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Sustainability from multiple perspectives

Climate change intensifies demands on companies to assume responsibility and minimise their environmental impact. This is particularly crucial for the real estate sector, where buildings account for a third of global carbon emissions. However, sustainability transcends mere climate responsibility. Our sustainability agenda encompasses energy-efficient and future-proof buildings, efforts to enhance the wellbeing and productivity of our tenants' employees, effective corporate governance, and a work environment prioritising both physical and mental health for the employees.

82%

EU Taxonomy-aligned activities

100%

Sustainability certified properties



5/5 stars
Top GRESB ranking

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A green oasis in the middle of the courtyard of the property Nowy Rynek D in Poznan.





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Eastnine's sustainability work

Eastnine's sustainability work aligns with the goal of achieving a sustainable and attractive total return for the shareholders. The focus lies on three value-creating core areas: future-proof properties, sustainable investment, and responsible business practices.

In preparation for potential reporting under the EU directive CSRD, Eastnine conducted a double-materiality analysis in 2024. This analysis, designed to identify and address significant sustainability issues, has culminated in three key areas for value creation for Eastnine: future-proofing properties, sustainable investment, and responsible business practices. For further information, see page 118.

Future-proof properties

For Eastnine, a future-proof properties refers to a building designed for long-term use, maintaining its attractiveness to tenants for decades. Buildings should exhibit resilience, i.e., the capacity to adapt to changes driven by climate, shifting behaviours, demands from tenants and financiers, or other factors. Furthermore, the buildings should be flexible and incorporate technologies that minimise resource consumption and environmental impact while mitigating climate-related risks.

Enhancing energy performance remains a key focus area. Since 2019, the energy intensity in the properties has been reduced by 24 per cent, aligning with Eastnine's target for 2025. The Company is currently defining new, even more ambitious energy targets to continue driving progress. Certifying

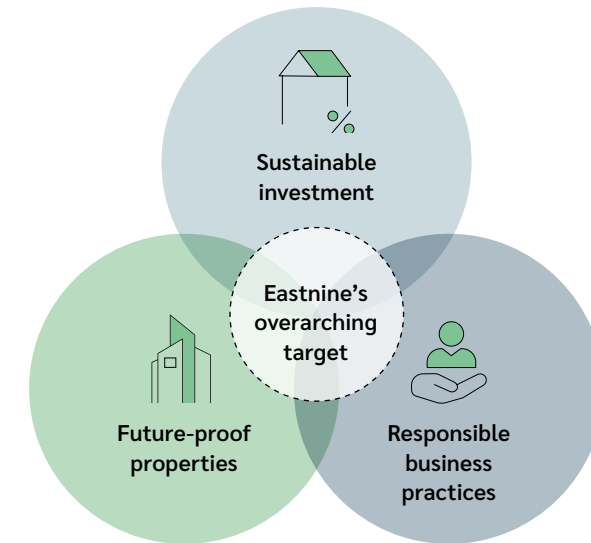
our buildings remains a crucial element in our efforts towards future-proofing properties, given that global certification standards such as LEED and BREEAM signify climate-friendly and efficient buildings to investors and financiers. All our properties boast high-level certifications that reflect the quality of the portfolio.

Sustainable investment

Eastnine strives to be a sustainable investment and has therefore set a target of achieving 100 per cent taxonomy-aligned operations. This year, 82 per cent of Eastnine's total revenue was classified as aligned with the EU taxonomy.

The Company is striving for climate-neutral property management by 2030. New and more stringent emissions targets, aligned with the recently launched SBTi guidelines for the real estate sector, will be established in 2025.

Eastnine aims to achieve top scores in the Global Real Estate Sustainability Benchmark (GRESB), a ranking commonly utilised by institutional investors to assess the sustainability profile of real estate companies. In 2024, a five-star rating was earned, placing Eastnine among the top 20 per cent of companies according to the GRESB global benchmark.



Three value-adding areas and key issues

Future-proof properties

- Energy performance and renewable energy
- Efficient and circular usage of resources
- Mitigation of climate-related physical risks
- Sustainability certified buildings

Sustainable investment

- EU Taxonomy-aligned activities
- Reduced climate impact
- Top GRESB ranking
- Maximal green financing

Responsible business practices

- Impeccable business ethics and transparency
- High level of customer satisfaction
- Valuable partnerships for a sustainable society
- Employee health and wellbeing
- Equal opportunity and diversity
- Sustainable supply chains

Responsible business practices

Operating responsibly is essential to be an attractive investment, landlord and workplace. This entails upholding high standards in business ethics, transparency and labour conditions. The Company maintain a zero-tolerance stance on corruption and set stringent requirements for regulatory compli-

ance, working conditions, and respect for human rights – within the Eastnine organisation and across our supply chain. Eastnine's operations in Sweden are certified by Great Place to Work, and in the most recent employee survey, 95 per cent of our employees indicated that Eastnine is a "great place to work."

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Certification – a means of control and a stamp of quality

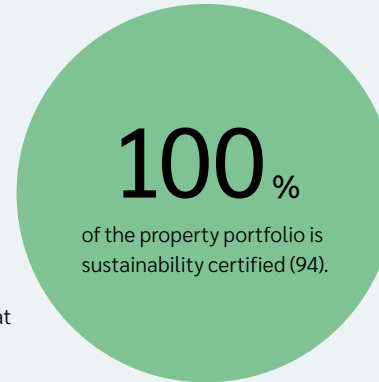
Certification of properties ensures sustainable use of resources, minimise environmental impact, and uphold high standards for our tenants' work environments. The certifications assist Eastnine in meeting the increasing demands of investors, tenants and financiers. They serve as a control tool for Eastnine's sustainability efforts throughout a building's lifecycle, from construction to operation, and at the same time serve as a stamp of quality.

In early 2024, Uptown Park received LEED Platinum certification for its operations, achieving our objective of a 100 per cent sustainability-certified portfolio. The Nowy Rynek E and Warsaw Unit properties in Poland, acquired

in 2024, are both certified for their construction phases with commendable ratings within their respective certification systems; Nowy Rynek E was awarded LEED Platinum, while Warsaw Unit was awarded the highest rating of Outstanding under BREEAM.

Both properties are also certified in accordance with WELL, a standard that promotes the health and wellbeing of building users.

At year-end, a complete 100 per cent (94) of Eastnine's properties were certified under at least one category, either LEED Gold or BREEAM Excellent. In addition, 48 per cent of the portfolio was also certified in accordance with WELL.



New construction

Certification system	Level	Number	Gross floor area, sq.m.	Percentage of total (%)
LEED	Platinum	4	111,687	32
BREEAM	Outstanding	1	81,715	23
	Excellent	3	56,461	16
Total		8	249,863	71

Building operations and maintenance

Certification system	Level	Number	Gross floor area, sq.m.	Percentage of total (%)
LEED	Platinum	6	88,763	25
	Gold	1	11,446	3
BREEAM	Outstanding	3	56,461	16
Total		10	156,670	45

Health and wellbeing

Certification system	Level	Number	Gross floor area, sq.m.	Percentage of total (%)
WELL	Platinum	1	81,715	23
	Gold	2	86,090	25
Fitwel	★★	1	11,446	3
Total		4	179,251	51
Properties with at least one certification		15	350,718	100

Certifications as tools for better buildings

Certifications exist for different phases of a building's lifecycle. BREEAM and LEED certifications are integral to the construction phase, evaluating the sustainability of the building process while concentrating on elements such as sustainable transport, energy efficiency and environmentally friendly building materials. Notably, these certifications remain valid throughout the service life of the building. Conversely, certifications related to the operational phase assess existing buildings during their use, focusing on aspects such

as energy efficiency, maintenance and indoor climate. These certifications necessitate regular renewal and are typically valid for three to five years.

While some assessment criteria overlap between the certification systems for construction and operations, they each fulfil distinct roles. Construction certification guarantees that a building is designed and constructed to high sustainability standards; however, it does not assure performance during the building's operational phase. Conse-

quently, operational certification often complements the construction verification by monitoring the building's performance over time.

In addition to these traditional environmental certifications, health certifications such as WELL and Fitwel are gaining traction among tenants. These standards prioritise the wellbeing of individuals within the work environment, utilising assessment criteria that encompass comfort, physical activity, mental health, and aesthetic considerations of the physical space.

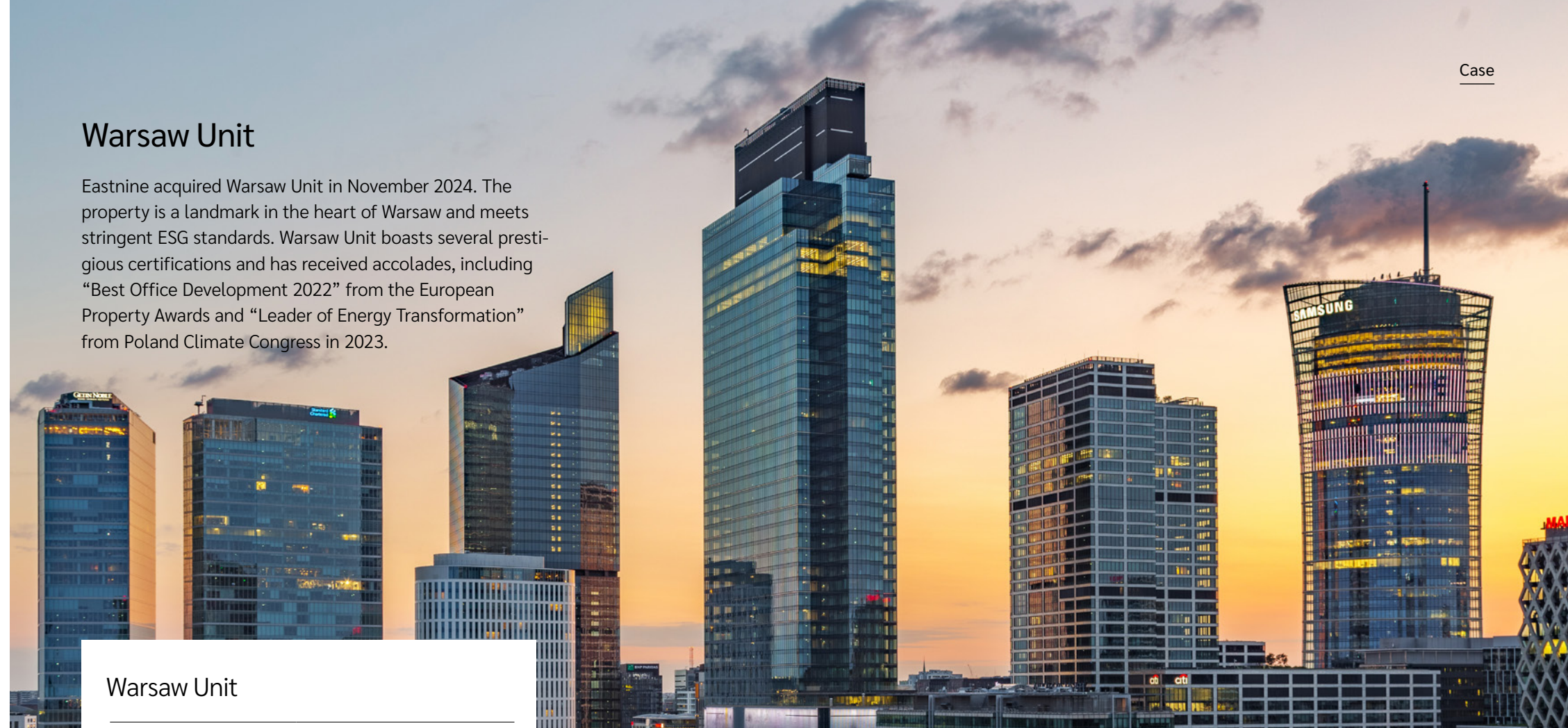
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Warsaw Unit

