refers to the Eastnine Group. ¹ Area with sustainability certification as a proportion of total area (excluding area expected to undergo significant redevelopment).

² EUR = SEK 10.14 as of 30 September 2021 (source: Reuters).

This is Eastnine

Swedish real estate company

The Company is listed on Nasdaq Stockholm Mid Cap and headquartered in Stockholm.

Nordic tenants

Tenants are primarily large and stable Nordic companies with international operations.

Baltic high-yielding, prime office properties

Investing in modern, sustainable and high-yielding office and logistics properties in first-class locations in the Baltics.



TARGET IN 2023 BUSINESS PLAN

Operational

Property portfolio of at least EUR 700m by the end of 2023

Status 30 September 2021

EUR 416m

Profit from property management in Q4 2023 (recalculated as an annual figure) shall amount to EUR 25m.

EUR 10.0m (annualised Q3 2021)

Financial

Dividend to amount over time to at least 50 % of profit from property management less applicable tax.

66 %¹

Return on equity should be at least 10 % over time.

21.2 % (twelve-month rolling)

The net loan-to-value ratio on properties should be at most 60 %.²

43 %

The equity/asset ratio should be at least 35%.

55 %

Sustainability

The property portfolio should have obtained sustainability certificates at least at the level of LEED Gold or BREEAM

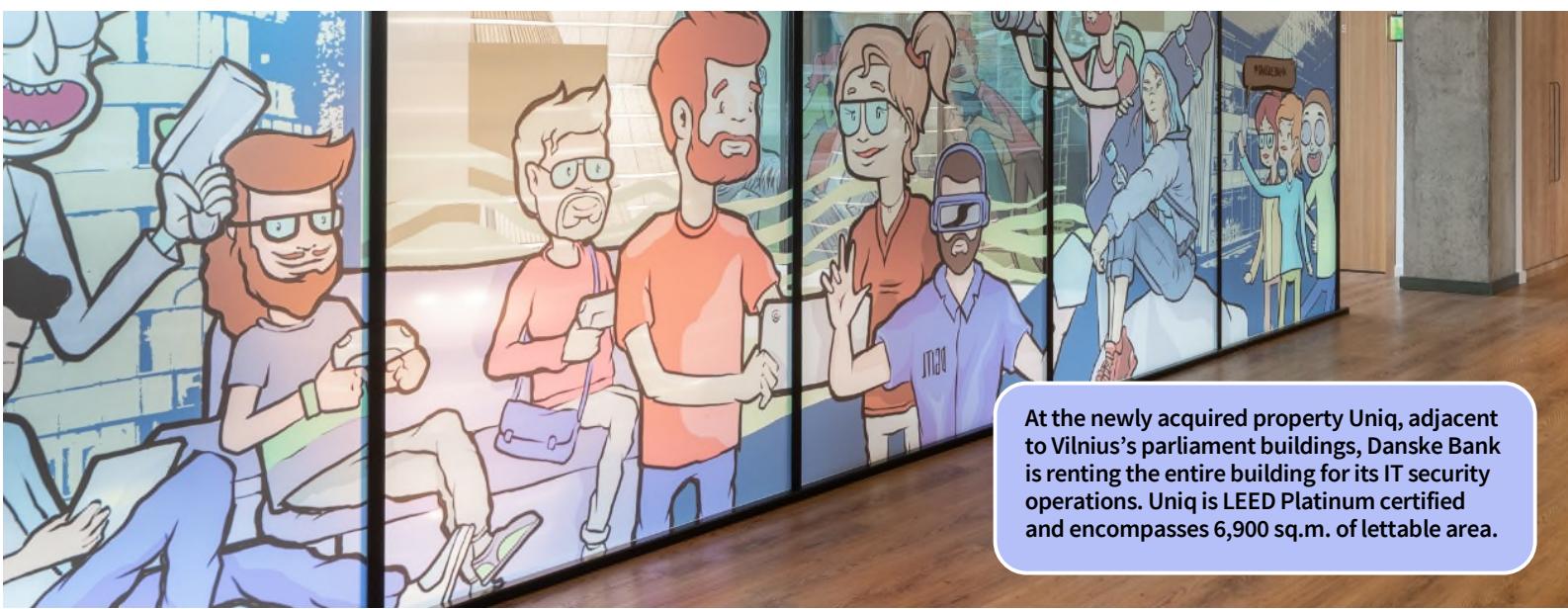
88 %

Excellent.³

Proportion of green financing of total interest-bearing liabilities.

26 %

¹Based on the dividend resolved by the 2021 Annual General Meeting of SEK 3.00 per share. ²A new target has been set after the end of the period. ³Refers to area of all properties that are not expected to undergo significant redevelopment.



Focus on growth in the property portfolio

Eastnine's bond issue in July enables continued growth of the property portfolio, with the focus on high quality office and logistics properties in all three Baltic countries. In 2021 to date, we have acquired two office properties. Further acquisitions will improve the profit from property management.

Earnings affected by higher interest expense

Rental income and net operating income continued to develop positively during the third quarter after taking possession of two additional properties at the end of the second quarter. Higher interest expense after the bond issue in July had a negative impact on profit from property management, however, as the capital has not yet been invested. We are now focusing on enlarging the property portfolio and are working with several different potential acquisitions in the office and logistics sectors. Net letting was negative during the quarter and the period, which is primarily due to the announced vacation of Danske Bank from 3Bures-1,2. Vilnius's letting market is very strong and we have several ongoing discussions relating to the vacant premises. It is positive that the rent level for both renegotiated and new lease agreements is higher than the average rent level for existing agreements. It is also gratifying that we have signed a lease agreement for letting 1,300 sq.m. of offices with the Norwegian IT company Pearl at Valdemara Centrs in Riga, with moving-in planned for the spring of 2022.

Strong optimism in the Baltics

The Baltics are characterised by strong optimism with a high growth rate in all of the Baltic countries' economies as well as high growth forecasts for the coming years. It is reported in Vilnius that letting of newly built office space is at a record-high level and that not so much new office space will be produced 2022. A high level of economic activity is basically positive although there are some areas of concern that merit special attention. There is a great demand for labour in certain highly qualified occupations, which has led to a high rate of wage increases. If the shortage of labour persists for a longer period, this may check growth to some extent. Unfortunately, the lower vaccination rate, particularly in Latvia, has led to a sharp increase in Covid-19 cases and additional pressure on the health service. The authorities have announced a new "lock-down", with a curfew imposed during evenings and nights for a duration of four weeks, which may have a negative effect on the occupancy rate in Latvia. Lithuania has also seen increased infection, although the increased restrictions mainly apply to those not vaccinated.

Investments and value development

The value development of the property portfolio, excluding acquisitions and investments, was almost zero during the quarter. Market yields in the Baltics, for both office and logistics properties, have continued to decrease during the autumn, however. The value of Eastnine's holding in Melon Fashion Group (MFG) and East Capital Baltic Property Fund II rose during the third quarter. In MFG's case, this is due, inter alia, to the change to a higher sales forecast for the full year 2021, based on the outcome to date this year, and in the

case of the fund due to higher property values. The strong growth and EBITDA development for MFG opens up divestment opportunities, which may take the form of an IPO and, depending on market conditions, could occur before summer 2022.

BREEAM In-Use Outstanding and the future of the office
In mid-October, Eastnine was awarded 92 points in GRESB's global comparison of sustainability in the real estate industry. We are for the second consecutive year among the best 20 per cent of the companies, this time with a still higher point score than last year. At about the same time, Eastnine's property S7-1 in Vilnius, was the second property in the Baltics to be awarded the grade Outstanding according to the BREEAM In-Use sustainability certification standard. There are some factors which to a very great extent have contributed to the high mark. The basic idea of the building is to put the emphasis on people. S7-1 is designed to offer the maximum opportunities for health and well-being where open spaces, integration with the surroundings and abundant daylight in every part of the building. Taking also account of many employee friendly facilities such as gym, play room for children, games room, restaurant, rest room and library. We are working hard to offer the highest quality on our properties and services and thus create a competitive advantage for our tenants. The demand for creative and efficient meeting places takes over where the demand for traditional and outdated offices is slowing.

Kestutis Sasnauskas, CEO

“ We are focusing on expanding our property portfolio and are working with several different potential acquisitions in the office and logistics sectors.



Business concept

Eastnine is to be the leading long-term provider of modern and sustainable office and logistics premises in first-class locations in the Baltics.



At the property Valdemara Centrs in Riga, the Norwegian IT supplier Pearl has signed an agreement for letting 1,300 sq.m. with moving in during the second quarter of 2022. After moving-in, the property will be almost fully let.

Market

Economic growth in the Baltic countries is back at the same or higher levels as before the pandemic and the high growth rate is expected to be maintained. Demand for office premises is good and there were a number of major lettings during the third quarter both in Vilnius and Riga, despite the offices not yet being fully occupied.

Market development

The economic recovery is strong both globally and in the Baltic economies, where GDP is already back at or above the levels prior to the pandemic. GDP growth can be expected to land at around four per cent for 2021 both in Lithuania and in Latvia. In Estonia, GDP is expected to rise by as much as eight per cent in 2021, clearly affected by changes in the pension system which have led to increased private consumption and private investments in, among other things, housing. The main explanations for the global recovery are successful vaccinations against Covid-19 and economic support measures at the same time as the Baltics have had the support of a strong export sector.

There has been an increasing shortage of labour and the growth of real wages has accelerated in the Baltics, which strengthens households and is expected to make domestic consumption a future growth motor. Until at least 2024, the GDP growth of the three Baltic countries is assessed to exceed three per cent annually, which is higher than the trend prior to the pandemic. Inflation has at the same time risen to around 3.0 per cent in the Baltics compared with around 1.5 per cent in the eurozone. Real wage increases and aspects of the business environment play a role. In the coming period, it will be important to monitor the risks of overheating while the lower rate of vaccination in Estonia, Latvia and Lithuania of 55, 49 and 61 per cent, as of mid-October, compared with 67 per cent in Sweden, increases the risk of further and longer restrictions.

Rental market

During the third quarter, the return to the office has accelerated, although office use in the Baltics, as on other markets, is far from the levels from before the pandemic. In spite of this, the demand for offices is good. In Riga, where the market has been hesitant since the outbreak of the pandemic, letting activity has revived, with a large letting to SEB in the developer Galios' new project Gustavs and new establishment of the Norwegian IT company Pearl in Eastnine's property Valdemara Centrs. In Vilnius, letting

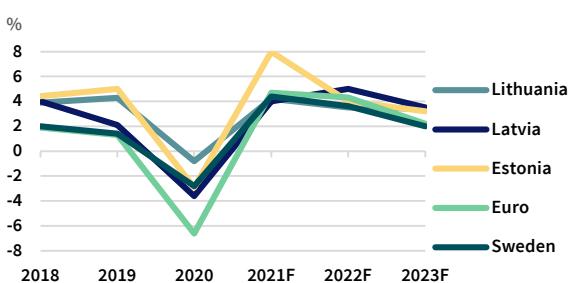
activity continues to be strong, with major lettings to Girteka Logistics, Dexcom and Amber Grid between June and September. In Riga, the vacancy rate for offices decreased from 16.2 per cent to 15.1 per cent, while it rose from 8.7 per cent to 9.1 per cent in Vilnius. Development activity is high both in Vilnius and Riga with construction of 190,000 sq.m. and 121,000 sq.m. respectively at the end of September, which will increase the offering of office space by around 20 per cent in both cities in the coming two years. Vilnius reports record new demand for offices at 100,000 sq.m. so far this year, which is a positive sign although, in the absence of large new establishments in Riga, there is a risk of excess supply. The rent levels for modern offices in good locations are in the interval EUR 14-17 per sq.m. and month both in Vilnius and Riga.

