



# Årsstämma Eastnine

Annual General Meeting Eastnine

**2019-05-15**

eastnine



# Address by the Chairman

**Liselotte Hjorth**

eastnine

# Styrelsen i Eastnine

## The Board of Directors of Eastnine



Liselotte Hjorth



Johan Ljungberg



Nadya Wells



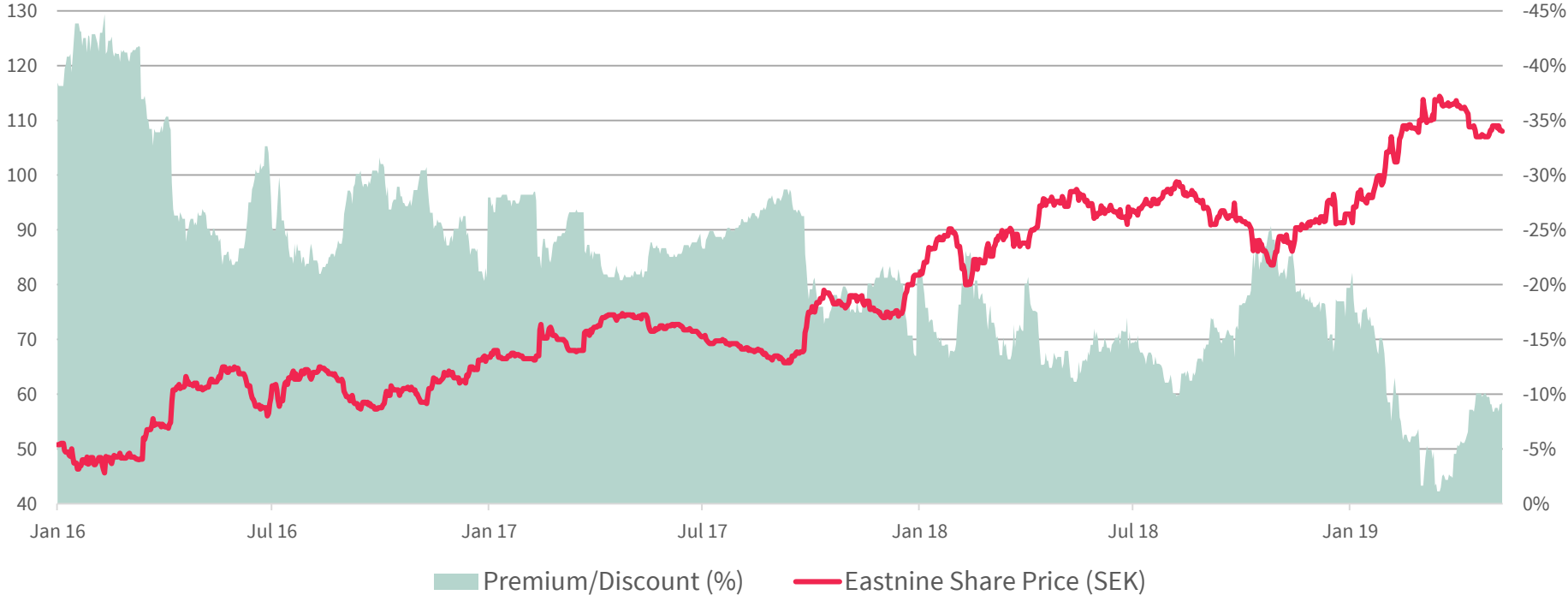
Peter Elam Håkansson