Eastnine acquired Warsaw Unit in November 2024. The property is a landmark in the heart of Warsaw and meets stringent ESG standards. Warsaw Unit boasts several prestigious certifications and has received accolades, including “Best Office Development 2022” from the European Property Awards and “Leader of Energy Transformation” from Poland Climate Congress in 2023.



Warsaw Unit

Construction year	2021
Date of taking possession	Q4 2024
Gross lettable area	60,070 sq.m.
Parking spaces	399
Certification	BREEAM Outstanding, WELL Platinum, WELL Health-Safety Rating
No. of storeys	46 above ground and 3 below ground
Height above ground	202 metres

Premium property in prime location

The Warsaw Unit property is located in the heart of Warsaw, with easy access to the city’s main transport routes. Tenants can conveniently commute via bicycle, car or public transport – including metro, bus, tram and commuter train.

The building is one of Warsaw’s most modern office blocks, designed with a focus on high standards in the work environment and sustainable solutions. The property is certified through several leading schemes, offering quality, high environmental performance and optimal comfort for the tenants.

Environment and technology

Warsaw Unit incorporates various solutions to optimise energy and water consumption and minimising emissions. The building features an air-conditioning system that does not employ freon-based refrigerants. To maintain an optimal indoor climate with superior air quality, an advanced Building Management System (BMS) has been implemented. Energy optimisation is facilitated through a Building Energy Management System (BEMS), analysing 40,000 measurement points from 800 sensors to enhance energy efficiency.

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“Warsaw Unit, one of Warsaw’s most modern office blocks, is designed with a focus on high standards in the work environment and sustainable solutions.”



The premises in the Warsaw Unit are bright and welcoming. The building has an advanced system for monitoring and controlling the indoor climate.

Warsaw Unit is equipped with technical solutions that recover energy, firstly for heat recovery within the HVAC system (a ventilation and air-conditioning system), as well as enabling recovery up to 35 per cent of the energy consumed by lifts.

The property collects rainwater for internal use, which aids in mitigating the risk of inundation during heavy rainfall. The pavements outside the building are laid with anti-smog tiles featuring a special coating that absorbs harmful air pollutants.

The place for work and wellbeing

Warsaw Unit is designed to provide an optimal work environment that fosters health and wellbeing. The building is bright and inviting, with 80 per cent of its surface area offering direct access to natural daylight, and 97 per cent of workstations posi-

tioned within six metres of the glass facade. It has advanced systems for monitoring and regulating the indoor climate, including temperature, humidity, and air quality. To curb the spread of viruses and bacteria, a UV light system is installed in the lifts.

Accessibility is a priority, with the building being fully adapted for individuals with disabilities. Gamification¹ elements and creative graphic designs in the stairwells promote stair use and encourage physical activity. Additionally, extensive cycling facilities are available, including 300 bicycle racks, a bicycle repair station and lockers, alongside showers to support those commuting by bike. The city’s bicycle stations are conveniently located right outside. A green terrace area featuring an insect hotel and bird bath enhances biodiversity while providing a pleasant outdoor environment.

¹ Gamification describes a method where game design and principles for games is used in areas where games are traditionally not used.

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Sustainability in practice

Sustainability work in practice is both small and large actions in the daily operations. All efforts made in sustainability, spanning a wide range of areas, will ultimately contribute to fulfilling Eastnine’s overall target.

Employees



A pleasant workplace

At Eastnine, we strive to foster an inclusive and inspiring corporate culture where every individual feels valued and engaged. To measure our success in this regard, an annual Great Place to Work surveys is conducted. In this year’s survey, a top score of 91 on the Trust Index was achieved, with a remarkable 95 per cent of the employees affirming that Eastnine is a “great place to work.” These results underscore our commitment to the wellbeing and personal development of our employees.

Top GRESB ranking



Top GRESB scores

In the 2024 GRESB assessment, Eastnine attained the maximum rating of five out of five stars, reaffirming our commitment to exemplary work with a sustainability focus. With a score of 92 out of 100, we ranked amongst the top ten of 105 listed real estate companies in Europe and among the top 20 per cent of companies globally in GRESB’s comparative analysis. Eastnine takes pride in this accomplishment, which reflects the Company’s ambition to lead within the sustainability domain of the real estate sector.

Equal workplace



Power of gender equality

At Eastnine, we aspire to cultivate an inclusive workplace that values diversity and openness, reflecting these principles in our behaviours and actions. In the 2024 Allbright Review, Eastnine was once again ranked among the top ten companies on the green list. The annual Allbright report underscores the significance of gender equality and diversity in senior positions across Swedish businesses.

Properties of the future



Climate-smart sedum roof

Eastnine is proactively working to mitigate physical risks within its property portfolio and address the challenges posed by climate change. To achieve this, buildings and their surroundings must be resilient against heavy rainfall and temperature fluctuations. At Nowy Rynek D in Poznan, portions of the roof have been covered with sedum plants which has positive climate effects, foster biodiversity by providing habitats for insects and birds, reduce inundation risks through water retention and evaporation and enhance the building’s insulation. These measures contribute to lower heating costs while improving air quality, also affording natural UV protection.

Tenants



Cycling to work

Eastnine promotes physical activity and is dedicated to the health and well-being of its tenants. Cycling to the office is a health-conscious and sustainable transport alternative. Not only does it alleviate traffic congestion and reduce pressure on public transport, but it is also beneficial for the environment and significantly enhances personal health. To facilitate cycling to and from work, Eastnine has equipped its buildings with changing rooms and bicycle parking facilities. Warsaw Unit features a bicycle repair station, and in Poznan, Eastnine has organised free bicycle maintenance services adjacent to the buildings on several occasions.

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Tenants relationships



Events for tenants

Eastnine works to offer inspiring and engaging experiences for tenants. In Vilnius, we have offered classic Swedish traditions, such as fika and Lucia celebrations. In Poznan, we organized the popular Bicycle Service Day, which allowed for tenants to drop off their bicycles for service on the way to work, and then cycle home on their newly serviced bicycles. The Global Accessibility Awareness Day gave tenants the opportunity to understand the challenges faced by people with disabilities. In Riga, we organised Midsummer celebrations, book clubs, and other activities that promote community and inclusivity.

The environment



Pavement as air cleaner

Eastnine encourages initiatives and innovative solutions aimed at improving both the surrounding environment and the efficiency of the buildings. One example of a sustainable technology that contributes to cleaner air and a better urban environment is anti-smog cement tiles, which counteracts air pollution around our buildings in Warsaw and Poznan. Research¹ shows that these tiles, coated with photocatalytic titanium oxide, can reduce harmful nitrogen oxides from vehicular traffic and power plants. When the pollutants come into contact with the surface of the tiles, they are converted into less harmful substances.

Regional leader



Partnership for sustainable development

Eastnine is working with a number of stakeholders to drive sustainable development and create conducive conditions for more effective climate action. During the year, dialogues have been held with the Mayor of Poznan, as well as the management of Veolia and Skanska in Poznan, with regards to decarbonisation plans and their impact on our properties. Collaborations with authorities and sup-

pliers are important for accelerating the transition. In addition to our membership in the SBT Nordic Forum, Green Building, and the PropTech Association in Lithuania, representatives of the Company have participated in industry events, webinars, discussions on the development of good practices within the industry and established contacts for future partnerships that favour sustainable development.

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¹ Source: Los Angeles Times: <https://www.latimes.com/science/sciencenow/la-sci-sn-smog-eating-street-20130705-story.html>



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Reduction of emissions in different areas

Eastnine aims to reduce emissions throughout the value chain and achieve climate-neutral property operations by 2030. This ambitious target will be reassessed and developed during 2025 in conjunction with Eastnine's application to the Science Based Targets initiative (SBTi) and in line with potential requirements of CSRD.

Eastnine's emissions data are reported in accordance with the global Greenhouse Gas (GHG) Protocol standard, which divides emissions into three categories, called Scopes, depending on where in the value chain they occur. The table below illustrates the tools and strategies used in different sections of our operations to achieve climate neutrality. The full emissions report, including comments on changes between reporting periods, is available at 120-121.

		2024 tonnes CO ₂ e (share of total emissions)	Emission sources	Existing properties	Acquisitions	New construction
Scope 1	Direct emissions from Eastnine	394 (8%)	Refrigerant leakage and fossil fuel combustion in properties.	Eastnine regularly performs maintenance on technical systems to minimize refrigerant leakage and, where possible, switches to more environmentally friendly refrigerants. At the same time, gas-fired heating is being phased out to reduce its climate impact.	When acquiring a property, buildings with modern cooling and ventilation systems are prioritised. The costs of phasing out any built-in fossil-fuel heating systems, such as gas boilers, are factored into the investment calculation.	When engaging in new construction, we require energy-efficient cooling and heating systems with climate-friendly refrigerants; the use of fossil fuels is not allowed in new projects.
Scope 2	Indirect emissions from Eastnine	1,831 (38%)	Energy consumption (purchased electricity and district heating).	The Company is working to optimise energy consumption through digitally controlled, energy-efficient solutions, and requirements that electricity contracts provide 100 per cent renewable energy. In markets where the district heating is dependent on fossil fuels, we are working to reduce their use and to switch to electricity, which is a more sustainable alternative.	As part of the due-diligence process for acquisitions, a thorough energy audit is conducted. Only properties that fulfil the desired energy profile, or have the potential to achieve it, are acquired.	Eastnine applies high-efficiency and climate-smart energy solutions, where the total energy consumption in the building must not exceed 50 kWh/sq.m.
Scope 3	Other indirect emissions in Eastnine's value chain	2,541 (53%)	Purchased goods and services, waste management, tenant customisations and construction projects.	Climate-smart renovations and tenant customisations are prioritised. For projects that exceed EUR 100,000 in value, Life Cycle Analyses (LCAs) are conducted. We are also working to introduce internal carbon-intensity requirements for tenant customisations.	When acquiring newly built properties, it is required that the seller provides an LCA that accounts for the carbon footprint at the construction phase.	In new construction, climate-smart construction processes and materials choices are applied. We impose requirements for certification and carbon life-cycle analyses, and introduce an upper limit for emissions per sq.m.