Transaction market

The transaction market is on the way to a record year in the Baltics, not least in Latvia, after a number of large transactions. During the third quarter, the Alfa shopping centre has been acquired by the Baltic sector giant Akropolis and the office cluster Jauna Teika has been sold to the regional fund manager Eften Capital, both in Riga. At the same time, the insurance company BTA has acquired a portfolio of Baltic rented housing, structured in a jointly owned company with the developer YIT. The latter is a new type of transaction and a new segment in the Baltic property market.

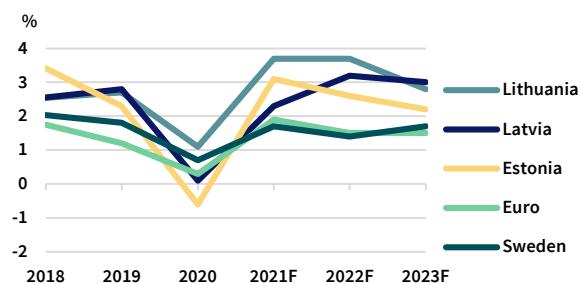
The volume of investment for the first nine months of the year totalled EUR 1.2 billion, which is already a record for the full year. No office property in the class A segment changed owner during the quarter and to date this year only Eastnine's portfolio acquisitions of the properties Uniq and Zala 1 have been noted. Yields for top properties in both the office and logistics segments are assessed to have decreased by approximately 25 points since 30 June, to 5.25 and 5.60 per cent respectively for offices in Vilnius and Riga respectively and 6.75 per cent for logistics properties in both markets.

GDP, ANNUAL CHANGE



Source: Eurostat, Swedbank Economic Outlook

INFLATION, ANNUAL CHANGE



Source: Eurostat, Swedbank Economic Outlook

The period January-September 2021

Rental income and net operating income increased during the period due to a larger property portfolio. Profit from property management has not grown as much in percentage terms due to higher interest expense after the bond issue. The property value and the value of other investments have increased during the period.

Rental income

Rental income increased by 15 per cent during the period to EUR 16,079k (13,936), mainly due to a larger property portfolio. Rental discounts have, as a consequence of the coronavirus pandemic, been granted during the period at approximately EUR 125k. Rental income in a comparable portfolio decreased by 6 per cent during the period, due to a higher vacancy rate in Riga. The average rent level amounted at the end of the period to EUR 15.0 per sq.m. per month (14.9). New lease agreements have been signed at an average level of EUR 15.2 per sq.m. and month and the average level for renegotiated contracts has been EUR 15.4 per sq.m. and month. Net letting was negative and amounted to EUR -1,022k, see also the section Tenants.

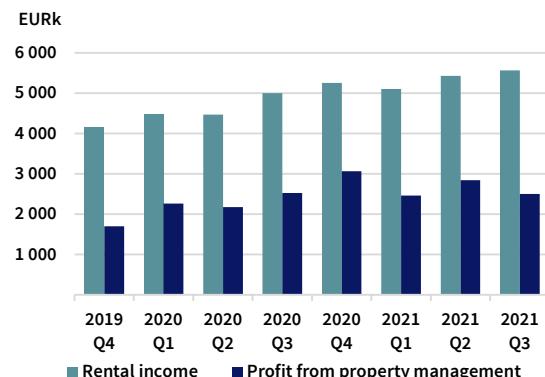
Property expenses

The property expenses only include the part of the costs that is not subsequently charged to the tenants. Eastnine's lease agreements are mainly triple-net agreements, meaning that the reported expenses are affected by changes in the vacancy rate. Due to the larger portfolio, property expenses increased to EUR -1,454k (-1,422). Property expenses in a comparable portfolio decreased by 4 per cent during the period.

Earnings

Net operating income was EUR 14,625k (12,514), and the surplus ratio amounted to 91 per cent (90) during the period. The high surplus ratio is attributable to the fact that a majority of the tenants, in addition to rent, also pay for e.g. electricity, heating, cooling, water and wastewater, as well as repairs, maintenance and property management. The increase in net operating income of 17 per cent is chiefly related to acquisitions. Central administration expenses increased to EUR -2,854k (-2,681), primarily due to one-off expenses during the first quarter.

RENTAL INCOME OCH PROFIT FROM PROPERTY MANAGEMENT



Profit from property management, which during the quarter was negatively affected by increased interest expense after the bond issue, increased by 12 per cent to EUR 7,785k (6,951).

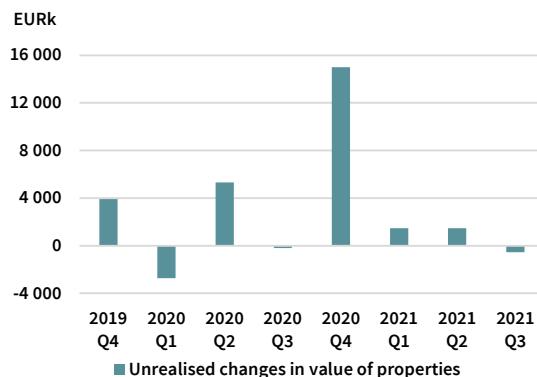
Unrealised value changes in properties amounted to EUR 2,349k (2,386). Unrealised value changes in other investments amounted to EUR 11,999k (-8,539), of which EUR 10,399k (-9,716) is attributable to MFG and EUR 1,600k (1,177) to the fund investment. Unrealised value changes in derivatives amounted to EUR 661k (-673). Dividends of EUR 3,906k (-) have been received during the period, no value changes have been realised. Profit before tax amounted to EUR 26,699k (125) and net profit or loss for the period to EUR 25,085k (-1,349).

Segment Reporting

As of 2021, the segment reporting has changed and now comprises the following segments: Properties in Lithuania, Properties in Latvia and Other investments, the comparative period has been recalculated.

Properties in Lithuania generated a profit from property management of EUR 10,383k (8,000) and a net profit for the period of EUR 10,175k (10,267). Properties in Latvia generated a profit from property management of EUR 907k EUR (1,662) and a net profit for the period of EUR 2,511k (-366). Latvia's profit from property management is affected by higher vacancies. The segment Other investments generated a net profit for the period of EUR 15,904k (-8,539), of which dividend amounted to EUR 3,906k (-) and unrealised value changes to EUR 11,999k (-8,539). Unallocated central administration expenses and other financial income and expenses amounted to EUR -3,505k (-2,712).

UNREALISED CHANGES IN VALUE ON PROPERTIES



Reports in summary

A summary income statement report for January-September 2021 and 2020 respectively and a balance sheet report for September 2021 and 31 December 2020 are presented below.

EARNINGS AND FINANCIAL POSITION

	2021 Jan-Sep	2020 Jan-Sep
Summary, EURk		
Rental income	16,079	13,936
Property expenses	-1,454	-1,422
Net operating income	14,625	12,514
Central administration	-2,854	-2,681
Financial income/expenses	-3,987	-2,882
Profit from property management	7,785	6,951
Unrealised value changes	15,009	-6,826
Realised value changes and dividends from investments	3,906	-
Tax	-1,614	-1,474
Net profit/loss for the period	25,085	-1,349
Summary, EURk	2021 30 Sep	2020 31 Dec
ASSETS		
Investment property	415,531	372,400
Long-term securities holdings	114,150	102,152
Cash and cash equivalents	63,575	24,278
Other assets	5,352	3,395
TOTAL ASSETS	598,608	502,225
EQUITY AND LIABILITIES		
Equity	328,692	309,942
Interest-bearing liabilities	242,711	173,151
Derivatives	2,084	2,745
Deferred tax liabilities	12,469	10,855
Other liabilities	12,652	5,532
TOTAL EQUITY AND LIABILITIES	598,608	502,225

Summary segment reporting

Below is a summary of segment reporting for January-September 2021 and 2020, respectively.

EARNINGS BY SEGMENT

	2021 Jan-Sep	2020 Jan-Sep
EURk		
Properties in Lithuania		
Profit from property management	10,383	8,000
Unrealised changes in value of properties	604	4,415
Unrealised changes in value of derivatives	803	-673
Deferred tax	-1,614	-1,474
Profit/loss, properties in Lithuania	10,175	10,267
Properties in Latvia		
Profit from property management	907	1,662
Unrealised changes in value of properties	1,746	-2,028
Unrealised changes in value of derivatives	-142	-
Deferred tax	-	-
Profit/loss, properties in Latvia	2,511	-366
Other investments		
Unrealised value changes	11,999	-8,539
Dividends	3,906	-
Profit/loss, other investments	15,904	-8,539
Unallocated		
Central administration and other operating expenses	-2,854	-2,681
Unallocated net financial income/expenses	-652	-31
Profit unallocated	-3,505	-2,712
Net profit/loss for the period	25,085	-1,349

Financing

Eastnine's activities are primarily financed with equity, bank loans and bond loans. Eastnine has set risk measures for financing that entail that the net loan-to-value ratio for properties shall not exceed 60 per cent (set by the Board after the end of the period, the previous wording being loan-to-value ratio for properties) and that the equity/asset ratio should be at least 35 per cent. The net loan-to-value ratio for properties amounted to 43 per cent (40) and for all assets it was 34 per cent (31). The equity/asset ratio amounted to 55 per cent (62) at the end of the period.

Equity amounted to EUR 328,692k (309,942) and interest-bearing liabilities to EUR 242,711k (173,151), of which 26 per cent was for green financing. During the period, new bank credits of EUR 29,277k have been raised and EUR 26,055k refinanced, the latter in their entirety with previous lenders. At the beginning of the third quarter, Eastnine issued a green bond of EUR 45,000k with a three-year term. At the end of the period, unutilised overdraft facilities amounted to EUR 3,000k (3,000).

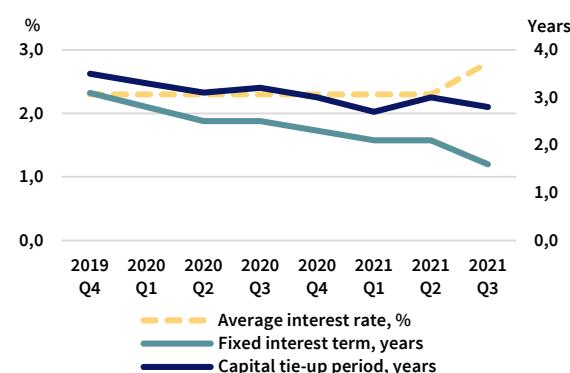
The average rent level amounted to 2.8 per cent (2.3) at the end of the period. The average fixed interest term was 1.6 years (2.3) and the average capital tie-up period 2.8 years (3.0). All interest-bearing liabilities, except the unutilised overdraft facility, carry variable interest indexed to Euribor 3M, of which 60 per cent (75) of the total interest-bearing liabilities have been fixed using derivatives.

During the period, repayments have been made amounting to EUR 4,717k. The annual repayment rate according to the agreements amounted to EUR 6,510k, corresponding to 2.7 per cent of the interest-bearing liabilities at the end of the period. Eastnine's derivatives comprised, at the end of the period, EUR 145,033k (129,375)

NET LOAN-TO-VALUE AND EQUITY/ASSET RATIOS



CAPITAL TIE-UP AND FIXED-INTEREST TERMS



in interest rate swaps, of which 40 per cent mature in 2023, 39 per cent in 2024, 16 per cent in 2025 and 5 per cent in 2026. The derivatives are measured at fair value and the change in value is recognised through profit or loss, with no effect on the cash flow. The fair value of the derivatives amounted to EUR -2,084k (-2,745) at the end of the period. At the end of the term, the value of derivatives is always zero.

Tax

The tax expenses for the period amounted to EUR -1,614k (-1,474), all of which relates to deferred tax in Lithuania where a corporate income tax of 15 per cent is applied. The stated deferred tax liability is primarily attributable to the difference between the stated value of properties and their tax value, as well as tax losses carried forward. No income tax is reported in Estonia or Latvia, where a 20 per cent corporate income tax is levied only on distributed profits.