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Sustainability targets and outcomes

This section reports on the targets and outcomes of the methodical work on making buildings more efficient, and being a good employer and a good landlord.

Area	Purpose	Target	Key figures	Outcome 2024	Governance/measures/comments	Opportunities/created value	UN SDG*
Future-proof properties	Certification	External verification of sustainability value.	100 % of the properties certified (to a minimum of LEED Gold or BREEAM Excellent).	Percentage of portfolio certified.	100 % (94) certified gross floor area, of which 97 % at the highest level of either LEED Platinum or BREEAM Outstanding.	<ul style="list-style-type: none"> When acquiring an uncertified property, the measures and costs for achieving the desired certification level are assessed. The certification process commences within 12 months of the acquisition date. Existing “New Construction” certifications can be supplemented with 'In Use' or WELL/Fitwel. 	
		Transition to fossil-free energy.	100 % renewable energy by 2030.	Percentage of renewable energy.	81 % (78) of the energy mix was renewable in 2024.	<ul style="list-style-type: none"> Renewable energy generated from rooftop mounted solar power systems is evaluated for all properties. In 2024, additional solar panels were installed on the S7-1, S7-2 and Uniq buildings in Vilnius in order to optimise operations. All electricity contracts, including those of tenants, are to be for renewable electricity. Energy sources are taken into account when installing and upgrading energy solutions. In Poland, where district heating is fossil-dependent, heat pumps are being installed to reduce district heating usage and instead use electricity-based heating. Eastnine is engaged in proactive dialogues with local partners and authorities to accelerate the phaseout of fossil fuels in energy supply chains, with a special focus on Poland. 	
	Energy	Optimised energy efficiency.	25 % reduction in energy consumption by 2025 (compared to 2019).	Energy consumption (property energy), kWh/sq.m./year.	<ul style="list-style-type: none"> The normalised intensity of property energy declined 12 % to 96 kWh/sq.m. in 2024 (compared with 2023). Total energy consumption, including tenant electricity, declined 10 % to 131 kWh/sq.m. Normalised energy consumption per sq.m. declined 24 % since 2019; actual use declined 30 %. 	<ul style="list-style-type: none"> Eastnine has an internal requirement to achieve at least 80 per cent of the maximum possible points in the energy category within the LEED/BREEAM certification frameworks. An Energy Management System (EMS) is used for the continuous monitoring and analysis of energy consumption in the properties. Annual investments to enhance energy performance and efficiency. Thorough analysis of energy performance and a property's potential to achieve set targets for energy consumption in connection with acquisitions. 	
		Optimised water consumption.	Reduce water consumption by at least 1.5 %/year on average over a five-year period.	Water consumption, litres/sq.m./year.	Water consumption/sq.m.: <ul style="list-style-type: none"> Directly managed properties: declined 7 % to 263 (284) litres/sq.m. All properties: increased 2 % to 312 (307) litres/sq.m. Since 2020: declined 3 %/year in directly managed properties, unchanged in all properties. 	<ul style="list-style-type: none"> The average decrease in water consumption in directly managed properties since 2019 is attributable to the acquisition of more water-efficient properties and the installation of water-saving equipment, such as taps and reduced-flow toilets. Eastnine properties undergo a mandatory certification process that promotes the use of best practices for water consumption. In the post-COVID era, we are seeing an increase in water use due to an increased presence in offices. 	

* Sustainable Development Goals

Finances

- Increased property value
- Lower operating costs in carbon-pricing schemes
- Access to green financing (EU Taxonomy)
- Customers prefer sustainable products

Reputation

- Reputation in the market as a responsible actor
- Increased employee engagement
- Business-critical
- Increased customer engagement

Risk reduction

- Reduced risk of “stranded assets”
- Reduced risk related to non-compliance with legal requirements (EU Taxonomy)

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Area	Purpose	Target	Key figures	Outcome 2024	Governance/measures/comments	Opportunities/created value	UN SDG*
Future-proof properties	Waste management	Circular and resource-efficient management.	Higher proportion of recycled waste.	Percentage of recycled waste.	The share of recycled waste was 44 % (43) in directly managed properties, and unchanged at 40 % (40) in all properties.	<ul style="list-style-type: none"> Regular waste audits are conducted for all properties, usually within the context of re-certification processes, to identify improvement measures and optimise waste management. Renovations prioritise waste reduction solutions, e.g., replacing paper towel holders with hand dryers. New technical solutions for continuous monitoring and more precise measurements are being evaluated. 	
	Use of materials	Climate-smart materials.	Increased usage of sustainable materials in new construction and renovations.	–	Eastnine has no ongoing new construction projects, and planned projects have been put on hold indefinitely.	<ul style="list-style-type: none"> Eastnine's policy on new construction and redevelopment favours sustainable material choices. In the new construction project, "The Pine," the use of wood from sustainable forestry is planned as the primary building material. The project, which is at a planning stage, is currently on hold. An internal database of emission factors is being developed to enable better material selection in redevelopment projects. Continuous improvement of processes and procedures for monitoring building materials with a small carbon footprint. 	
Sustainable investment	Emissions	Reduce carbon footprint.	Climate-neutral building operations by 2030 (Scope 1 and 2) and reduced emissions from other activities (Scope 3).	Emission intensity, kg CO ₂ e/sq.m./year.	Emission intensity Scope 1 and 2: 9 (17) kg CO ₂ e/sq.m. Emission intensity Scope 3: 11 (10) kg CO ₂ e/sq.m.	<ul style="list-style-type: none"> Energy efficiency is a key component of our efforts to reduce emissions from our operations. Read more about energy optimisation in the section "Energy." Scope 3 reporting on redevelopment and tenant customisations is updated on a continuous basis. LCA analyses conducted in 2024 for all projects exceeding EUR 100,000 (61 % of the total cost). The process of target alignment with Science-Based Targets initiative continued in 2025, in accordance with the latest SBTi guidelines for the real estate sector. 	
	Financing	Ensure long-term access to capital.	Higher percentage of green financing.	Percentage of green financing.	Green financing accounted for 76 % (60) of total interest-bearing liabilities.	<ul style="list-style-type: none"> In 2024, the proportion of green financing increased, mainly due to the raising of new green bank loans in connection with acquisitions. 	
	GRESB	Be a regional leader in sustainability.	Five-star rating in GRESB (among top 20 % in GRESB's global benchmark).	GRESB score.	Eastnine scored 92 points (87) out of 100 and received the highest five-star rating (4) by GRESB in 2024, placing it in the top 20 % globally.	<ul style="list-style-type: none"> The GRESB rating is an overall assessment of Eastnine's performance in sustainable property management. It evaluates factors such as energy efficiency, carbon emissions, certifications, governance, and social responsibility. The result provides a final, overall sustainability performance rating and is compared globally with other industry players. 	

* Sustainable Development Goals

<p>Finances</p> <ul style="list-style-type: none"> Increased property value Lower operating costs in carbon-pricing schemes Access to green financing (EU Taxonomy) Customers prefer sustainable products 	<p>Reputation</p> <ul style="list-style-type: none"> Reputation in the market as a responsible actor Increased employee engagement Business-critical Increased customer engagement 	<p>Risk reduction</p> <ul style="list-style-type: none"> Reduced risk of "stranded assets" Reduced risk related to non-compliance with legal requirements (EU Taxonomy)
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Sustainability targets and outcomes

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Area	Purpose	Target	Key figures	Outcome 2024	Governance/measures/comments	Opportunities/created value	UN SDG*																		
Responsible business practices	Corporate culture	Transparency and business ethics.	Corruption-free operations.	Number of corruption incidents.	No reported incidents or suspected offences in 2024.	<ul style="list-style-type: none"> Annual anticorruption training is conducted. The Anti-Corruption Policy, the Supplier and Employee Code of Conduct and the Whistleblowing Channel serve as key governance mechanisms for preventing unethical behaviour and ensuring business ethics and sound practices. 																			
	Customers/tenants	High level of customer satisfaction.	Customer satisfaction shall be improved with the aim of exceeding 50 on the Net Promoter Score (NPS) scale.	NPS in annual customer survey, points.	The NPS score in 2024 was 60 points (61) on a scale of -100 to +100. 	<ul style="list-style-type: none"> Annual customer surveys are carried out in all properties, with the exception of the S7 properties, where the companies that rent premises from Eastnine have their own property management. The results are used to improve the service and maintenance of the properties. 																			
	Employees	Attract and retain talent.	Great Place to Work trust index of at least 90 %.	Great Place to Work index, %.	The trust index remained at a high level in 2024 and exceeded the target. <table border="1"> <tr> <td>Target</td> <td>2024</td> <td>2023</td> </tr> <tr> <td>90 %</td> <td>91 %</td> <td>94 %</td> </tr> </table>	Target	2024	2023	90 %	91 %	94 %	<ul style="list-style-type: none"> All employees are encouraged and provided with opportunities to develop their skills. Benefits vary from country to country, but include subsidised lunches, wellness allowances, free vaccinations and health checks. Extra parental leave allowance for employees in Sweden. 													
	Target	2024	2023																						
90 %	91 %	94 %																							
Employees	Employee health and wellbeing.	Sickness absence rate below 3 %.	Hours of sickness absence as a percentage of total working hours per year.	Sickness absence was 0.7 % (0.9), of which short-term absence was 0.7 % (0.9) and long-term absence 0.0 % (0.0).	<ul style="list-style-type: none"> Wellness allowances are offered to employees. Eastnine's employees and tenants are encouraged to engage in continuous physical activity. As a reminder of the health benefits, an annual step competition is organised in which both tenants and Eastnine employees can participate. 																				
Employees	Diversity, equity and inclusion.	Equal distribution of men and women at all management levels within the company.	Percentage women/men.	<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Women</th> <th colspan="2">Men</th> </tr> <tr> <th>Number</th> <th>%</th> <th>Number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Board of Directors</td> <td>4</td> <td>67</td> <td>2</td> <td>33</td> </tr> <tr> <td>Management</td> <td>1</td> <td>50</td> <td>1</td> <td>50</td> </tr> </tbody> </table>		Women		Men		Number	%	Number	%	Board of Directors	4	67	2	33	Management	1	50	1	50	<ul style="list-style-type: none"> Gender distribution is taken into account in recruitment decisions. The results of the annual employee surveys, which include questions on diversity, equality and inclusion (DEI) provide the basis for the Board's review of the DEI work (DEI stands for Diversity, Equality, Inclusion). Eastnine's Board of Directors and management team are gender balanced, and the Chairperson of the Board is a woman. As a result, Eastnine has, for several years, been ranked in the top ten in the Allbright Foundation's annual compilation of listed companies in Sweden, based on gender equality in management positions. 	
	Women		Men																						
	Number	%	Number	%																					
Board of Directors	4	67	2	33																					
Management	1	50	1	50																					

* Sustainable Development Goals

Finances

- Increased property value
- Lower operating costs in carbon-pricing schemes
- Access to green financing (EU Taxonomy)
- Customers prefer sustainable products

Reputation

- Reputation in the market as a responsible actor
- Increased employee engagement
- Business-critical
- Increased customer engagement

Risk reduction

- Reduced risk of "stranded assets"
- Reduced risk related to non-compliance with legal requirements (EU Taxonomy)

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Area	Purpose	Target	Key figures	Outcome 2024	Governance/measures/comments	Opportunities/created value	UN SDG*
Responsible business practices	Suppliers	Increased transparency in the supply chain.	All suppliers are audited from a sustainability perspective.	Percentage of audited suppliers.	All qualified strategic suppliers have been audited from a sustainability perspective.	<ul style="list-style-type: none"> All new suppliers are encouraged to conduct a web-based self-assessment. Identified risks are followed up with the supplier. For new construction, the sustainability audit includes physical on-site audits. 	
	Green leases	Cooperating with tenants for a sustainable society.	Increased use of green leases.	Percentage of gross lettable area with green leases.	Green leases are used in 11 out of 15 properties, corresponding to 45 % (68) of the gross floor area of the properties.	<ul style="list-style-type: none"> All properties in Latvia and Lithuania, except Uptown Park in Lithuania, have clauses that promote sustainable property management and allow tenants to engage in optimisation measures. Work is ongoing to evaluate how similar agreements can be introduced to our properties in Poland. 	

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* Sustainable Development Goals

<p>Finances</p> <ul style="list-style-type: none"> Increased property value Lower operating costs in carbon-pricing schemes Access to green financing (EU Taxonomy) Customers prefer sustainable products 	<p>Reputation</p> <ul style="list-style-type: none"> Reputation in the market as a responsible actor Business-critical Increased employee engagement Increased customer engagement 	<p>Risk reduction</p> <ul style="list-style-type: none"> Reduced risk of “stranded assets” Reduced risk related to non-compliance with legal requirements (EU Taxonomy)
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Sustainability disclosures

Eastnine's sustainability disclosures are prepared in accordance with GRI Standards 2021 and cover the period from 1 January to 31 December 2024. This section of our report is also consistent with guidelines set forth by the TCFD and the EU Taxonomy Regulation.

In this section, we provide further sustainability disclosures based on the Global Reporting Initiative (GRI) framework, which includes GRI notes and a GRI index. The GRI index contains references indicating where the sustainability disclosures can be found within the annual report. Where the requirements of the GRI framework are not met, this will be indicated in the GRI index on pages 124-125. Information regarding Eastnine's ongoing work on sustainability matters, including targets and outcomes, can be found on pages 16-27.

We also adhere to the guidelines set forth by the Task Force on Climate-Related Financial Disclosures (TCFD) and the EU Taxonomy Regulation. Moreover, this report provides supplementary information for the Company's Communication on Progress (CoP) submitted to the UN Global Compact as part of our commitment.

The sustainability disclosures are based on a continuously updated materiality analysis and an annual dialogue with Eastnine's stakeholders. In 2024, we also conducted a Double Materiality Analysis (DMA) in accordance with CSRD requirements. The results of this analysis did not identify any new material topics beyond those already reported.

This report has not been externally verified.

For further information on Eastnine's sustainability efforts, please contact Lilia Kouzmina, Head of Sustainability, by e-mail to: lilia.kouzmina@eastnine.com.

GRI notes and general disclosures

Activities and Employees

2-7 Employees

At the end of the year, Eastnine had a total of 22 employees, ten of whom were based in Sweden, seven in Lithuania, and five in Latvia. Eastnine did not have a proprietary organisation in Poland in 2024.

	Sweden	Lithuania	Latvia	Total	
				2024	2023
Total number of employees	10	7	5	22	22
Of whom women	4	5	3	12	13
– Full-time	4	5	3	12	13
– Part-time	0	0	0	0	0
– Temporary employees	0	0	0	0	0
Of whom men	6	2	2	10	9
– Full-time	6	2	2	10	9
– Part-time	0	0	0	0	0
– Temporary employees	0	0	0	0	0

2-8 Workers who are not employees

Eastnine does not have an in-house property-management organisation; instead, it relies on suppliers for services related to property maintenance, including technical support, cleaning and security. The table below details the number of persons involved in these services, expressed in full-time equivalents (FTE) at the end of the reporting period.

	Lithuania	Latvia	Poland ¹	Total	
				2024	2023
Administrators	7.5	0.0	3.0	10.5	9
Technical property maintenance	15.0	4.0	8.0	27.0	25
Security	12.5	7.7	30.0	50.2	40.5
Cleaning	27.0	7.0	9.5	43.5	38
Total	62.0	18.7	50.5	131.2	112.5

¹ The Warsaw Unit property acquired in late November 2024 is not included in this calculation.

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Governance

2-21 Annual total compensation ratio

Eastnine has established procedures and guidelines regarding benefits, employment terms and conditions, and incentive programmes. These are designed to create an environment conducive to retaining competent staff, enhancing employee motivation, and ensuring a clear remuneration and incentive structure.

	2024	2023
Total remuneration of the CEO (highest paid individual), EURk	409	482
Median annualised total remuneration of all employees (excluding the highest annual remuneration), EURk	87	76
Ratio of highest paid individual (CEO) to median (excluding highest annual remuneration), multiple	4.7	6.3
Median increase in remuneration of all employees (excluding highest annual remuneration), %	14.3	4.2
Increase/Decrease in remuneration to CEO, %	-15.0	33.5
Ratio of increase/decrease in remuneration between highest paid individual and median (excluding highest annual remuneration), multiple	-1.1	8.0

All employees present at year-end are included in the pay-gap data above, without any conversion to FTE data. Remuneration encompasses basic (fixed) salary and variable salary. The Company's CEO is the highest-paid individual. The name of the highest-paid individual in the group is presented in the Company's remuneration report.

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Sustainability disclosures

Strategy, policies and practices, and stakeholder engagement

2-23 Policy commitments

2-24 Embedding policy commitments

2-25 Processes to remediate negative impacts

2-26 Mechanisms for seeking advice and raising concerns

2-29 Approach to stakeholder engagement

Eastnine's policies and Code of Conduct, which govern how we conduct our business and interact with partners and employees, are based on among other the OECD Guidelines for Multinational Enterprises, the OECD Due Diligence Guidance for Responsible Business Conduct, and the UN Guiding Principles on Business and Human Rights. These guidelines have been integrated into our specific policies regulating different aspects of Eastnine's activities (see table of internal policy documents).

Eastnine applies the precautionary principle in its sustainability work, meaning that potential environmental risks are taken into account, even when the scientific evidence is uncertain. In such cases, preventive measures are taken to manage or mitigate any risks.

Our sustainability efforts are driven by the following policies and guidelines: Anti-Corruption Policy, Code of Business Conduct, Supplier Code of Conduct, Diversity & Equal Treatment Policy, Work Environment & Employee Health Guidelines, Whistleblower Policy, Environmental Policy, Sustainability Strategy for New Developments and Reconstruction, IT Security Policy, Privacy Policy and Privacy Guidelines.

Eastnine operates in compliance with all applicable local and international laws and regulations, and conducts climate and environmental risk assessments as part of its due diligence process for acquisitions. Further information about our risk management can be found on page 59–66.

Company policies are reviewed and updated annually, and all employees are informed of any changes or updates. The Anti-Corruption Policy is reviewed as part of the annual anti-corruption training programme.

Internal policy documents governing Eastnine's sustainability work

Policy/Guideline	Purpose and objectives	How the policy is implemented in the organisation
Anti-Corruption Policy	Conduct business with high ethical standards, transparency and responsible behaviour. Prevent and address any incidents of unethical behaviour and corruption.	Provide induction training for new employees and annual anti-corruption training for all staff.
Code of Business Conduct	See above.	See above.
Supplier Code of Conduct	See above.	Strategic suppliers are asked to complete a self-assessment on environmental, governance and social responsibility. The assessment is analysed and any discrepancies are followed up by Eastnine managers.
Diversity & Equal Treatment Policy	Create an inclusive work environment that promotes diversity and respects human rights and individual needs.	Consider gender balance during the hiring process. Include discussions on work-life balance and family situation in follow-up meetings with employees. The Board includes a follow-up on Diversity, Equity and Inclusion (DEI) in its annual business review and addresses specific questions in the employee survey to gain insights into the DEI aspects of Eastnine's operations.
Work Environment & Employee Health Guidelines	See above.	See above.
Whistleblower Policy	Provide tools for the anonymous reporting of unethical behaviour.	Instructions for reporting are available on the Eastnine website.
Environmental Policy	Reduce negative environmental impacts by managing environmental risks and developing processes for sustainable property management.	Enforce internal requirements for the highest level of property certification and adopt a target-driven approach to emissions, and energy and water consumption.
Sustainability Strategy for New Developments and Reconstruction (Recommendations)	See above.	See above.
IT Security Policy, Privacy Policy & Privacy Guidelines	Protect and manage personal data and other sensitive information.	Employees are encouraged to familiarise themselves with the policy and adhere to established guidelines. Updates are regularly communicated.