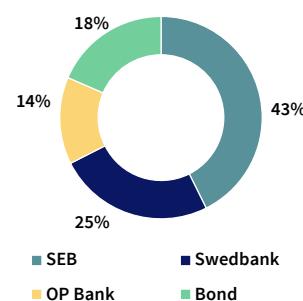
Net asset value and equity per share

Long-term net asset value per share was EUR 15.5 (14.6) corresponding to SEK 157 per share (147). Equity per share was EUR 14.8 (14.0) corresponding to SEK 150 per share (141).

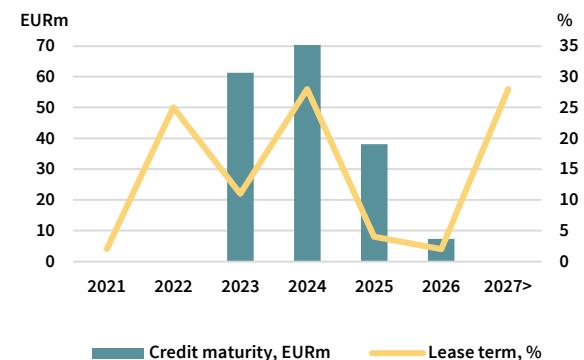
Cash flow

Cash flow from operating activities before changes in working capital amounted to EUR 12,016k (7,147) during the period. Change in working capital was EUR -598k (-560). Cash flow from investing activities amounted to EUR -38,326k (-64,309) and from financing activities to EUR 66,222k (34,133). Cash flow for the period amounted to EUR 39,314k (-23,588). Cash and cash equivalents at the end of the period amounted to EUR 63,575k (24,278).

DISTRIBUTION OF INTEREST-BEARING LIABILITIES



CREDIT MATURITY AND LEASE AGREEMENTS TERM



Property portfolio

During the year, Eastnine has acquired two fully let office properties in Riga and Vilnius, respectively. Property value increased by EUR 43.1m to EUR 415.5m during the period through acquisitions, investments and unrealised value changes.

Property portfolio

Eastnine's property portfolio consists of twelve modern office properties in Riga and Vilnius. Total lettable area amounted at the end of the period to around 130,500 sq.m.

The average age of all properties, excluding development projects, amounted to around eight years. The value has increased by EUR 43.1m during the period to EUR 415.5m, primarily due to acquisitions. Rental value has increased to EUR 25.0m (22.8) and the economic occupancy rate amounted to 89.6 per cent (92.1) at the end of the period.

Vilnius

Eastnine's property portfolio in central Vilnius can be divided into three clusters of office properties. Two of the clusters are concentrated to the business district, along the street Konstitucijos prospektas, north of the river Neris. A large part of Vilnius portfolio of A class offices is located in this central business district. The third cluster is located adjacent to the parliamentary district and includes Eastnine's properties Vertas-1, Vertas-2 and Uniq. Eastnine's total lettable area in Vilnius amounted to over 108,000 sq.m., corresponding to a market share of approximately twelve per cent of the office market.

The property portfolio in Vilnius includes site leaseholds as well as property rights. Vertas-1, Vertas-2 and Uniq are held with ownership and other properties as leaseholds. The remaining lease term for the site leaseholds varies between 21 and 79 years. The total property value amounted at the end of the period to EUR 336.8m (311.7).

Riga

Riga does not as yet have a clearly delineated central business district and modern office buildings are being developed in a number of micro-areas. All of Eastnine's properties in Riga are located in the centre of the city, along Krisjāņa Valdemara iela, one of the city's most prominent streets, as well as the adjacent Zala iela. The property portfolio, comprising almost 22,500 sq.m. lettable area is estimated to correspond to an office market share of around four per cent. In Riga, all properties are held with ownership rights. The total property value, including project properties, amounted to EUR 78.7m (60.7) at the end of the period, of

which the value of the project properties was EUR 11.4m (8.8).

Property development

At the end of the period, Eastnine had three development projects, two located in Riga and one in Vilnius.

The Pine project will be built directly adjacent to the existing building at the property Alojas Biroji. Eastnine intends The Pine to be the Baltic's first wooden office building and for the property will be one of the finest office properties in the Baltics, both in terms of sustainability as well as tenant experience. The building comprises of around 18,000 sq.m. lettable area and is expected to be climate-neutral when completed. Eastnine plans for The Pine to obtain double sustainability certificates: LEED Platinum for the building itself and WELL which concerns the well-being of the people spending time in it. The final building permit has been obtained in 2021.

The development property Kimmel, comprising a development site in central Riga, was previously the site of the eponymous brewery. The site comprises nearly an entire city block along the Krisjana Valdemara iela main street. At present the site is occupied by 4,000 sq.m. of buildings which will be preserved and refurbished. In addition, there is an opportunity to develop an estimated further 34,000 sq.m. White arkitekter and ARHIS arhitekti were judged to be the winners of Eastrine's architectural competition for the Kimmel quarter. The vision for the architectonic sketch design competition, which took place during the spring of 2021, is to transform the historical building into a new central meeting place, including offices, cafés, restaurants, shops, cultural spaces and green rooms. The area shall be friendly to pedestrians and cyclists with attractive green areas, and require few transports with environmental impact.

Eastnine has also carried out an open, international architectural competition for the 3Bures-4 project in Vilnius, which is planned to be built adjacent to other 3Bures buildings. The winner is planned to be announced during the fourth quarter of 2021.

PROPERTY PORTFOLIO

Lettable area, sq.m.

City	Lettable area, sq.m.				Vacant area, sq.m.	Economic occupancy rate, %	Property value, EURm	Share of value, %
	Offices	Retail and service	Others	Total area				
Vilnius	104,066	3,628	351	108,045	7,124	93.3	336.8	81
Riga	19,580	2,471	435	22,486	6,377	72.9	78.7	19
Total	123,646	6,099	786	130,531	13,501	89.6	415.5	100

Value changes in properties

The value of the properties increased during the period to EUR 415,531k (372,400) as a result of acquisitions and investments in existing properties, as well as unrealised value changes. The unrealised value change of EUR 2,349k, corresponds to 0.6 per cent of opening property values at the beginning of the year. The unrealised positive value change during the period is primarily due to higher future cash flows, attributable to higher rental income than previous assessments.

Acquisitions and investments in the property portfolio

During the year, Eastnine has acquired two properties for a total purchase consideration of EUR 38,479k, of which EUR 35,500k is the purchase price, EUR 479k is transaction expenses and EUR 2,500k for future, potential and

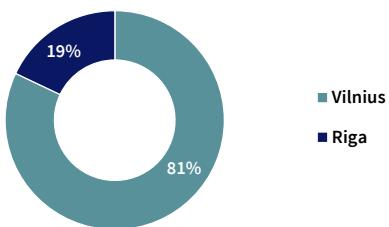
conditional additional purchases. Both properties complement Eastnine's existing portfolio in the respective city where the property Zala 1 in Riga of 3,600 sq.m. is centrally located, close to Valdemara Centrs. The property Uniq in Vilnius of 6,900 sq.m. is adjacent to Vertas-1 and Vertas-2.

Investments in project properties amounted to EUR 1,241k and in other properties to EUR 1,062k.

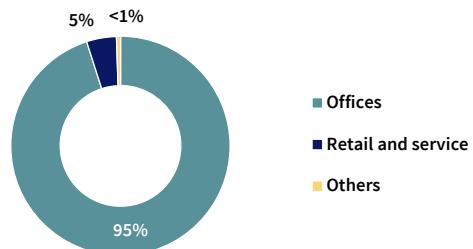
CHANGE IN PROPERTY VALUE, EURk

	2021 Jan-Sep	2020 Jan-Dec
Property value at the beginning of the year	372,400	290,256
Property acquisitions	38,479	62,461
Investments in existing properties	2,303	2,300
Unrealised value changes	2,349	17,383
Property value at the end of the period	415,531	372,400

PROPERTY VALUE BY CITY



PREMISES AREA PER CATEGORY



Tenants

Eastnine offers flexible and high-quality office premises in central business locations to tenants, with the emphasis on the indoor environment, working climate, reception and services available. Eastnine has a considerable focus on matching the location and sustainability of the premises with the tenants' own values. Cafés, restaurants, dry-cleaning and tailoring services as well as parking are available in some of the buildings.

Eastnine's tenants are primarily large and stable Nordic companies with international operations. Around 71 per cent of all tenants operate in the Finance and ICT industries. Eastnine, as a landlord, as well as our tenants have strict expectations for sustainable, modern and efficient offices. In order to meet these demands, Eastnine works actively to obtain sustainability certifications for its properties.

Danske Bank is the largest tenant with around 28 per cent of total annual rent. The ten largest tenants lease ca. 78,400 sq.m. for a total annual rent of EUR 13,970k, corresponding to 67 per cent of the contracted annual rent. At the end of the period, the average remaining lease term for all tenants amounted to 3.7 years (4.4), and for the ten largest tenants 3.6 years (5.1).

Lease agreements

The rental market in the Baltics is different from the Sweden in terms of the way lease agreements are formulated. The

majority of lease agreements have fixed terms and expire at the end of the term. Agreements may, however, include clauses conferring a right to the tenant to renew leases and a preferential right conferred to the tenant to renegotiate leased areas and to expand the area under contract when the term is up. An extension, therefore, requires both parties to actively renegotiate.

The rent on all offices leased from Eastnine is due monthly. The average rent level amounted at the end of the period to EUR 15.0 per sq.m. per month (14.9). The total rental income under contract, for all tenants and the entire lease terms, amounted to EUR 98.9m, of which EUR 39.4m expire in 2026 or later.

Lettings

During the period, 4,300 sq.m., corresponding to annual rent of EUR 802k, has been renegotiated, at an average rental level of EUR 15.4 per sq.m. and month, which exceeded the average level of EUR 15.0 in the portfolio. For new leases, the average rent level was EUR 15.2 per sq.m. and month.

Net letting, i.e. new leases minus terminated leases, was negative during the period and amounted to -5,700 sq.m., corresponding to EUR -1,022k. The largest single termination has been Danske Bank's agreement in 3Bures-1,2 for just over 4,300 sq.m on 31 July 2021.

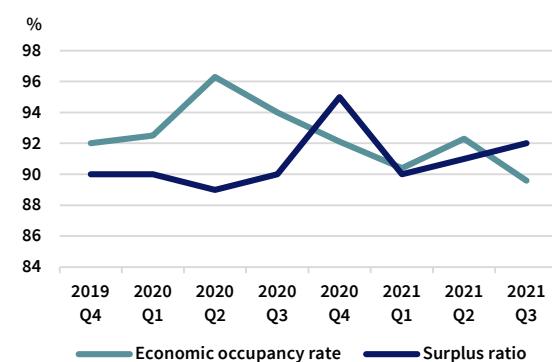
LARGEST TENANTS

Tenant	Annual rent, EURk	Share of annual rent under contract, %			Lease agreement term ¹ , years	Break option in lease agreements ² , years
			Sq.m.	Number of agreements		
Danske Bank	5,914	28	33,495	3	1.9	1.9
Telia	2,876	14	15,952	1	7.5	7.5
Swedbank	1,843	9	11,266	4	10.0	4.0
Visma	970	5	5,571	3	2.3	2.3
Citco	660	3	3,009	7	5.8	5.8
Webhelp	538	3	2,726	5	0.9	0.9
Cobalt	331	2	1,816	4	3.3	3.3
Europos Socialinio fondo agentura	287	1	1,769	3	0.1	0.1
Invalida INVL	281	1	1,532	3	4.3	4.3
Aviva	270	1	1,306	2	0.6	0.6
Total	13,970	67	78,442	35	3.6	3.0

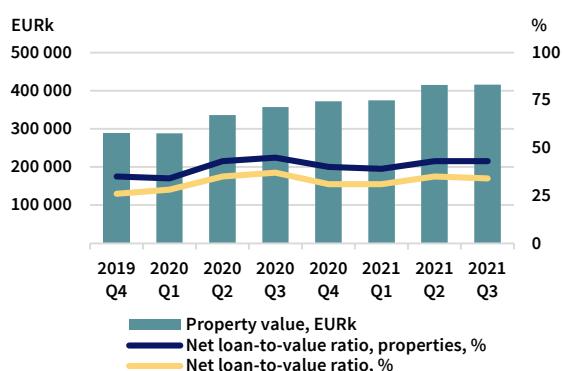
¹Weighted average of remaining lease term.