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External policy documents governing Eastnine's sustainability work

Laws, regulations, guidelines	Other external guidelines and initiatives
Swedish Companies Act	The UN's Sustainable Development Goals
Swedish Work Environment Act	Global Compact
EU Taxonomy Regulation	GRI Standards
UN Convention on the Rights of the Child	Sustainability certification frameworks (Green Building, Miljöbyggnad, BREEAM, LEED, WELL, NOLL CO ₂)
UN Guiding Principles on Business and Human Rights	OECD Guidelines for Multinational Enterprises
Swedish Environmental Code	Paris Agreement
Annual Accounts Act	TCFD (Task Force on Climate-Related Financial Disclosures)
Other applicable laws and regulations	Other regional climate and sustainability initiatives

The Board of Directors has overarching responsibility for steering the Company's sustainability efforts and ensuring that the set objectives are met. The day-to-day responsibilities concerning sustainability matters are delegated to the Company's Head of Sustainability, who reports to the Board of Directors on a quarterly basis – or more frequently if necessary – regarding ongoing sustainability efforts and any deviations from the strategy.

The Head of Sustainability also maintains a direct dialogue with the Chairperson of the Board. During the year, no significant non-conformities related to sustainability or the Code of Conduct were reported to the Board. For further details regarding the Board's sustainability governance, please refer to page 105.

Channels of stakeholder engagement

Groups	Channels	Material sustainability issues
Tenants	Customer meetings, ongoing dialogue about property management, customer satisfaction surveys	Office premises with excellent service and a conducive working environment, reduced environmental impact, business ethics
Employees	Workshops, seminars, employee surveys and employee performance appraisals	Professional development, favourable employment conditions, diversity, sound work environment, business ethics and reduced environmental impact
Investors	Annual general meeting, quarterly and annual reports, press releases, conference calls, seminars, investor meetings	Business ethics and anti-corruption, energy efficiency, environmental impact reduction, customer and employee satisfaction, sustainable supply chain
Society	Dialogue with stakeholders and industry organisations, network meetings, conferences	Energy efficiency, environmental impact reduction, business ethics and anti-corruption, sustainable supply chain
Suppliers	Supplier meetings, contract procurement, orders	Strong business ethics throughout the purchasing process

Eastnine maintains a continuous dialogue with key stakeholders, as outlined in the table above. Feedback from various stakeholder groups is continuously utilised to evaluate strategies, policies and day-to-day management. Surveys, including those targeting employees and tenants, are employed to gather insights and complaints from the Company's two primary stakeholder groups.

The collected data is analysed, systemised and used as a basis for action plans. To gain insight into the context and challenges surrounding broader issues, including environmental concerns that may impact the business, we consistently monitor media coverage and public discussions. Participation in industry events, conferences and panel discussions, along with collaborations with non-profit organisations, provides further insights that contribute to the development of the sustainability strategy.

To enhance transparency, Eastnine has established a whistleblower function, through which employees, tenants and other stakeholders can anonymously submit feedback regarding its operations.

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Material topics

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3-1 Process to determine material topics

Our material sustainability topics are informed by practical experience in property management, dialogue with key stakeholder groups – including employees, tenants, suppliers, financiers and the wider community – and analyses of industry best practices, trends and societal expectations regarding organisations such as Eastnine. This process is formally known as a ‘materiality analysis’ in accordance with GRI standards, and a ‘double materiality analysis’, as stipulated by the newly introduced CSRD regulation.

The inaugural formal materiality analysis was conducted in 2018 to identify the sustainability aspects most pertinent to Eastnine’s operations. Perspectives from employees, Board members and investors are collected through sustainability workshops and surveys, whilst tenant insights are gathered through surveys and discussions with property managers. Identified sustainability matters are then validated by Eastnine’s executive management and updated annually to ensure that the analyses consistently align with business and stakeholder priorities. Each validation assesses whether new topics should be incorporated into the reporting framework or if certain aspects have diminished in relevance.

In 2024, Eastnine conducted a double materiality analysis as part of its preparations for possible reporting in accordance with the CSRD, as incorporated into the Swedish Annual Accounts Act. This analysis will be presented in more detail when Eastnine becomes subject to the regulatory framework. It is worth noting that no new material topics have been identified; thus, the analysis confirmed Eastnine’s prior assessments and reinforced our confidence in being well-prepared for future reporting obligations. In February 2025, the European Commission proposed a two-year postponement of the reporting deadline for Eastnine. Under current legislation, Eastnine is required to report in accordance with the CSRD as of 2026 – for the 2025 financial year.

The following table summarises the material sustainability topics and corresponding topics under the GRI Standard that Eastnine discloses.

3-2 List of material topics

	Eastnine’s material topics	GRI Standards
Future-proof properties	Energy performance and renewable energy	Energy
	Efficient and circular usage of resources	Energy, water, waste
	Mitigating climate-related physical risks	–
	Sustainability certification of buildings	–
Sustainable investments	EU Taxonomy-aligned activities	–
	Reduced climate impact	Emissions
	Top GRESB ranking	–
Responsible business practices	Maximising green financing	–
	Impeccable business ethics and transparency	Anti-corruption
	High level of customer satisfaction	Customer health and safety
	Valuable partnerships for a sustainable society	–
	Employee health and wellbeing	Sick leave, employee skills development
	Equal opportunity and diversity	Diversity and equal opportunity
	Sustainable supply chains	Supplier evaluation regarding environmental impact and social criteria

Anti-corruption

3-3 Management of material topics

205-2 Communication and training about anti-corruption policies and procedures

205-3 Confirmed incidents of corruption and actions taken

Corruption remains a well-known challenge in the construction and real estate sectors, where intricate processes and lengthy supply chains can elevate the risks. Eastnine is firmly committed to a zero-tolerance policy towards corruption and actively works to prevent and mitigate risks through clear guidelines and robust processes.

Eastnine has established a whistleblowing function that facilitates anonymous reporting of suspected irregularities by both employees and external parties. Such reports may result in disciplinary measures, dismissal and/or notification to the authorities.

The Company’s anti-corruption initiatives are grounded in Eastnine’s Code of Conduct for employees and suppliers, as well as its Anti-Corruption Policy. At least once a year, training on the Anti-Corruption Policy is provided to all employees, and the policy is updated annually by the Board to ensure its continuing relevance and compliance.

Compliance with policies and guidelines is monitored on an ongoing basis, and any need for further action is identified through regular assessments and staff training. No suspicions or incidents relating to corruption were reported in 2024.

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Energy

3-3 Management of material topics

302-1 Energy consumption within the organisation

302-3 Energy intensity

Energy efficiency and renewable energy are key issues for Eastnine. The real estate and construction sector accounts for approximately 30 per cent of global energy consumption and is a significant source of carbon emissions. Therefore, reducing energy consumption is not only about achieving cost savings; it is also a critical component in lowering emissions and fostering a more sustainable real estate sector.

The 2024 energy report, which encompasses all properties in Eastnine’s portfolio except the two acquisitions made during the year (Nowy Rynek E and Warsaw Unit) – includes data on electricity, district heating and the use of natural gas or other fuels for heating. Consumption is reported at two levels: for the overall property-management portfolio and separately for directly managed properties. For the directly managed properties, electricity consumption is divided into electricity at properties and operational electricity, with the latter pertaining to electricity consumed by tenants. Data on cooling consumption cannot be separated from electricity and heating consumption and, therefore, are not reported separately. Energy performance is calculated as total energy consumption – comprising electricity, heating, cooling and fuel use – divided by the gross floor area (GFA) in sq.m.

In properties that are not directly managed, it is currently technically unfeasible to measure operational electricity. This limitation prevents us from generating an energy performance metric for the entire portfolio. These properties are also excluded from standard year corrections.

Eastnine’s energy-efficiency initiatives are conducted in alignment with the strategic objectives. One of the primary objectives has been to reduce energy consumption per sq.m. in directly managed properties by 25 per cent between 2019 and 2025, corresponding to approximately 100 kWh per sq.m., excluding operational electricity. This target has already been achieved, as energy consumption at year-end 2024 was recorded at 96 kWh per sq.m. In 2025, new targets will be established for the period 2025–2030.

The primary tool for achieving our energy targets is a systematic approach to sustainability certification. We aim to certify our buildings with at least LEED Gold or BREEAM Excellent ratings. For major new construction projects, the internal target is to achieve an energy intensity of approximately 50 kWh per sq.m. To ensure that certification efforts are focused on energy efficiency, 80 per cent of the available points in the energy category must be attained across all certification frameworks.

In 2023, Eastnine implemented a new internal energy measurement and analysis system as well as updated monitoring procedures at various organisational levels, enhancing the optimisation of energy operations. This work continued during 2024. Investments in energy

optimisation have included updates to the Building Management Systems (BMS) in several properties, an increased shift towards automated operations, upgrades to ventilation and cooling systems, installation of solar panels, switching to LED lighting during reconstruction, and tenant improvements, as well as the continued installation of UV window filters in additional properties in Vilnius. These UV filters contribute to an improved indoor climate and reduced cooling requirements in common areas exposed to high solar radiation.

In directly managed properties, normalised energy consumption per sq.m. decreased by 10 per cent including operational electricity, and by 12 per cent when excluding operational electricity. The share of renewable energy increased to 81 per cent, up from 78 per cent previously, primarily due to a decreased share of district heating in overall energy consumption. All purchased electricity, including that used by tenants, is renewable. The estimated share of renewable fuels in district heating systems is 68 per cent in Lithuania, 50 per cent in Latvia, and 12 per cent in Poland. We have been measuring the renewable portion of district heating production since 2021, in order to calculate the overall share of renewable energy within the Eastnine property portfolio.

Total Energy Consumption ¹ , MWh	2024	2023	Change, %
Electricity	19,324	18,969	2
District heating	10,626	11,412	-7
Natural gas	631	815	-23
Total	30,581	31,196	-2
Share of renewable energy (%)	81	78	+3 pp.

¹ Total energy consumption includes tenants’ operational electricity.

Energy Performance, kWh/sq.m.	Absolute consumption			Normalised consumption		
	2024	2023	Change %	2024	2023	Change %
<i>Directly managed properties¹</i>						
Total Energy Consumption²	124	136	-8	131	145	-10
– of which property energy	89	99	-10	96	109	-12
<i>All properties</i>						
Total Energy Consumption²	130	132	-2	N/A	N/A	N/A

¹ S7 properties are not included.

² Total energy consumption refers to all forms of energy utilised within the property, including electricity used by tenants.

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Water

3-3 Management of material topics 303-5 Water consumption

Water consumption is a key concern from both an environmental and cost perspective. Furthermore, effective water management is essential for achieving high scores in the environmental certification of buildings. As a property owner, Eastnine has the opportunity to influence water consumption by optimising technical systems and installations.

Water disclosures for 2024 encompass the entire property portfolio (except for the two acquisitions of Nowy Rynek E and Warsaw Unit during the year) and are divided into two categories: 'directly managed properties' and 'all properties'. Water consumption is monitored in accordance with the Company's established objectives, the policy for new construction and reconstruction, and the requirements for environmental certification. The property-management organisations in each country are tasked with ensuring that new and reconstructed buildings incorporate water-saving solutions, such as low-flush toilets and faucet mixers.

The target has been to reduce water consumption per sq.m. by an average of at least 2 per cent annually, calculated over a five-year period. The disclosures are based on actual consumption without applying normalisation. In 2024, total water consumption in directly managed properties was 47,225 cubic metres (50,881), corresponding to a water intensity of 263 litres per sq.m., compared with 284 litres per sq.m. in 2023, representing a decrease of 7 per cent.

In the non-directly managed properties (the S7 buildings in Vilnius), water consumption increased by some 20 per cent, probably due to an increased office presence in line with the return-to-office trend. This increase had an adverse impact on the overall results, leading to a 2 per cent rise in water consumption for all buildings combined.

Over the past five years, water consumption in directly managed properties decreased by an average of 3 per cent annually, while total consumption across the entire property portfolio remained unchanged. However, it is noteworthy that compared with 2019, the year preceding the COVID-19 pandemic, average water consumption has decreased by some 40 per cent. Given the considerable water efficiency already achieved, the target will be adjusted to a 1 per cent annual reduction from 2025 year onwards.

Emissions

3-3 Management of material topics 305-1 Direct (Scope 1) GHG emissions 305-2 Indirect (Scope 2) GHG emissions 305-3 Other indirect (Scope 3) GHG emissions

Buildings account for approximately one-third of global emissions, occurring throughout their entire lifecycle – from construction and daily operation to final demolition. Managing climate impacts at all stages is a key issue for property owners, as the transition to a low-carbon economy presents both risks and opportunities.

Against this backdrop, climate initiatives are being prioritised within Eastnine. The Company aims to achieve climate-neutral property management by 2030 and to reduce emissions across its value chain. This endeavour is guided by the Company's environmental policy, operational and property-management guidelines, as well as policies for renovation and reconstruction, in line with relevant certification frameworks.

Eastnine discloses both direct and indirect emissions in accordance with the Greenhouse Gas (GHG) Protocol and employs the 'operational control approach,' which entails that emissions from all properties that were included in the property portfolio during the whole calendar year January–December are included in Scope 1 and Scope 2.

As of 2024, emissions associated with purchased energy for the S7 properties have been included in Scope 2, including electricity and heating. Previously, these properties were excluded; however, a

reassessment has determined that S7 should be categorised within Scope 2, because Eastnine is responsible for the energy supply to these buildings, despite its limited operational control.

Climate impact from own operations (Scope 1)

The primary direct climate impact attributed to Eastnine in this category primarily arises from refrigerant leakage associated with ventilation and cooling systems. Emissions are assumed to be equivalent to the volume of refrigerant replenished during the year. Since these replenishments occur relatively infrequently and are unevenly distributed over time, the volume of emissions may vary significantly.

Additional climate impact within Scope 1 arises from the combustion of natural gas for heating. This concerns the Valdemara Centrs property in Riga, where natural gas was phased out in favour of district heating in late 2024, as well as the Alojas Kvartals property adjacent to the Alojas Biroji property in Riga. All Scope 1 calculations are automated within the GHG calculation tool provided by Position Green.

Climate impact from purchased energy (Scope 2)

Eastnine's energy consumption comprises purchased electricity and district heating for its properties. The climate impact under Scope 2 primarily stems from district heating, since the Company requires that all purchased electricity originates from renewable sources. The carbon content of district heating production varies across our markets. In the Baltic states, a transition to 100 per cent biomass by 2030 is underway, in contrast to current levels of 60–70 per cent. In Poland, the share of renewable energy remains low at around 10–15 per cent

Water	Total consumption, m ³			Consumption, litres/sq.m.		
	2024	2023	Change, %	2024	2023	Change, %
Directly managed properties	47,225	50,881	-7	263	284	-7
All properties	73,550	72,319	2	312	307	2
Five-year summary						
Water consumption, litres/sq.m.	2024	2023	2022	2021	2020	
Directly managed properties	263	284	260	229	304	
All properties	312	307	268	214	310	



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and there is no definitive strategy to eliminate fossil fuels entirely. Therefore, we are placing a special focus on reducing the usage of district heating in our Polish properties by enhancing energy efficiency and optimising heating solutions.

During the year, we implemented various measures, including technical installations and operational adjustments, to reduce district heating consumption in Nowy Rynek D, in Poznan. These initiatives have resulted in a 21-per-cent reduction in absolute terms, and nearly a 27-per-cent decrease on a normalised basis, equivalent to 358 tonnes of CO₂, calculated based on 2024 emission factors.

Climate impact from indirect emissions in the value chain (Scope 3)
Scope 3 emissions included in this year's report encompass tenant customisations, procurement of goods and services, energy-related emissions, waste management and business travel. Tenant energy consumption, previously reported under Scope 3, is now classified under Scope 2; this marks a change in reporting compared with prior years.

Emission calculations for reconstruction and tenant improvements are based on Life Cycle Assessment (LCA) calculations for all reconstruction projects exceeding EUR 100,000, as well as for selected smaller projects where standardised methods are not applicable. In

2024, 32 per cent of the total renovation and reconstruction expenditure was calculated using this method, while standardised factors based on previous projects were utilised for the remaining amount.

These calculations represent the only Scope 3 items that have been calculated manually. All other Scope 3 emission items – including purchases of goods and services, energy-related emissions, waste management and business travel – have been computed automatically via the GHG calculation tool provided by Position Green.

For a more detailed account of Eastnine's emissions, please refer to the table, 'Greenhouse gas emissions'.

Greenhouse gas emissions, tonnes CO₂e

Emissions	Emission sources	2024	2023	Remarks
Scope 1	Total	394	484	
	Refrigerant leakage	266	335	The variability in refrigerant leakage observed between years is attributed to irregular replenishment practices, as influenced by the number of properties requiring replenishment within each period.
	Natural gas	128	149	Natural gas was previously used for heating at Valdemara Centrs and Alojas Kvartāls in Riga. However, a technical upgrade in 2024 enabled Valdemara Centrs to transition to district heating, which is anticipated to significantly reduce natural gas consumption.
Scope 2	Total	1,831	3,585	
	District heating	1,831	3,585	Emissions decreased by 49 per cent due to lower emission factors (-42 per cent in Lithuania, -38 per cent in Poland), along with a 21 per cent reduction in heat consumption in Nowy Rynek D, resulting in an overall emissions decrease of 51 per cent. In 2023, adjustments for energy consumption were made in properties not directly managed, which had previously been reported under Scope 3.
	Electricity	0	0	Scope 2 emissions, in accordance with location-based methodology amounted to 4,305 tonnes in 2024 (6,007 tonnes in 2023), as calculated automatically based on Scope 2 data using a GHG calculation tool.
Scope 3	Total	2,541	2,468	
	Tenant customisations	525	110	The average data-based method was utilised, with life cycle analyses applied to projects exceeding EUR 100,000. Other estimates are based on the number of projects relative to the amount invested. The increase is attributed to a greater number of tenant-customisation projects.
	Energy/Fuel-related emissions	1,315	1,608	Indirect energy and fuel-related emissions (based on Scope 1 and Scope 2). The figures for 2023 were adjusted for comparability.
	Business travel	22	21	Includes air travel, taxis, and hotel stays related to business travel. Based on actual data and standardised estimates.
	Waste management	324	330	Indirect emissions from waste generated by tenants have been calculated using templates based on reported quantities. The figures for 2023 were adjusted for comparability.
	Purchased goods and services	355	399	The figures for 2023 were adjusted for comparability based on spend-based factors presented in the Position Green GHG calculation tool.
Total (Scope 1, 2 & 3)		4,766	6,537	
Total (Scope 1 & 2)		2,225	4,069	
Emissions intensity (Scope 1 & 2)	kgCO ₂ e/sq.m.	9	17	

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Waste

3-3 Management of material topics 306-3 Significant spills

The real estate sector produces significant amounts of waste, particularly from new construction and reconstruction projects, with a substantial portion being sent to landfill or incineration. Therefore, waste management is a critical aspect of Eastnine's environmental efforts, as landfilling incurs not only environmental costs but also contributes to carbon emissions. Currently, only waste generated from tenants' activities is reported, since there is no systematic data collection for reconstruction projects and tenant improvements. The goal is to increase recycling rates and reduce the share of waste directed to landfill or incineration, which necessitates improvements in data collection and technical solutions.

The calculation of recycled waste combines actual measurements with standardised calculations provided by waste-management contractors. Actual measurements are taken in a selection of properties (3Bures-1,2 and 3, and Vertas-1 and 2), while standardised data are applied to other properties.

In 2024, tenant waste in directly managed properties amounted to 778 tonnes (776), which corresponds to 4.3 kg/sq.m. in both 2024 and 2023. The proportion of waste recycled increased marginally to 44 per cent (43). Collectively, the total waste across all properties amounted to 1,025 tonnes (1,029), equivalent to 4.3 kg/sq.m. (4.4 kg/sq.m.). The recycling rate remained constant at 40 per cent.

Waste generated from new construction and reconstruction projects is not currently reported.

Supplier evaluation – environmental and social

3-3 Management of material topics 308-1 New suppliers that were screened using environmental criteria 414-1 New suppliers that were screened using social criteria

As a significant portion of environmental and social impacts occurs within the supply chain, it is essential for Eastnine to diligently assess both new and existing suppliers against these criteria. This initiative is guided by the Supplier Code of Conduct, through which Eastnine requires suppliers to adhere to the same standards of compliance, human rights and labour conditions as those that apply internally.

To enhance transparency and ensure compliance with the Code of Conduct, Eastnine has implemented a web-based assessment system. This system, which is based on a comprehensive questionnaire, facilitates a structured assessment of suppliers regarding environmental and social impacts. The assessment encompasses all strategic suppliers, including those involved in construction, design, property maintenance, operations and consulting services.

Any identified risks and non-conformities are addressed through dialogue with the suppliers. By emphasising the importance of this process for ongoing collaboration and by actively engaging suppliers in discussions, Eastnine enhances awareness and promotes sustainability initiatives within its markets.