²Weighted average remaining lease term calculated up to "break option" date.

ECONOMIC OCCUPANCY RATE AND SURPLUS RATIO



PROPERTY VALUE AND NET LOAN-TO-VALUE RATIO



Market value, property portfolio

The market value amounted at the end of the period to EUR 415.5m (372.4). Unrealised value changes on properties amounted to EUR 2,349k.

Eastnine values its properties quarterly, with an external valuation taking place at least once over a rolling 12-month period. External and internal valuations are carried out using the same valuation methodology and software, so that the same observable and non-observable input data can be included each quarter. See Note 10 (Investment properties) in the Annual Report 2020 for more information about the valuation model, assumptions made and property values. As in previous years, external valuations have been carried out by Colliers International Advisors in Latvia and Lithuania.

Valuation method and application

The valuation model is based on the present value of future cash flows calculated for a five or ten-year calculation period with supplements for the present value of the residual value at the end of the calculation period. The cash-flow determinations with a longer calculation period than five years is normally applied to properties with only one or a handful of tenants with long lease terms, where the cash flow is more predictable. In the case of development properties where the total cost is uncertain and in the absence of future lease agreements, the fair value is estimated to correspond to the costs incurred, unless other information is available at the time of valuation. The external valuations are carried out in accordance with international valuation standards (IVS 2020). When external valuations are carried out, the properties are inspected on site.

Future cash flows from the property during the calculation period are calculated according to the following model:

+ Rental income, including rent supplements

- Operating costs

- Maintenance costs

Total net operating income

- Less investments

Total cash flow

Valuation assumptions

Property valuations are based on assessments and assumptions, made at the time of the valuation, of both observable and non-observable input data. Observable data which have a considerable impact on the value are current rent levels, past and budgeted property expenses, determined and known future investments and actual inflation. Non-observable data are yield requirements as well as expected future market rents, vacancies and inflation.

The estimated market rent in the valuations amounted on average to EUR 15.1 per sq.m. The majority of the lease agreements are so-called triple-net leases, which is why property costs chiefly have an effect during vacancies.

Tenant-specific customisations and investments made for new letting is calculated as EUR 180 per sq.m. in Latvia and EUR 190 per sq.m. in Lithuania. Other property investments have been calculated at 2.2 per cent on average.

The long-term vacancy rate is generally set at 4.5 per cent in the valuation models. Inflation for market rents has been considered to be zero for the current year, to increase to 0.5 per cent in 2022 and is thereafter expected to be 1.5 per cent annually. The average discount rate was 7.1 per cent and the weighted yield requirement in the valuation model is unchanged since the turn of the year at 5.8 per cent.

VALUATION MODEL

	2021 30 Sep	2020 31 Dec
Weighted yield requirement, %	5.8	5.8
Average property investments, %	2.2	2.2
Average rent, EUR/sq.m./month	15.1	15.0
Average discount rate, %	7.1	7.2
Investment for new letting, EUR/sq.m.	180-190	180-190
Long-term inflation market rents, %	1.5	1.5
Long-term vacancy rate	4.5	4.5

RENTAL VALUE AND OCCUPANCY RATE PER TYPE OF PREMISES

Type of premise	Sq.m.	Rental value, EUR/m ²	Rental value, EUR/sq.m.	Economic occupancy rate, area, %
Offices	123,646	22.4	15.1	90.0
Retail and service	6,099	1.0	13.4	90.0
Parking	-	1.3	-	81.8
Other ¹	786	0.3	7.3	84.7
Total	130,531	25.0	15.0	89.6

¹ Includes rental value for other premises and e.g. advertising boards and aerials. Rental value EUR/sq.m. is calculated using solely the rental value attributable to other premises.

Current earning capacity

In order to facilitate the assessment of the Company's current position, Eastnine reports on current earning capacity. Earning capacity is a theoretical assessment to describe the Company's current earnings on 30 September 2021.

Earning capacity provides a snapshot

Earning capacity is not to be regarded as a forecast for the coming twelve months, but as a snapshot of the potential earnings Eastnine can generate under given circumstances. It is based on the property portfolio held on the reporting day.

Earning capacity does not take into account an assessment of the development of rent levels, vacancy, property expenses, interest rates, value changes or other factors that may affect earnings.

Eastnine's calculated earning capacity is based on the following assumptions about income and costs:

- Rental income comprises contracted income including rent supplements, with deductions for any rental discounts, on the reporting day.
- Property costs (rounded) are based on an assessment of a normal year's operating expenses, maintenance costs, property taxes, site leasehold fees as well as property management expenses.
- Central administration expenses (rounded) have been calculated based on the existing organisation and the current property portfolio on the reporting day.
- Financial income and expenses have been calculated based on the interest-bearing liabilities as on the reporting day and the average rent level and other financial income and expenses that are applicable as at the end of the period.

Comments to earning capacity

- The rental value has decreased as a result of adjustment of lettable area.
- Lower economic occupancy rate has increased the vacancy value.
- Rental income has decreased mainly as a result of increased vacancies. Assessed property costs are unchanged.
- Interest expense and average interest rate level are increasing due to raising a bond loan.
- Profit from property management has decreased mainly because the bond financing has not yet been invested in properties at the end of the period.
- The prospective yield decreased slightly due to the lower occupancy rate.

Current earning capacity, EUR Thousands	2021 30 Sep	2021 30 Jun	Change, %
Rent value	24,966	24,999	0
Less vacancy values	-2,604	-1,913	+36
Sum rental income	22,362	23,086	-3
Property expenses	-2,100	-2,100	0
Net operating income	20,262	20,986	-3
Central administration expenses	-3,800	-3,800	0
Interest expenses	-6,910	-4,710	+47
Other financial income and expenses	-52	-52	0
Profit property management	9,500	12,424	-24

Key figures, current earning capacity	2021 30 Sep	2021 30 Jun	Change, unit
Surplus ratio, %	91	91	0
Interest coverage ratio, x	2.4	3.6	-1.2
Average interest rate, %	2.8	2.3	+0.5
Prospective yield excluding development properties, %	5.0	5.2	-0.2
Prospective yield, %	4.9	5.1	-0.2
Investment properties, EURk	415,531	414,986	+545

Other investments

Other investments comprise holdings in Melon Fashion Group (MFG) as well as East Capital Baltic Property Fund II (EC BPFII). The value of these holdings increased by EUR 11,999k during the period and Eastnine has received dividends of EUR 3,906k. The strong development for MFG opens up divestment opportunities.

Melon Fashion Group

MFG is one of the leading players in the Russian fashion industry with a business model based on in-house design with production in Asia. The retail network consisted of a total of 815 stores (809), of which 238 (240) were franchises. MFG markets the brands Sela, Befree, Zarina and Love Republic, each with a specific target group.

The period January-September 2021

MFG reported a strong development in sales during the first nine months of the year. Sales increased by 66 per cent to RUB 28,267m (17,026). EBITDA increased by 98 per cent to RUB 6,723m (3,394) and the EBITDA margin was 23.8 per cent (19.9). EBITDA, excluding the effects of IFRS 16, increased by 119 per cent and amounted to RUB 3,647m (1,662) and corresponding EBITDA margin was 12.9 per cent (9.8). Online sales rose by 46 per cent and amounted to 31 per cent (35) of total sales. The fact that share of online sales were even higher in 2020 is explained by a general closure of stores for a period, due to restrictions related to the coronavirus pandemic. MFG has continued to have good liquidity and has paid dividends of RUB 860m (-) during the period.

Eastnine's holding in MFG

Eastnine owns 36 per cent of MFG, the holding is unburdened. The value of the holding in MFG increased by EUR 9,537k during the quarter and EUR 10,399k (-9,716) during the period. The value amounted to EUR 89,719k (79,320) at the end of the period. Positive sales development and strengthening of the rouble in relation to the euro during the period had a positive effect on the valuation of the holding in MFG at the same time as higher WACC affected the valuation negatively both during the quarter and during the period. During the period, Eastnine has received EUR

3,266k (-) in dividends from MFG. Total yield for the holding amounted to 17.2 per cent (-14.5) during the period.

The strong growth- and EBITDA development for MFG opens up divestment opportunities, which may take the form of an IPO and, depending on market conditions, could occur before summer 2022.

East Capital Baltic Property Fund II

EC BPF II was started in 2012. The fund, a so-called "closed-end fund" is fully invested and is currently in its final extension period maturing in May 2022. The fund has a total of four properties in Tallinn in logistics, retail trade and offices.

The period January-September 2021

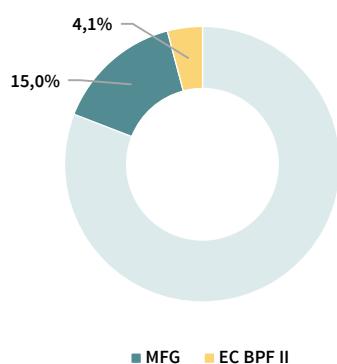
The fund reports a continued positive value change during the period, despite dividend paid during the second quarter.

Eastnine's holding in the fund

Eastnine holds a 12 per cent ownership and voting stake in East Capital (Lux) SCA, SICAV-SIF, (an umbrella fund), the holding is unburdened. This holding means that Eastnine receives a 42 per cent share of the returns from the sub-fund EC BPFII. The value of the holding in the fund consists of Eastnine's share of the fund's total value. Eastnine's holding increased by EUR 1,600k (1,177) during the period and amounted to EUR 24,431k (22,831) at the end of the period. During the period, Eastnine has received dividends from the fund of EUR 640k (-). The total return on the holding was 9.8 per cent (5.4) during the period.

Eastnine intends to release its capital in the fund, which can take place in various ways, for example, by sales of ownership shares or by selling properties in the fund and terminating the fund.

PROPORTION OF EASTNINE'S ASSETS



Key figures, Eastnine's holding	MFG		EC BPF II	
	2021 Jan-Sep	2020 Jan-Sep	2021 Jan-Sep	2020 Jan-Sep
Unrealised value change, EURk	10,399	-9,716	1,600	1,177
Received dividends, EURk	3,266	-	640	-
Total return, %	17.2	-14.5	9.8	5.4

Key figures, Eastnine's holding	MFG		EC BPF II	
	2021 30 Sep	2020 31 Dec	2021 30 Sep	2020 31 Dec
Eastnine's share, %	36	36	42	43
Fair value of Eastnine's holding, EURm	89,719	79,320	24,431	22,831
Proportion of Eastnine assets, %	15.0	15.8	4.1	4.5

Other information and accounting principles

General information

Eastnine AB (publ), corporate ID no. 556693-7404, is a Swedish limited company, listed on Nasdaq Stockholm, with its registered office in Stockholm. The Group's real estate operations are managed through the Estonian subsidiary Eastnine Baltics OÜ, with subsidiaries in Latvia and Lithuania, which together comprise the Eastnine Group. At the end of the period, the Eastnine Group employed 23 full-time employees, of which nine were employed at the head office in Stockholm, nine in Vilnius and five in Riga. The Company's and the Group's interim report concerns the period January–September 2021. All figures are presented in EUR thousands unless otherwise stated. Rounding differences may occur.

Risks and uncertainties

The dominant risks in Eastnine's operations are commercial risks in the form of changes in rent levels, vacancies and interest rates, as well as changes in the economic or business climate, and exchange rates in the markets where Eastnine operates. A more detailed description of Eastnine's material risks and uncertainties is provided in the Company's Annual Report 2020 on pgs. 49–54. Effects of the coronavirus pandemic are described on p. 8 in the Annual Report 2020. A current analysis of market conditions is provided in the Market Section on p. 5.

Parent company

Net profit/loss for the period amounted to EUR 13,371k

(-9,725). The result is primarily attributable to dividend received from, and an unrealised value change in, Melon Fashion Group totalling EUR 13,665k (-9,716). For the Parent Company's income statement and balance sheet, see p. 26.

Dividend

The Annual General Meeting 2021 has decided on a dividend of SEK 3.00 per share (2.70) for the 2020 financial year, distributed over four payments. In May and August, SEK 0.75 per share was paid out. For upcoming dividend payments, please refer to the calendar on p. 32.

Sustainability

Eastnine undertakes active sustainability efforts. At the end of the period, 88 per cent of the property area (excluding properties expected to undergo significant redevelopment) was environmentally certified, attaining either LEED Platinum or BREEAM Excellent. Eastnine's goal is that 100 per cent of certifiable area should have obtained sustainability certificates on the level of at least LEED Gold or BREEAM Excellent.

As for Eastnine's planned new development of the first all-wooden office building in the Baltics, The Pine in Riga, this building is planned to receive double sustainability certificates: LEED Platinum and WELL. The goal for the Kimmel project in Riga is a LEED Platinum certificate. The sustainability report in the Annual Report 2020, which was produced according to the Global Reporting Initiative's guidelines, contains information about the Company's primary concerns, sustainability goals and indicators.



In Eastnine's property Vertas-1 in Vilnius, the news portal Delfi has opened a studio directly adjacent to a newly opened café which is open to the public.

Selection of other sustainability issues:

- Eastnine's property S7-1 in Vilnius obtained in October the sustainability certificate BREEAM In-Use Outstanding.
- In 2021, Eastnine, for the second consecutive year, received five stars in GRESB's inspection of sustainability work among the world's real estate companies and is thus included in the group with the 20 per cent highest ranked real estate companies globally.
- In 2021, Eastnine was awarded the U.S. Green Building Council Leadership Award in the category Europe for work with development of green buildings.
- In conjunction with a new project to promote biodiversity, beehives have been placed on the roof of Vertas-1 and 3Bures-1,2 in Vilnius.
- All lease agreements in six out of a total of twelve properties are now "green leases".
- At the end of the period, Eastnine had carried out a review of 28 of 30 selected strategic suppliers.
- Green financing now accounts for 26 per cent of interest-bearing liabilities.
- The green financing framework has obtained the highest possible rating, Dark Green and Excellent from CICERO.
- Eastnine was awarded a shared third place in the foundation Allbright's comparison of gender equality in listed companies in Sweden 2020.
- In the employee survey carried out in 2020, 100 per cent of employees considered Eastnine to be a "Great Place to Work", and the "Trust Index" amounted to 95 per cent.

Accounting principles

Eastnine AB (publ) prepares its consolidated accounts according to the International Financial Reporting Standards (IFRS), approved by the European Union as well as interpretations of these (IFRIC). The interim report has been prepared in accordance with the International Accounting Standards (IAS) 34 Interim Financial Reporting and the Swedish Annual Accounts Act (Årsredovisningslagen). Accounting principles, calculation methods and valuation methods correspond to those that were applied in the Annual Report 2020 as well as the Interim Report for January-June 2021. The interim report is to be read together with the annual report. New or revised IFRS standards or other IFRIC interpretations approved by the EU and applying from 1 January 2021 have not had a material effect on the Group's financial statements.

The Parent Company prepares its accounts in accordance with RFR 2, Reporting of a legal entity, as well as the Swedish Annual Accounts Act (Årsredovisningslagen) and apply the same accounting principles, calculation methods and valuation methods as at the last annual report.

For valuation of Eastnine's assets and liabilities, see Note 1 in the 2020 Annual Report and the information below.

Valuation of derivatives

Derivatives are valued at fair value in accordance with level 2 of the IFRS value hierarchy.

Valuation of interest-bearing liabilities

Eastnine's interest-bearing liabilities are valued at amortized cost, which is considered to be a good approximation of fair value.

Segment Reporting

Eastnine classifies its various segments according to geography as well as the nature of the investments. The Company's senior management follow up on the following segments, which corresponds to the reporting provided to the Board of Directors: Properties in Lithuania, Properties in Latvia and Other investments. The segment reporting is changed in comparison to the previous year, and the comparative period has been recalculated.

Related parties

Eastnine AB has a related party relationship with its subsidiaries, see Note 31 in the Annual Report 2020, as well as with Board members and employees. Eastnine's management, Board members and their close relatives and related companies controlled, at the end of the period, 29 (29) per cent of voting rights in the Company.

Key events after end of period

- A new major letting has been signed with the Norwegian IT company Pearl at the property Valdemara Centrs in Riga. The lease agreement has a term of six years with moving-in in the spring of 2022.
- For the second consecutive year, Eastnine obtained the highest number of stars, five, in GRESB's annual global assessment of sustainability in the real estate industry. Eastnine was awarded 92 points (87).
- The property S7-1 in Vilnius has obtained the sustainability certification BREEAM In-Use Outstanding.
- The Board of Directors has decided that the net loan-to-value ratio on properties may amount to at most 60 per cent (the previous wording referred to the loan-to-value ratio on properties). The net loan-to-value ratio entails that cash and cash equivalents reduce the interest-bearing liabilities and the key figure thus better describes the risk level in the Company's financing.

Assurance from the CEO

The CEO certifies that the interim report provides a true and fair view of the Parent Company's and the Group's operations, financial position and profits and describes significant risks and uncertainties facing the Parent Company and the Group.

Stockholm, 10 November 2021

Kestutis Sasnauskas
CEO

Review report

To the Board of Eastnine AB (publ)

Corporate ID no. 556693-7404

Introduction

We have reviewed the condensed interim financial information (interim report) of Eastnine AB (publ) as of 30 September 2021 and the nine-month period then ended. The Board of Directors and the Managing Director are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

Scope of the Review

We conducted our review in accordance with International Standard on Review Engagements ISRE 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matter, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing practices. The procedures performed in a review do not enable us to obtain a level of

assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. The conclusion based on a review does not therefore have the level of assurance of an explicit opinion based on an audit.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, for the Group in accordance with IAS 34 and the Annual Accounts Act, and for the Parent Company in accordance with the Annual Accounts Act.

Stockholm, 10 November 2021

KPMG AB

Peter Dahllöf

Authorised Public Accountant

The share

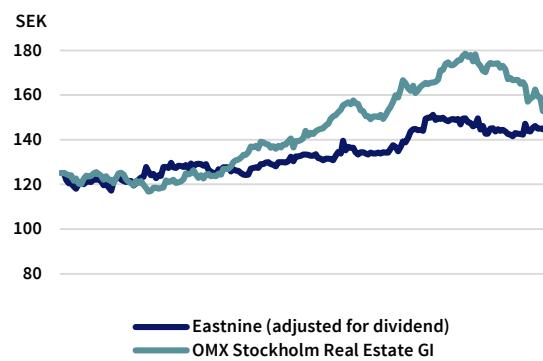
Eastnine's share price rose by 15 per cent during the first nine months of the year to SEK 144.0 at the end of the period. The long-term net asset value per share rose by 7 per cent to SEK 157 (147), due to a positive profit from property management, positive unrealised value changes, dividend from other investments and appreciation of the euro in relation to the krona.

Share price development and volume

Eastnine's share price rose by SEK 19 during the period to SEK 144.0 (125.0) on 30 September. The highest closing price was measured on 28 July at SEK 150.4 and the lowest closing price on 28 January at SEK 117.2.

Eastnine's market capitalisation amounted at the end of the period to SEK 3.2 billion (2.8). The average daily volume on Nasdaq increased to 16,662 shares (15,104) during the period. The free float amounted to 62.8 per cent (62.8) at the end of the period.

SHARE PRICE JAN-SEP 2021

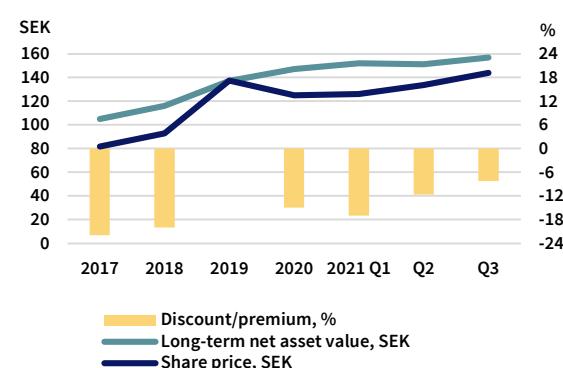


Net asset value

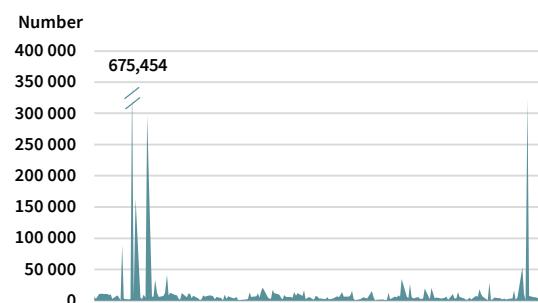
The long-term net asset value per share increased by SEK 10 during the period, corresponding to 7 per cent, to amount to SEK 157 (147) at the end of the period. The value in EUR rose by 6 per cent to 15.5 (14.6). Equity per share rose by SEK 9, corresponding to 7 per cent (rounded off), to SEK 150 (141). The value in EUR rose by 6 per cent to 14.8 (14.0).

Positive profit from property management, unrealised value changes, dividends from investments and strengthening of the euro in relation to the krona were contributory factors to the increase in net asset value per share. The discount to net asset value has reduced during the year and amounted to 8 per cent at the end of the period.

SHARE PRICE AND NET ASSET VALUE



TURNOVER SHARES JAN-SEP 2021



KEY FIGURES

	2021 30 Sep	2020 31 Dec
Data per share		
Equity, EUR	14.8	14.0
Long-term net asset value, EUR	15.5	14.6
Share price, EUR	14.2	12.4
Equity, SEK	150	141
Long-term net asset value, SEK	157	147
Share price, SEK	144.0	125.0

Number of shares

Eastnine's share is listed on Nasdaq Stockholm Mid Cap, Real Estate. The total number of shares in Eastnine AB amounted to 22,370,261 on 31 October 2021. Adjusted for repurchased shares held in treasury, the number of shares amounted to 22,149,061.

The number of known shareholders has increased during the year and amounted to 5,268 (4,990) on October 31. Three owners, Peter Elam Håkansson, Bonnier Fastigheter Invest and Arbona, had at least ten per cent of the total number of shares in the Company. Bonnier acquired their shares during October 2021. The proportion of shares that are Swedish-owned amounted to 76.5 per cent (73.9).

On 8 October, Rytu Invest notified that the company had distributed its shareholding in Eastnine, amounting to 733,599 shares to its three shareholders Eastate, Schkval and Wedelian. Behind Eastate is Eastnine's largest shareholder Peter Elam Håkansson, behind Schkval is Eastnine's CEO Kestutis Sasnauskas and behind Wedelian is Karine Hirn.

Buy-back

As of 30 September 2021, the Company held 221,200 repurchased treasury shares, corresponding to around 1.0 per cent of the total number of shares. Repurchased shares may be used for Eastnine's long-term incentive programme (LTIP). The dilution effect of repurchased shares that at the end of the period are judged to be used for current LTIP programme, is reported for the key ratio earnings per share.