Assessments are conducted on a continuous basis for new suppliers and every three years for existing suppliers. All strategic suppliers have been evaluated using the web-based tool.

Competence development for employees

3-3 Management of material topics 404-3 Percentage of employees receiving regular performance and career development reviews

Retaining skilled and committed employees is crucial for Eastnine's development and its ability to achieve its business objectives. Eastnine strives to be an attractive employer, using a long-term approach on strengthening employee engagement and satisfaction. Career and skills development are pivotal factors for both engagement and satisfaction, as evidenced by the annual employee surveys conducted via Great Place to Work. To support the development of its employees, annual appraisals are held where training objectives and career support measures are discussed and planned.

In 2024, all employees participated in a performance and career-development review as part of Eastnine's initiatives to promote individual growth and long-term skills management.

Waste	Total tonnes			Kg/sq.m.			Percentage of waste for recycling (%)	
	2024	2023	Change, %	2024	2023	Change, %	2023	2023
Directly managed properties	778	776	0.3	4.3	4.3	0.3	44	43
All properties	1,025	1,029	-0.4	4.3	4.4	-0.4	40	40

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Diversity and equality opportunity

3-3 Management of material topics

405-1 Diversity of governance bodies and employees

406-1 Incidents of discrimination and corrective actions taken

Eastnine strives to be an inclusive employer that promotes diversity and openness in terms of both behaviour and identity. This commitment is guided by a Diversity and Equal Opportunities Policy, which recognises diversity as a competitive advantage and an important resource for innovation and business development. The Company values the diverse perspectives, backgrounds, and skills that contribute to creating a dynamic and sustainable organisation.

Eastnine maintains a zero-tolerance policy towards discrimination, prejudice and differential treatment. All employees should have equal opportunities for advancement, training and development, regardless of gender identity, sexual orientation, ethnicity, disability, religious belief or age. Questions regarding discrimination and equal treatment are included in the annual employee survey and responses are submitted anonymously. In 2024, no cases of discrimination were reported.

To ensure equal-opportunities and an inclusive workplace, the Board conducts an annual review of Diversity, Equity and Inclusion (DEI) based on the results of the Great Place to Work employee survey. The review includes comparisons between men and women, as well as different age groups, to identify any differences in experiences related to the work environment and inclusion.

Eastnine is committed to achieving gender balance within both its Board and executive management to ensure a broad skills base and diverse decision-making. At year-end 2024, the Board comprised four women and two men, and a female Chairperson. Gender balance was also maintained in the Company's executive management throughout 2024, with a male CEO and female CFO.

Eastnine's commitment to gender equality is regularly recognised in the Allbright Foundation's green list of Swedish listed companies.

Year	2024	2023
BOARD OF DIRECTORS		
Women		
under 30	–	–
30–50	–	1
over 50	4	2
Men		
under 30	–	–
30–50	–	–
over 50	2	3
EXECUTIVE MANAGEMENT		
Women		
under 30	–	–
30–50	–	–
over 50	1	1
Men		
under 30	–	–
30–50	–	1
over 50	1	–
OTHER EMPLOYEES		
Women		
under 30	1	1
30–50	8	10
over 50	2	1
Men		
under 30	–	–
30–50	8	7
over 50	1	1
Total	28	28

Customer health and safety

3-3 Management of material topics

416-2 Incidents of non-compliance concerning the health and safety impacts of products and services

Eastnine has a clear ambition to deliver the highest possible level of service to its tenants, with a strong focus on health and wellbeing in its properties. The Company's efforts in this area are guided by certification requirements within health-related frameworks, as well as an overarching Tenant Engagement Policy, which includes guidelines for indoor climate, physical activity and safety. This policy is inspired by the WELL certification framework, which aims to enhance the health and wellbeing of building occupants.

All buildings in Poland – Nowy Rynek D, Nowy Rynek E and Warsaw Unit – are certified in accordance with WELL, a comprehensive certification that is renewed every three years. They are also certified under the WELL Health and Safety Rating, which is renewed annually. To further promote health and wellbeing, Eastnine regularly organises activities and events with a focus on health, such as step competitions, and design elements, encouraging physical activity, are integrated into the building's architecture.

In 2024, no incidents of non-compliance or deviations regarding health and safety aspects of the buildings were reported. Routine complaints from tenants concerning the indoor environment are systematically managed by the country-level property-management organisations, which reviews, investigates and addresses cases on an ongoing basis with follow-up reporting to Eastnine's executive management.



Sustainability disclosures

GRI index

GRI standard	Description	Principles of the UN Global Compact	Page	Remarks
The organisation and its reporting practices				
2-1	Organisational details		3-5	
2-2	Entities included in the organisation's sustainability reporting			Property operations in Lithuania, Latvia and Poland.
2-3	Reporting period, frequency and contact point		114	
2-4	Restatements of information			Where previous disclosures have been corrected, footnotes or comments are attached to the disclosures.
2-5	External assurance			Not externally assured; however, energy, water and waste data were verified by third parties. Scope 3 calculations were produced with the help of third parties.
Activities and employees				
2-6	Activities, value chain and other business relationships		12-15	
2-7	Employees	3, 6	114	
2-8	Workers who are not employees	3, 6	114	
Governance				
2-9	Governance structure and composition		103-106	
2-10	Nomination and selection of the highest governance body		104	
2-11	Chair of the highest governance body		102, 104	
2-12	Role of the highest governance body in overseeing the management of impacts		105	
2-13	Delegation of responsibility for managing impacts		105	
2-14	Role of the highest governance body in sustainability reporting		105	
2-15	Conflicts of interest		108, 112	

GRI standard	Description	Principles of the UN Global Compact	Page	Remarks
2-16	Communication of critical concerns		105	
2-17	Collective knowledge of the highest governance body		104, 108	
2-18	Evaluation of the performance of the highest governance body		105	
2-19	Remuneration policies		106	
2-20	Process to determine remuneration		106	
2-21	Annual total compensation ratio		115	
Strategy, policies and practices				
2-22	Statement on sustainable development strategy		8, 114	
2-23	Policy commitments	10	116-117	
2-24	Embedding policy commitments		116-117	
2-25	Processes to remediate negative impacts	7	116-117	
2-26	Mechanisms for seeking advice and raising concerns		116-117	
2-27	Compliance with laws and regulations		116-117	
2-28	Membership associations			UN Global Compact, Green Building Council Lithuania, GRESB, and PropTech Association Lithuania
Stakeholder engagement				
2-29	Approach to stakeholder engagement		117	
2-30	Collective bargaining agreements			All employees were salaried professionals. No employees were covered by collective bargaining agreements.

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Material topics

Material topics	Disclosure	Principles of the UN Global Compact	The UN's Sustainable Development Goals	Page	Remarks
Material topics					
	3-1	Process to determine material topics		118	
	3-2	List of material topics		118	
Finances					
Anti-corruption	3-3	Management of material topics		118	
	205-2	Communication and training about anti-corruption policies and procedures	10	14, 17, 26, 64, 118	
	205-3	Confirmed incidents of corruption and actions taken	10	118	
The environment					
Energy	3-3	Management of material topics		24, 119	
	302-1	Energy consumption within the organisation	6, 9	7	24, 119
	302-3	Energy intensity	6, 9	24, 119	
Water	3-3	Management of material topics		24, 120	
	303-5	Water consumption	7, 8, 9	11, 12	24, 120
Emissions	3-3	Management of material topics		25, 120–121	
	305-1	Direct (Scope 1) GHG emissions	7, 8, 9	11, 12	25, 120–121
	305-2	Energy indirect (Scope 2) GHG emissions	7, 8, 9	25, 120–121	
	305-3	Other indirect (Scope 3) GHG emissions	7, 8, 9	25, 120–121	
Waste	3-3	Management of material topics		25, 122	
	306-3	Significant spills	11, 12	25, 122	

Other disclosures

Material topics	Disclosure	Principles of the UN Global Compact	The UN's Sustainable Development Goals	Page	Remarks
Supplier Environmental Assessment	3-3	Management of material topics		27, 122	
	308-1	New suppliers that were screened using environmental criteria	12	27, 122	
Social					
Skills development	3-3	Management of material topics		122	
	404-3	Percentage of employees receiving regular performance and career development reviews	6	122	
Diversity and equality opportunity	3-3	Management of material topics		26, 122	
	405-1	Diversity of governance bodies and employees	1, 2, 4, 6	26, 122	
Non-discrimination	3-3	Management of material topics	1, 2, 4, 6	26, 122	
	406-1	Incidents of discrimination and corrective actions taken		26, 122	
Supplier social assessment	3-3	Management of material topics		27, 122	
	414-1	New suppliers that were screened using social criteria		27, 122	
Customer health and safety	3-3	Management of material topics		26, 123	
	416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	11	26, 123	

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TCFD report

This report provides comprehensive information on how Eastnine addresses climate-related risks and opportunities in accordance with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD).

The construction and real estate sectors account for approximately one-third of global energy consumption and greenhouse gas emissions, rendering real estate companies particularly vulnerable to climate-related risks. Addressing the challenges posed by the transition to a low-carbon economy necessitates a thorough understanding of these risks and how they can be avoided or mitigated.

Simultaneously, the green transition presents new opportunities – such as competitive advantages and long-term benefits for stakeholders willing to champion change and act proactively. This insight underpins Eastnine’s approach to climate-related risks and opportunities and is reflected in the Company’s sustainability initiatives.

Governance

Eastnine systematically implements strategies to reduce both its climate footprint and climate-related risks. These risks are incorporated into the risk assessment processes conducted by the Board and executive management, where analyses are continuously updated and measures are assessed with regard to relevance and effectiveness.

The Company continually evaluates the risks associated with its existing property portfolio and conducts an environmental risk assessment as part of the due diligence process for acquisitions.

Governance	Strategy	Risk management	Indicators and targets
a) Board of Directors’ review of climate-related risks and opportunities. p. 105	a) Description of climate-related risks and opportunities identified by Eastnine. pp. 24–27, 60, 63–64	a) Processes for identifying and assessing climate-related risks. p. 127	a) Indicators to measure and manage climate-related risks and opportunities. pp. 24–27
b) Role of executive management in assessing and managing climate-related risks and opportunities. pp. 8, 14, 17, 105	b) Description of how the business, strategy and financial planning have been impacted. pp. 24–27	b) Description of processes to manage climate-related risks. pp. 64, 127	b) Reporting of Scope 1, 2 and 3 emissions in accordance with the Greenhouse Gas Protocol. pp. 120–121
	c) Description of the organisation’s strategic resilience and the impact of various climate-related risks and opportunities. p. 127	c) Description of how the processes are integrated into the organisation’s overall risk management framework. pp. 24–27, 60, 127	c) Description of the targets used to manage climate-related risks and opportunities, and the outcome of these targets. pp. 24–27

Acquisitions

Environmental, Social and Governance (ESG) due diligence for acquisitions includes:

- Analysing environmental performance based on energy consumption, emissions and certification ratings.
- Calculating optimisation costs to achieve the desired performance level.
- Conducting climate risk analyses with a focus on geographical exposure and the vulnerability of the property.
- Reviewing adherence to EU taxonomy to ensure regulatory compliance.