At the AGM 2021, the Board received a new mandate to decide on share buy-back, providing that the company's holding of treasury shares does not exceed at any time 10 per cent of all shares in the Company.

Dividends

The Annual General Meeting has decided on a dividend of SEK 3.00 per share (2.70) for the 2020 financial year, evenly distributed over four payments. The first two payments have taken place in May and August 2021, respectively. For further dates, please refer to the calendar on p. 32.

LARGEST SHAREHOLDERS AS AT 31 OCTOBER 2021

Shareholders	Number of shares	%
Peter Elam Håkansson ¹	5,800,859	25.9
Bonnier Fastigheter Invest AB	3,060,450	13.7
Arbona AB (publ)	2,240,328	10.0
Lazard Asset Management	1,380,698	6.2
Patrik Brummer	832,930	3.7
Kestutis Sasnauskas ¹	663,095	3.0
Avanza Pension	443,707	2.0
ICA-handlarnas Förbund	400,000	1.8
Nordnet Pensionsförsäkring	386,017	1.7
Karine Hirn ¹	360,506	1.6
Dimensional Fund Advisors	330,942	1.5
CARN Capital	267,108	1.2
Jacob Grapengiesser	167,861	0.8
Albin Rosengren	155,418	0.7
Staffan Malmer	147,808	0.7
15 largest	16,637,727	74.4
Eastnine AB (repurchased shares)	221,200	1.0
Other	5,511,334	24.6
Total	22,370,261	100.0

¹Privately and via company. Source: Monitor

Financial Reports in summary



In the S7-1 property in Vilnius, Danske Bank is the sole tenant, occupying 12,000 sq.m. of modern office space. In October 2021, the property obtained the sustainability certificate BREEAM In-Use.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

EUR thousands	2021	2020	2021	2020	2020	2020/2021
	Jan-Sep	Jan-Sep	Jul-Sep	Jul-Sep	Jan-Dec	Oct-Sep
Rental income	16,079	13,936	5,558	4,993	19,186	21,330
Property expenses	-1,454	-1,422	-471	-510	-1,689	-1,721
Net operating income	14,625	12,514	5,087	4,483	17,497	19,609
Central administration expenses	-2,854	-2,681	-795	-992	-3,515	-3,688
Interest expenses	-3,851	-2,674	-1,729	-959	-3,703	-4,880
Other financial income and expenses	-136	-208	-68	-14	-268	-195
Profit from property management	7,785	6,951	2,496	2,519	10,011	10,845
Unrealised changes in value of properties	2,349	2,386	-567	-198	17,383	17,346
Unrealised changes in value of investments	11,999	-8,539	11,050	9,139	13,443	33,980
Unrealised changes in value of derivatives	661	-673	300	-12	-782	552
Realised value changes and dividends from investments	3,906	-	-	-	640	4,546
Profit/loss before tax	26,699	125	13,279	11,448	40,695	67,269
Current tax	-	-	-	-	-	-
Deferred tax	-1,614	-1,474	13	-285	-4,540	-4,680
Net profit/loss for the period/year¹	25,085	-1,349	13,292	11,163	36,155	62,589
Number of shares issued, adjusted for repurchased shares, thousand	22,149	21,149	22,149	21,149	22,149	22,149
Weighted average number of shares before dilution, thousand	22,149	21,149	22,149	21,149	21,269	22,018
Weighted average number of shares after dilution, thousand	22,221	21,196	22,232	21,195	21,319	22,089
Earnings per share before dilution, EUR	1.13	-0.06	0.60	0.53	1.70	2.84
Earnings per share after dilution, EUR	1.13	-0.06	0.60	0.53	1.70	2.83

¹Total comprehensive income for the period/year corresponds to net profit/loss for the period/year.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousands	2021	2020	2020
	30 Sep	31 Dec	30 Sep
ASSETS			
Non-current assets			
Intangible assets	2	2	2
Investment properties	415,531	372,400	356,940
Right-of-use assets, leaseholds	1,314	1,197	1,225
Equipment	176	174	183
Long-term securities holdings	114,150	102,152	80,170
Other non-current receivables	137	465	175
Total non-current assets	531,311	476,389	438,695
Current assets			
Other current assets	3,723	1,557	6,956
Cash and cash equivalents	63,575	24,278	13,804
Total current assets	67,297	25,836	20,761
TOTAL ASSETS	598,608	502,225	459,456
EQUITY AND LIABILITIES			
Equity			
Share capital	3,660	3,660	3,660
Other contributed capital	251,515	257,850	246,914
Retained earnings including net profit/loss for the period/year	73,517	48,432	10,928
Total equity	328,692	309,942	261,502
Non-current liabilities			
Interest-bearing liabilities	236,201	153,208	168,568
Derivatives	2,084	2,745	2,636
Deferred tax liabilities	12,469	10,855	7,789
Lease liability	1,295	1,175	1,201
Other non-current liabilities	3,752	1,790	1,772
Total non-current liabilities	255,801	169,772	181,966
Current liabilities			
Interest-bearing liabilities	6,510	19,943	6,111
Other liabilities	5,447	1,703	8,835
Accrued expenses and deferred income	2,158	865	1,042
Total current liabilities	14,115	22,510	15,988
TOTAL EQUITY AND LIABILITIES	598,608	502,225	459,456

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

EUR thousands	Share capital	Other contributed capital	Retained earnings	Total equity
Opening equity 1 January 2020	3,660	252,252	12,280	268,192
Net profit/loss for 1 January-30 September	-	-	-1,349	-1,349
Dividend to shareholders	-	-5,403	-	-5,403
Long-term incentive program	-	62	-	62
Closing equity 30 September 2020	3,660	246,914	10,928	261,502
Net profit /loss for 1 October-31 December	-	-	37,504	37,504
Sale of treasury shares	-	10,872	-	10,872
Long-term incentive program	-	64	-	64
Closing equity 31 December 2020	3,660	257,850	48,432	309,942
Net profit/loss for 1 January-30 September	-	-	25,085	25,085
Dividend to shareholders	-	-6,520	-	-6,520
Long-term incentive program	-	185	-	185
Closing equity 30 September 2021	3,660	251,515	73,517	328,692

CONSOLIDATED STATEMENT OF CASH FLOW

EUR thousands	2021 Jan-Sep	2020 Jan-Sep	2021 Jul-Sep	2020 Jul-Sep	2020 Jan-Dec	2020/2021 Oct-Sep
Operating activities						
Profit/loss before tax	26,699	125	13,279	11,448	40,695	67,269
Adjustments not included in cash flow from operating activities	-14,683	7,022	-10,678	-8,716	-29,694	-51,400
Income tax paid	-	-	-	-	-	-
Cash flow from operating activities before changes in working capital	12,016	7,147	2,600	2,732	11,001	15,870
Changes in cash flow from changes in working capital						
Increase (-)/decrease(+) in other current receivables	-1,838	-4,602	-1,009	4,495	508	3,272
Increase (+)/decrease(-) in other current payables	1,240	4,042	1,216	-3,694	-549	-3,351
Cash flow from operating activities	11,418	6,587	2,808	3,533	10,960	15,791
Investing activities						
Investments in existing properties	-2,303	-1,837	-1,119	-865	-2,300	-2,766
Acquisition of properties	-35,979	-62,461	7	-20,072	-62,461	-35,979
Purchase of equipment	-44	-11	-42	-8	-17	-50
Cash flow from investing activities	-38,326	-64,309	-1,154	-20,946	-64,778	-38,795
Financing activities						
Issue bond	45,000	-	45,000	-	-	45,000
New loans	29,277	40,950	-	11,000	40,950	29,277
Repayment of loans	-4,717	-4,042	-1,628	-1,442	-5,570	-6,245
Payment of lease liabilities	-78	-73	-26	-25	-99	-104
Dividend to shareholders	-3,260	-2,702	-1,630	-	-5,403	-5,961
Sale of treasury shares	-	-	-	-	10,872	10,872
Cash flow from financing activities	66,222	34,133	41,716	9,533	40,750	72,839
Cash flow for the period						
Cash and cash equivalent at the beginning of the period	24,278	37,406	20,218	21,688	37,406	13,804
Exchange rate differences in cash and cash equivalents	-18	-13	-13	-4	-60	-65
Cash and cash equivalent at the end of the period	63,575	13,804	63,575	13,804	24,278	63,575

KEY FIGURES

	2021 Jan-Sep	2020 Jan-Sep	2021 Jul-Sep	2020 Jul-Sep	2020 Jan-Dec	2020/2021 Oct-Sep
Surplus ratio, %	91	90	92	90	91	92
Interest coverage ratio, multiple	3.0	3.6	2.4	3.6	3.7	3.2
Return on equity, %	10.5	-0.7	16.5	17.5	12.5	21.2
Cashflow per share from operating activities, EUR	0.52	0.31	0.13	0.17	0.52	0.72
Cashflow per share, EUR	1.77	-1.12	1.96	-0.37	-0.61	2.26
Profit from property management per share, EUR	0.35	0.33	0.11	0.12	0.47	0.49
Earnings per share before dilution, EUR	1.13	-0.06	0.60	0.53	1.70	2.84
Earnings per share after dilution, EUR	1.13	-0.06	0.60	0.53	1.70	2.83

SEGMENT REPORTING

Eastnine classifies and evaluates the various segments based on geography and the nature of the investments. Segments are presented from the point of view of management and are divided into the following segments: Properties in Lithuania, Properties in Latvia and Other investments.

EUR thousands	Properties in Lithuania	Properties in Latvia	Other investments	Unallocated	Total
1 Jan-30 Sep 2021					
Rental income	14,048	2,031	-	-	16,079
Property expenses	-848	-606	-	-	-1,454
Net operating income	13,200	1,425	-	-	14,625
Central administration expenses	-	-	-	-2,854	-2,854
Interest expenses	-2,793	-518	-	-540	-3,851
Other financial income and expenses	-24	-	-	-112	-136
Profit from property management	10,383	907	-	-3,505	7,785
Unrealised changes in value of properties	604	1,746	-	-	2,349
Unrealised changes in value of investments	-	-	11,999	-	11,999
Unrealised changes in value of derivatives	803	-142	-	-	661
Realised value changes and dividends from investments	-	-	3,906	-	3,906
Profit/loss before tax	11,789	2,511	15,904	-3,505	26,699
Deferred tax	-1,614	-	-	-	-1,614
Net profit/loss for the period	10,175	2,511	15,904	-3,505	25,085
Investment properties	336,800	78,731	-	-	415,531
<i>of which investments/acquisitions during the period</i>	<i>24,496</i>	<i>16,286</i>	-	-	<i>40,782</i>
Long-term securities holdings	-	-	114,150	-	114,150
Interest-bearing liabilities	164,708	33,003	-	45,000	242,711

EUR thousands	Properties in Lithuania	Properties in Latvia	Other investments	Unallocated	Total
1 Jan-30 Sep 2020					
Rental income	11,324	2,612	-	-	13,936
Property expenses	-968	-454	-	-	-1,422
Net operating income	10,356	2,158	-	-	12,514
Central administration expenses	-	-	-	-2,681	-2,681
Interest expenses	-2,178	-496	-	-	-2,674
Other financial income and expenses	-177	-	-	-31	-208
Profit from property management	8,000	1,662	-	-2,712	6,951
Unrealised changes in value of properties	4,415	-2,028	-	-	2,386
Unrealised changes in value of investments	-	-	-8,539	-	-8,539
Unrealised changes in value of derivatives	-673	-	-	-	-673
Profit/loss before tax	11,742	-366	-8,539	-2,712	125
Deferred tax	-1,474	-	-	-	-1,474
Net profit/loss for the period	10,267	-366	-8,539	-2,712	-1,349
Investment properties	293,740	63,200	-	-	356,940
<i>of which investments/acquisitions during the period</i>	<i>63,505</i>	<i>793</i>	-	-	<i>64,298</i>
Long-term securities holdings	-	-	80,171	-	80,171
Interest-bearing liabilities	147,965	26,713	-	-	174,679

LONG-TERM SECURITIES HOLDINGS

Tables below reflect the long-term securities holdings measured at fair value in level 3. Segment "Other investments" consist of the holdings in East Capital Property Fund II (EC BPF II) and JSC Melon Fashion Group (MFG). The properties in the fund are normally valued internally by fund manager at quarterly basis and externally at year end. JSC Melon Fashion Group is valued internally by Eastnine.

		Other investments		
		EC BPF II	MFG	Total
Changes in long-term securities holdings measured at fair value in level 3, EUR thousands				
Opening balance 1 January 2020		21,812	66,897	88,709
Unrealised changes in values recognised net in profit/loss		1,019	12,423	13,443
Closing balance 31 December 2020		22,831	79,320	102,152
Unrealised changes in values recognised net in profit/loss		1,600	10,399	11,999
Closing balance 30 September 2021		24,431	89,719	114,150

VALUATION ASSUMPTIONS

	2021	2020	2020
	30 Sep	31 Dec	30 Sep
Investment properties			
Weighted yield requirement, %	5.8	5.8	6.1
Average rent, EUR/sq.m./month	15.1	15.0	15.0
Average discount rate, %	7.1	7.2	7.5
Long-term inflation market rent, %	1.5	1.5	1.5
Long-term vacancy rate, %	4.5	4.5	4.5

Long-term securities holdings	Segment	Valuation method ¹	Valuation assumptions ¹
East Capital Baltic Property Fund II	Other investments	DCF	WACC 7-8%, yield requirement 6-8%. Long-term growth 3.5%, long-term operating margin 8.3%, WACC 15.4%, minority and liquidity discount of 25% is applied.
JSC Melon Fashion Group	Other investments	DCF	

¹Discounted cash flow model (DCF), weighted average cost of capital (WACC).

SENSITIVITY ANALYSIS

30 September 2021	Assumptions	Properties in Lithuania	Properties in Latvia
Investment properties, EUR thousands			
Market rental level, %	+/- 5.0	13,283 -13,146	2,516 -2,497
Long-term floor space occupancy rate, percentage points	+/- 1.0	2,851 -3,460	766 -784
Yield requirement, percentage points	+/- 0.25	-9,585 10,454	-2,080 2,260

30 September 2021	Assumptions	EC BPF II	MFG
Long-term securities holdings, EUR thousands			
Yield requirement, percentage points	+/- 0.5	-1,179 1,362	- -
Weighted average cost of capital, percentage points	+/- 0.5 EC BPF II +/- 1.0 MFG	-1,100 1,154	-6,726 7,971
Long-term growth, percentage points	+/- 0.4	- -	1,968 -1,840
Long-term operating margin, percentage points	+/- 0.5	- -	3,367 -3,367

Market risks, EUR thousands			
Effect on profit/loss and equity	Change, %	2021 30 Sep	2020 31 Dec
Currency rate, EUR/RUB	+/- 10	8,972	7,932
Value of EC BPF II and MFG	+/- 10	11,415	10,215

Cash flow and current earning	2021 30 Sep	2020 31 Dec
Market interest rate, +/- 50 bps	+76 / -76	+87 / -87
Market interest rate, +/- 100 bps	-377 / -152	-107 / -173

Assets and debts of foreign currency, EUR thousands	2021	2020
Cash and liabilities	30 Sep	31 Dec
Currency in SEK	128	270
Lease liabilities in SEK	390	468

Long-term securities holdings ¹	2021 30 Sep	2020 31 Dec
Currency in rouble (RUB)	89,719	79,320

¹Holdings in JSC Melon Fashion Group.

INCOME STATEMENT - PARENT COMPANY

EUR thousands	2021	2020	2021	2020	2020	2020/2021
	Jan-Sep	Jan-Sep	Jul-Sep	Jul-Sep	Jan-Dec	Oct-Sep
Other income	1,411	1,304	470	435	1,738	1,846
Central administration expenses	-2,631	-2,316	-714	-866	-3,104	-3,419
Operating profit/loss	-1,220	-1,012	-244	-431	-1,366	-1,573
Unrealised changes in value of investments	10,399	-9,716	9,537	8,690	12,423	32,538
Dividend received from investments	3,266	-	-	-	-	3,266
Financial income	1,580	1,034	897	347	1,381	1,927
Financial expenses	-655	-31	-598	-9	-84	-707
Profit/loss before tax	13,371	-9,725	9,593	8,597	12,355	35,451
Tax	-	-	-	-	-	-
Net profit/loss for the period/year	13,371	-9,725	9,593	8,597	12,355	35,451

BALANCE SHEET - PARENT COMPANY

EUR thousands	2021	2020	2020
	30 Sep	31 Dec	30 Sep
ASSETS			
Fixed assets			
Right-of-use asset, leaseholds	409	491	518
Equipment	56	70	74
Shares in group companies	104,004	142,447	142,430
Long-term securities holdings	89,719	79,320	57,181
Loans to group companies	73,027	27,527	27,527
Total non-current assets	267,217	249,856	227,732
Current assets			
Other current assets	2,046	1,398	2,427
Cash and cash equivalents	48,893	10,995	1,842
Total current assets	50,939	12,393	4,269
TOTAL ASSETS	318,156	262,248	232,001
EQUITY AND LIABILITIES			
Equity			
<i>Restricted capital</i>			
Share capital	3,660	3,660	3,660
<i>Unrestricted capital</i>			
Share premium reserve	251,512	257,848	246,911
Retained earnings including net profit/loss for the year	12,880	-491	-22,571
Total equity	268,052	261,017	228,000
Non-current liabilities			
Interest-bearing liabilities	45,000	-	-
Lease liability	390	468	494
Other non-current liabilities	205	113	77
Total non-current liabilities	45,595	581	572
Current liabilities			
Other liabilities	3,465	155	2,888
Accrued expenses and deferred income	1,043	496	541
Total current liabilities	4,509	651	3,429
TOTAL EQUITY AND LIABILITIES	318,156	262,248	232,001

QUARTERLY OVERVIEW

INCOME STATEMENT

EUR thousands	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
Rental income	5,558	5,423	5,099	5,251	4,993	4,467	4,475	4,161
Property expenses	-471	-497	-486	-267	-510	-480	-431	-410
Net operating income	5,087	4,925	4,613	4,983	4,483	3,987	4,044	3,751
Central administration expenses	-795	-936	-1,123	-834	-992	-865	-824	-1,184
Interest expenses	-1,729	-1,108	-1,014	-1,029	-959	-852	-863	-790
Other financial income and expenses	-68	-46	-22	-59	-14	-100	-95	-78
Profit from property management	2,496	2,836	2,454	3,061	2,519	2,170	2,262	1,699
<i>Unrealised changes in values:</i>								
Properties	-567	1,450	1,466	14,997	-198	5,322	-2,738	3,914
Investments	11,050	-994	1,942	21,981	9,139	3,605	-21,283	11,918
Derivatives	300	22	339	-109	-12	-426	-235	702
Realised values and dividends from investments	-	3,906	-	640	-	-	-	2,588
Profit before tax	13,279	7,220	6,201	40,570	11,448	10,671	-21,994	20,821
Deferred tax	13	-1,076	-551	-3,066	-285	-931	-259	-1,246
Net profit/loss for the period	13,292	6,144	5,649	37,504	11,163	9,740	-22,253	19,575

BALANCE SHEET - CONDENSED

EUR thousands	2021	2021	2021	2020	2020	2020	2020	2019
	30 Sep	30 Jun	31 Mar	31 Dec	30 Sep	30 Jun	31 Mar	31 Dec
Investment properties	415,531	414,986	374,200	372,400	356,940	336,200	288,020	290,256
Long-term securities holdings	114,150	103,100	104,093	102,152	80,170	71,031	67,426	88,709
Other assets	5,352	4,340	4,151	3,395	8,541	13,077	3,831	3,951
Cash and cash equivalents	63,575	20,218	24,232	24,278	13,804	21,688	43,883	37,406
TOTAL ASSETS	598,608	542,644	506,677	502,225	459,456	441,996	403,160	420,322
Shareholders' equity	328,692	315,348	315,666	309,942	261,502	250,253	245,917	268,192
Long-term interest-bearing liabilities	236,201	192,829	151,832	153,208	168,568	159,338	137,907	132,571
Current interest-bearing liabilities	6,510	6,510	19,791	19,943	6,111	5,783	5,200	5,200
Other liabilities	27,205	27,957	19,387	19,131	23,275	26,622	14,136	14,359
TOTAL EQUITY AND LIABILITIES	598,608	542,644	506,677	502,225	459,456	441,996	403,160	420,322

QUARTERLY KEY FIGURES

PROPERTY-RELATED	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
Leasable area, sq.m. thousand	130.5	130.7	120.2	121.0	121.1	113.9	99.5	99.5
Number of properties	12	12	10	10	11	10	9	9
Investment properties, EURk	415,531	414,986	374,200	372,400	356,940	336,200	288,020	290,256
Surplus ratio, %	92	91	90	95	90	89	90	90
Occupancy rate, financial, %	89.6	92.3	90.4	92.1	94.0	96.3	92.5	92.0
Average rent, EUR/sq.m./month	15.0	15.0	15.0	14.9	14.8	14.9	15.0	14.7
WAULT, year	3.7	3.8	4.2	4.4	4.6	4.7	4.9	5.0
Weighted yield requirement, %	5.8	5.8	5.8	5.8	6.1	6.1	6.1	-
Environmentally certified properties, % of sq.m.	88	88	87	87	79	84	72	72
FINANCIAL	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
Rental income, EURk	5,558	5,423	5,099	5,251	4,993	4,467	4,475	4,161
Net operating income, EURk	5,087	4,925	4,613	4,983	4,483	3,987	4,044	3,751
Profit from property management, EURk	2,496	2,836	2,454	3,061	2,519	2,170	2,262	1,699
Loan-to-value ratio, %	46	38	36	36	40	41	40	36
Net loan-to-value ratio, %	34	35	31	31	37	35	28	26
Loan-to-value ratio, properties (LTV), %	58	48	46	46	49	49	50	47
Net loan-to-value ratio, properties (LTV), %	43	43	39	40	45	43	34	35
Capital tie-up period, year	2.8	3.0	2.7	3.0	3.2	3.1	3.3	3.5
Interest tie-up period, year	1.6	2.1	2.1	2.3	2.5	2.5	2.8	3.1
Debt ratio, multiple	15.2	13.2	12.0	12.4	14.1	15.2	15.0	17.1
Equity/asset ratio, %	55	58	62	62	57	57	61	64
Interest coverage ratio, multiple	2.4	3.6	3.4	4.0	3.6	3.5	3.6	3.2
Average interest rate, %	2.8	2.3	2.3	2.3	2.3	2.3	2.3	2.3
Return on equity, %	16.5	7.8	7.2	52.5	17.5	15.7	-34.6	30.3
SHARE-RELATED	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
Equity, EURk	328,692	315,348	315,666	309,942	261,502	250,253	245,917	268,192
Long-term net asset value (LT-NAV), EURk	343,245	330,213	329,477	323,542	271,927	260,381	254,689	276,470
Market capitalisation, EURk	314,569	291,768	272,424	275,527	225,289	236,472	212,439	276,546
Market capitalisation, SEK thousand	3,189,465	2,959,115	2,790,782	2,768,633	2,364,465	2,474,440	2,309,477	2,905,881
Number of shares issued at period end, thousand	22,370	22,370	22,370	22,370	22,370	22,370	22,370	22,370
Number of shares issued at period end, adjusted for repurchased shares, thousand	22,149	22,149	22,149	22,149	21,149	21,149	21,149	21,149
Weighted average number of shares, adjusted for repurchased shares, thousand	22,149	22,149	22,149	21,627	21,149	21,149	21,149	21,187
Cashflow per share from operating activities, EUR	0.13	0.31	0.08	0.20	0.17	0.06	0.08	0.22
Cashflow per share, EUR	1.96	-0.18	0.00	0.49	-0.37	-1.05	0.31	-0.15
Profit from property management per share, EUR	0.11	0.13	0.11	0.14	0.12	0.10	0.11	0.08
Earnings per share before dilution, EUR	0.60	0.28	0.26	1.73	0.53	0.46	-1.05	0.93
Earnings per share after dilution, EUR	0.60	0.28	0.25	1.73	0.53	0.46	-1.05	0.93
Equity per share, EUR	14.8	14.2	14.3	14.0	12.4	11.8	11.6	12.7
Equity per share, SEK	150	144	146	141	130	124	126	133
Long-term net asset value per share, EUR	15.5	14.9	14.9	14.6	12.9	12.3	12.0	13.1
Long-term net asset value per share, SEK	157	151	152	147	135	129	131	137
Share price, EUR	14.2	13.2	12.3	12.4	10.7	11.2	10.0	13.1
Share price, SEK	144.00	133.60	126.00	125.00	111.80	117.00	109.20	137.40
OTHER	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
EUR/SEK	10.14	10.14	10.24	10.05	10.50	10.46	10.87	10.51
EUR/RUB	84.35	86.63	88.76	90.50	91.00	80.03	85.73	69.72