Property management

Management processes:

- Building certification to ensure sustainability standards.
- Monitoring energy consumption to optimise operations and reduce emissions.
- Monitoring water consumption to enhance resource efficiency and reduce consumption.
- Engaging tenants through dialogue and sustainability initiatives.
- Implementing green leases that promote energy efficiency and eco-friendly practices.
- Indicators and key figures to measure and monitor environmental performance targets.

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Transition risks

Transition risks arise from the global shift towards a low-carbon economy. This transition is prompting changes in policies, investments, business strategies and customer preferences, and an increased demand for solutions that diminish environmental impacts.

In the real estate sector, this transition is likely to result in stricter requirements regarding the climate performance of buildings and a reassessment of the valuation of green versus non-green assets. The transition risks considered most relevant to our business are elaborated on further on page 63.

Physical climate risks

Physical climate risks refer to risks related to global warming and its impact on the operation and maintenance of real estate, such as elevated temperatures and an increased likelihood of extreme weather events. These risks encompass both the geographical location of the buildings and their specific operational and maintenance conditions.

To evaluate climate-related risks as a part of the acquisition process, Eastnine conducts climate risk assessments of all newly acquired properties. For the past few years, analyses have also been performed in accordance with EU taxonomy requirements. A summary of the most critical risks is presented in the diagrams on the right. The physical climate risks deemed most relevant to our operations are discussed in further detail on page 64.

Responsible operator with high environmental ambitions

Eastnine is a responsible entity with high environmental aspirations.

Through the highest standards of sustainability certification and measures to reduce energy consumption and emissions, the Company ensures a robust and value-creating property portfolio.

These endeavours are aimed at enhancing the value of the property portfolio, exceeding tenant expectations, fostering employees' environmental commitment and securing access to future financing. Pages 24–27 outline how we generate long-term value for our stakeholders by leveraging climate-related opportunities in energy efficiency, emissions reduction and resource efficiency.

Climate risks associated with the geographical location of properties

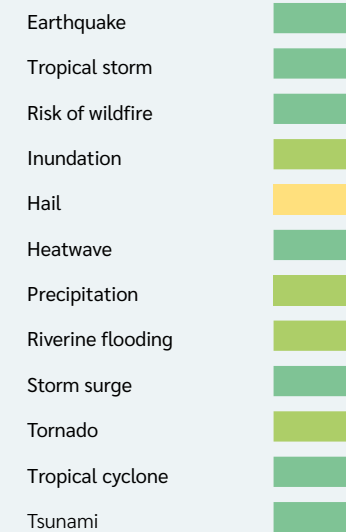
The illustration on the right provides an overview of the physical climate risks present in Eastnine's property portfolio, encompassing both current and projected risks until 2050. The risk assessment is grounded in previously available climate data from the GRESB Climate Risk Module, which is derived from data provided by Munich Re.

For future risks, the worst-case scenario according to RCP 8.5 has been utilised. This scenario represents the most severe trajectory of climate change, as outlined by the Intergovernmental Panel on Climate Change (IPCC), in which atmospheric carbon dioxide levels continue to rise and the targets set forth in the Paris Agreement remain unfulfilled.

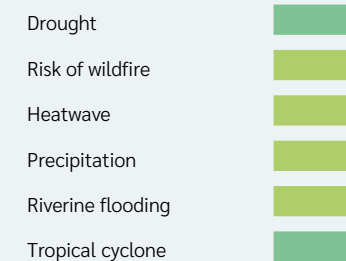
The overview is based on aggregated data for all properties. This analysis will be revised in light of the ongoing climate risk assessment that commenced in the fourth quarter of 2024, and is projected to be completed in the first quarter of 2025.

Physical climate-related risks to the properties

Exposure overview – current



Exposure Overview – RCP 8.5 / Year 2050



Legend:
■ None / Very low exposure
■ Low exposure
■ Medium exposure
■ High exposure
■ Very high exposure



Outside of the Nowy Rynek properties, there is a square with park benches and gravel pathways. These installations are designed to enhance air quality and create a microclimate offering health benefits similar to that of fresh sea air.

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Sustainability disclosures

EU Taxonomy

Eastnine is not subject to the reporting requirements of the EU Taxonomy for Sustainable Investments. Nevertheless, Eastnine has opted to submit disclosures on how its activities contribute to the achievement of the EU's environmental objectives in order to advance its internal environmental practices and enhance its communication with various stakeholders.

Economic activities in accordance with the EU Taxonomy

The EU Taxonomy is a fundamental component of the EU Sustainable Finance Action Plan and serves as a tool for identifying environmentally sustainable investments at the EU level. It is aimed at directing capital towards green assets and activities that contribute to meeting the EU's climate objectives.

For an activity to be classified as sustainable under the Taxonomy, it must make a significant contribution to at least one of the six identified environmental objectives without adversely impacting the others. Furthermore, it must also respect human rights and social aspects. The activities within Eastnine's operations covered by the EU Taxonomy involve the acquisition and management of office buildings, regulated under economic activity 7.7 Acquisition and ownership of buildings.

Assessment of Taxonomy-aligned activities

According to the technical screening criteria for activity 7.7, buildings are considered aligned with the EU Taxonomy if they possess an energy class-A rating or rank among the 15 per cent most energy-efficient buildings in the country. In cases where the Energy Performance Certificate (EPC) level does not meet the specified criteria, an assessment is conducted to determine whether the building falls within the 15 per cent most energy-efficient category. In 2023, a Lithuanian industry association published criteria for identifying the top 15 per

cent most energy-efficient office buildings, which Eastnine has used to classify its own property portfolio in the country.

In Latvia, there are no equivalent thresholds; however, based on energy assessments, Eastnine's properties, Zala 1 and Valdemara Centrs, which both hold an energy class B rating, are considered to meet the compatibility criterion for the top 15 per cent.

In Poland, there is no letter-based Energy Performance Certificate (EPC) system; nonetheless, the energy levels indicated in the relevant EPC documentation correspond to a level better than that of energy class A. Consequently, we assess that all of our Polish properties meet the compatibility criteria for the requisite EPC level.

To qualify as Taxonomy-aligned, an activity must also adhere to the 'Do No Significant Harm' (DNSH) criterion, ensuring that it does not materially impair other environmental objectives. Under Climate Change Adaptation, which forms part of the DNSH criteria, Eastnine conducts climate-risk analyses for all properties.

In 2023, a comprehensive analysis of all 57 properties, as well as the Uniq property in Vilnius, was conducted. In 2024, we initiated an updated portfolio-level climate-risk analysis, which is set to be finalised in Q1 2025, and will include recommendations for potential deeper analyses of the portfolio.

Based on the analyses conducted to date, all existing Eastnine properties are deemed to be compliant with the DNSH criteria for Activity 7.7.

With regard to 'minimum safeguards' concerning human rights, anti-corruption and transparency, Eastnine ensures compliance through codes of conduct, ethical guidelines, supplier assessments and internal anti-corruption training.

Disclosures of economic activities in accordance with the EU Taxonomy

The tables on the following page present the share of net turnover, as well as operating expenses and capital expenses aligned with the EU Taxonomy for activity 7.7.

Table 1 presents the net turnover, which refers to revenue from rental agreements recognised in the income statement the percentage of turnover deemed to be aligned with the EU Taxonomy is based on the aforementioned criteria and pertains to rental income from properties that meet the requirements of Activity 7.7.

Table 2 presents operating expenses, including costs associated with property management, routine repairs, maintenance and tenant improvements that have been expensed. The percentage of operating expenses deemed to be aligned with the EU Taxonomy is based on the aforementioned criteria and pertains to property expenses that meet the requirements of Activity 7.7.

Table 3 presents capital expenses, which encompass investments and expenses that enhance the value of Eastnine's properties. Only investments that meet the criteria for Activity 7.7 are included.

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Table 1. Economic activities	Net turnover EURm	%	Climate-change mitigation, %	Meets DNSH criteria, Yes/No	Meets minimum safeguards, Yes/No	Taxonomy- aligned, %	Enabling/ Transition ratio, E/T
A. Activities eligible in the Taxonomy	41.5	100					
A. 1 Activities aligned with the Taxonomy	33.9	82					
7.7 Acquisition and ownership of buildings	33.9	82	100	Yes	Yes	82	–
A. 2 Activities not aligned with the EU Taxonomy	7.6	18					
7.7 Acquisition and ownership of buildings	7.6	18					
B. Activities not eligible in the Taxonomy	0.0	0					
Total (A+B)	41.5	100					

Table 2. Economic activities	Operating expenses, EURm	%	Climate-change mitigation, %	Meets DNSH criteria, Yes/No	Meets minimum safeguards, Yes/No	Taxonomy- aligned, %	Enabling/ Transition ratio, E/T
A. Activities eligible in the Taxonomy	12.6	100					
A. 1 Activities aligned with the Taxonomy	10.2	81					
7.7 Acquisition and ownership of buildings	10.2	81	100	Yes	Yes	81	–
A. 2 Activities not aligned with the EU Taxonomy	2.4	19					
7.7 Acquisition and ownership of buildings	2.4	19					
B. Activities not eligible in the Taxonomy	0.0	0					
Total (A+B)	12.6	100					

Table 3. Economic activities	Capital expenses, EURm	%	Climate-change mitigation, %	Meets DNSH criteria, Yes/No	Meets minimum safeguards, Yes/No	Taxonomy- aligned, %	Enabling/ Transition ratio, E/T
A. Activities eligible in the Taxonomy	4.4	100					
A. 1 Activities aligned with the Taxonomy	3.1	71					
7.7 Acquisition and ownership of buildings	3.1	71	100	Yes	Yes	71	–
A. 2 Activities not aligned with the EU Taxonomy	1.2	29					
7.7 Acquisition and ownership of buildings	1.2	29					
B. Activities not eligible in the Taxonomy	0.0	0					
Total (A+B)	4.4	100					

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