INTERPRETATION OF KEY FIGURES

	Q3 2021	Q2 2021	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
Rental income	5,558	5,423	5,099	5,251	4,993	4,467	4,475	4,161
Net operating income	5,087	4,925	4,613	4,983	4,483	3,987	4,044	3,751
Surplus ratio, %	92	91	90	95	90	89	90	90
Investment properties and Long-term securities holdings	529,682	518,086	478,293	474,552	437,110	407,231	355,446	378,965
Interest-bearing liabilities	242,711	199,339	171,623	173,151	174,679	165,121	143,107	137,771
Loan-to-value ratio, %	46	38	36	36	40	41	40	36
Investment properties and Long-term securities holdings	529,682	518,086	478,293	474,552	437,110	407,231	355,446	378,965
Interest-bearing liabilities	242,711	199,339	171,623	173,151	174,679	165,121	143,107	137,771
Cash and cash equivalents	63,575	20,218	24,232	24,278	13,804	21,688	43,883	37,406
Net loan-to-value ratio, %	34	35	31	31	37	35	28	26
Investment properties	415,531	414,986	374,200	372,400	356,940	336,200	288,020	290,256
Interest-bearing liabilities	242,711	199,339	171,623	173,151	174,679	165,121	143,107	137,771
Loan-to-value ratio, properties (LTV), %	58	48	46	46	49	49	50	47
Investment properties	415,531	414,986	374,200	372,400	356,940	336,200	288,020	290,256
Interest-bearing liabilities	242,711	199,339	171,623	173,151	174,679	165,121	143,107	137,771
Cash and cash equivalents	63,575	20,218	24,232	24,278	13,804	21,688	43,883	37,406
Net loan-to-value ratio, properties (LTV), %	43	43	39	40	45	43	34	35
Equity	328,692	315,348	315,666	309,942	261,502	250,253	245,917	268,192
Add back derivatives	2,084	2,384	2,405	2,745	2,636	2,624	2,198	1,963
Add back deferred tax	12,469	12,482	11,406	10,855	7,789	7,504	6,574	6,315
Long-term net asset value, EURk	343,245	330,213	329,477	323,542	271,927	260,381	254,689	276,470
Net operating income	19,609	19,005	18,067	17,497	16,265	14,577	13,301	11,946
Central administration expenses	-3,688	-3,885	-3,815	-3,515	-3,865	-3,699	-3,770	-3,873
Total	15,921	15,119	14,252	13,982	12,400	10,878	9,531	8,074
Interest-bearing liabilities	242,711	199,339	171,623	173,151	174,679	165,121	143,107	137,771
Debt ratio, multiple	15.2	13.2	12.0	12.4	14.1	15.2	15.0	17.1
Profit from property management	2,496	2,836	2,454	3,061	2,519	2,170	2,262	1,699
Interest expenses	1,729	1,108	1,014	1,029	959	852	863	790
Profit before interest expenses	4,225	3,943	3,468	4,090	3,478	3,022	3,125	2,489
Interest coverage ratio, multiple	2.4	3.6	3.4	4.0	3.6	3.5	3.6	3.2
Net profit, annualised	53,166	24,576	22,598	150,016	44,652	38,960	-89,012	78,302
Average equity	322,020	315,507	312,804	285,722	255,877	248,085	257,055	258,388
Return on equity, %	16.5	7.8	7.2	52.5	17.5	15.7	-34.6	30.3

Definitions and glossary

Eastnine applies the European Securities and Markets Authority (ESMA) guidelines on alternative performance measures. The Company considers that these measures provide valuable information to investors and the Company's management as they enable evaluation and comparison of the Company's financial position, financial results and cash flow. These financial measures and key figures shall be regarded as a complement to the measures defined in compliance with IFRS. The following key figures are not defined according to IFRS unless otherwise stated.

PROPERTY-RELATED KEY FIGURES

Average rental income

Average rent at the end of the period.

Lettable area

Total area available for letting.

Occupancy rate, by area

Occupancy rate in relation to lettable area.

Occupancy rate, financial

Contracted annual rent at the end of the period in relation to the rent value.

This indicator is used to facilitate the estimation of rental income for vacant premises and other financial vacancies.

Rental value

Contracted annual rents which are current at the end of the period with supplements for discounts and estimated market rent for vacant premises.

Surplus ratio

Net operating income in relation to rental income.

Triple-net rent

Lease agreements where the tenant, in addition to the base rent, also pays costs related to the leased area. These costs include operational and maintenance costs, property taxes, site leasehold fees, insurance and property upkeep.

Vacancy rate, by area

Vacancy rate in relation to lettable area.

Vacancy rate, financial

Annual rent for vacant premises at the end of the period in relation to the rent value at the end of the period.

WAULT

Average remaining agreement term of rental agreements at end of period, weighted according to contracted rental income.

The indicator shows the weighted risk of future vacancies.

Yield, earning capacity

Net operating income in relation to the book values of the properties, excluding development properties.

Yield requirement, properties

The yield requirement is used in valuations and relate to the yield requirement at the end of the calculation period. The yield requirement is based on the market return requirement for similar investment objects, with the addition of risks related to real estate, such as geographical location, the condition of the properties and future vacancy risk.

FINANCIAL KEY FIGURES

Average interest rate

Average interest rate on interest-bearing liabilities at the end of the period.

Capital tie-up period

Average remaining term for interest-bearing liabilities by the end of the period.

Debt coverage ratio

Interest-bearing liabilities at the end of the period in relation to the rolling twelve-month net operating income less deductions for the rolling twelve-month central administration expenses.

EBITDA

Earnings before interest, tax, depreciation and amortisation.

Equity/asset ratio

Equity in relation to total assets.

Fixed interest term

Average remaining fixed interest term for interest-bearing liabilities by the end of the period.

Interest coverage ratio

Profit from property management, with reversal of interest expenses, in relation to interest expenses.

Loan-to-value ratio

Interest-bearing liabilities in relation to the sum of the values of investment properties and long-term securities holdings.

Loan-to-value ratio (LTV), properties

Interest-bearing liabilities in relation to the value of investment properties.

Net loan-to-value ratio

Interest-bearing liabilities after deduction for cash, in relation to the sum of the values of investment properties and long-term securities holdings.

Net loan-to-value ratio (LTV), properties

Interest-bearing liabilities after deduction for cash, in relation to the value of investment properties.

Net operating income

Rental income less property expenses.

Profit from property management

Earnings before value changes, dividends received and taxes.

Rental income

Debited rents, rental accruals, and rental guarantees less rental discounts.

Return on equity

Net profit/loss for the period, recalculated on a 12-month basis, in relation to average equity.

SHARE-RELATED KEY FIGURES**Cash flow per share**

Period's cash flow divided by the weighted average number of shares during the period.

Cash flow from operating activities per share

Period's cash flow from operating activities divided by the weighted average number of shares during the period.

Earnings per share (definition according to IFRS)

Profit/loss for the period attributable to the Parent Company's owners in relation to the average number of shares issued (excluding repurchased shares held in treasury).

Equity per share

Total equity in relation to the number of shares issued (excluding treasury shares).

Long-term net asset value

Equity with reversal of derivatives and deferred tax liabilities according to the balance sheet.

Long-term NAV per share

Long-term net asset value in relation to the number of shares issued (excluding treasury shares).

Profit from property management per share

Profit from property management divided by the average number of shares during the period.

GLOSSARY**Break option**

Unilateral option allowing the tenant to terminate the lease agreement prematurely. The clause usually refers to a right on the part of the tenant to terminate a lease without additional rent payments.

Fair value

Fair value is the price at which a property transfer may take place between independent and informed parties which have an interest in the transaction taking place. Fair value is considered to be equal to the acquisition value at the acquisition date, after which the fair value may change over time.

Green leases

Lease agreements where Eastnine and the tenant has agreed on proactive efforts to promote and improve the sustainability of the property/premises.

GRESB

Short for Global Real Estate Sustainability Benchmark.

Gross area

Gross area is the sum of the area of all the floors up to the exterior of the surrounding building sections. The term is used e.g. with regards to property valuations.

ICT

Short for Information and Communication Technology.

IFRS

Abbreviation for International Financing Reporting Standard. IFRS is an international reporting standard for the preparation of group statements.

Interest derivatives

Agreements for the purchase and sale of interest, the price and conditions of which depend on factors such as time, inflation rates, and market. Derivative agreements are usually entered into in order to ensure predictable interest rate levels for some part or the entirety of the interest-bearing loans. Interest rate swaps are a type of derivative where the value on balance day is zero and which expires without further payment flows.

Net asset value discount/premium

The difference between net asset value and market capitalisation. If market cap is lower than NAV the shares are traded at a NAV discount; if market cap is higher, shares are traded at a premium.

Net letting

Annual rent income from contracts signed during the period less that of contracts terminated during the period.

Property

Relates to real estate in possession through ownership or site leaseholds.

Share buy-back

Purchasing of own shares on the stock market. Swedish companies have the option to own up to 10 per cent of the total number of shares they have issued, given approval from the AGM.

Sustainability certification frameworks

BREEAM is an abbreviation of Building Research Establishment Environmental Assessment Method.

LEED is an abbreviation of Leadership in Energy and Environmental Design.

Zero-interest floor

Clause in credit agreements meaning that a negative Euribor interest rate is considered as zero.

Financial calendar

Year-end report 2021:	11 February 2022
Annual General Meeting 2022:	26 April 2022
Interim report January-March 2022:	4 May 2022
Interim report January-June 2022:	14 July 2022
Interim report January-September 2022:	9 November 2022
Year-end report 2022:	8 February 2023

Payments of shareholder dividends:

Dividend record date	16 November 2021
Expected date of payment	19 November 2021
Dividend record date	1 February 2022
Expected date of payment	4 February 2022

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The information in this interim report is the information which Eastnine AB is required to disclose under the EU Market Abuse Regulation Act. The report was released for publication at 07.00 a.m. CET on 10 November 2021.

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The entire S7-area in Vilnius, three-quarters of which is owned by Eastnine, is appreciated for its architecture and the surroundings. Danske Bank rents three out of four properties and Telia the fourth.