Peter Wågström

# Eastnines aktiekursutveckling och rabatt

Eastnine's share price development and discount



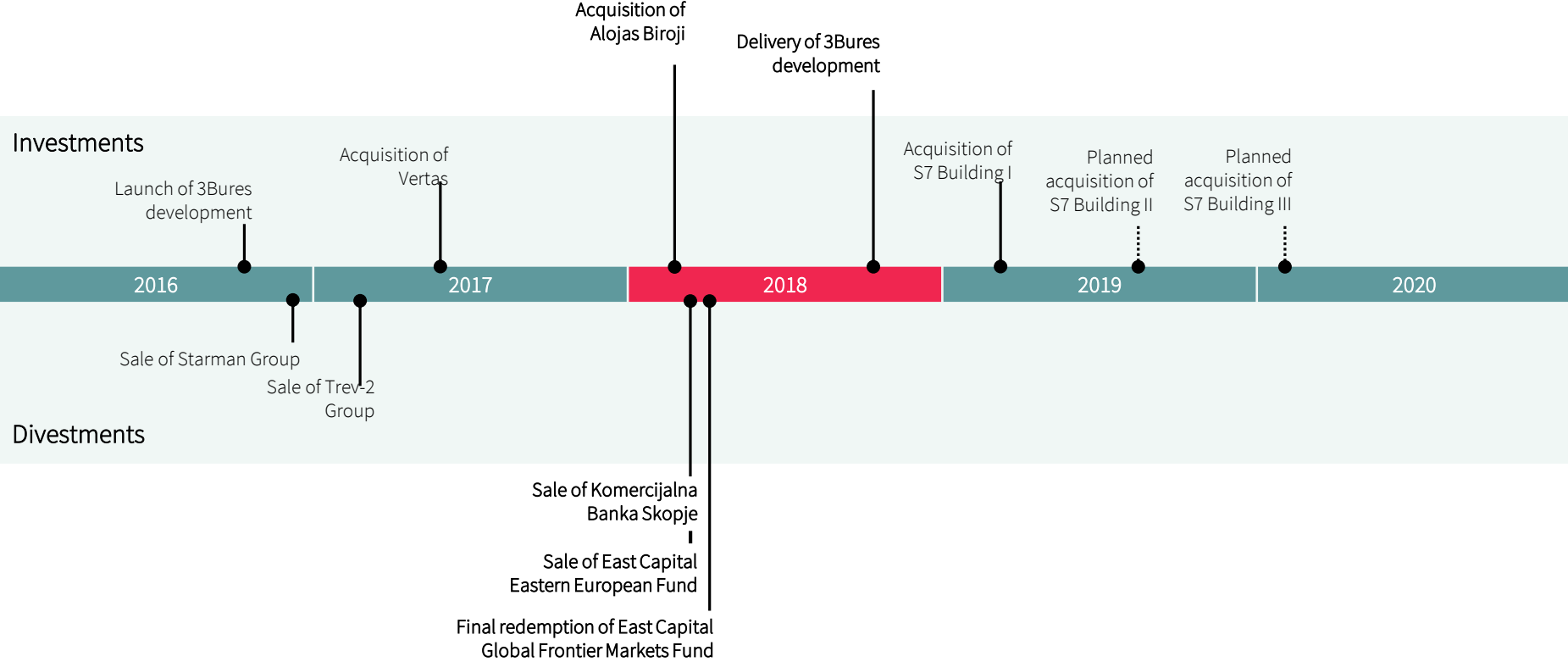


# Address by the CEO

**Kestutis Sasnauskas**

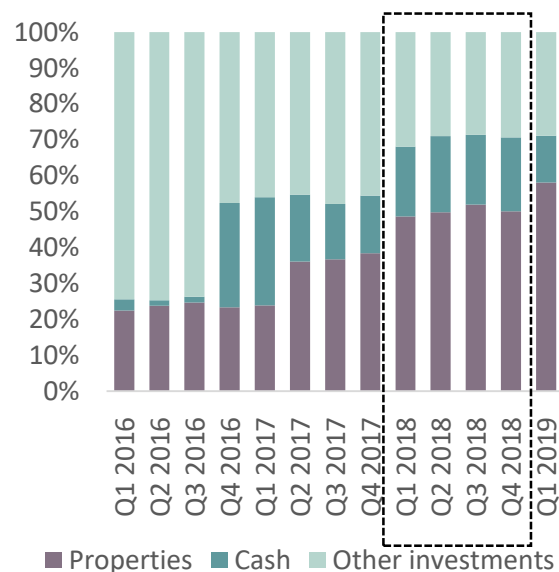
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# High portfolio activity in 2018

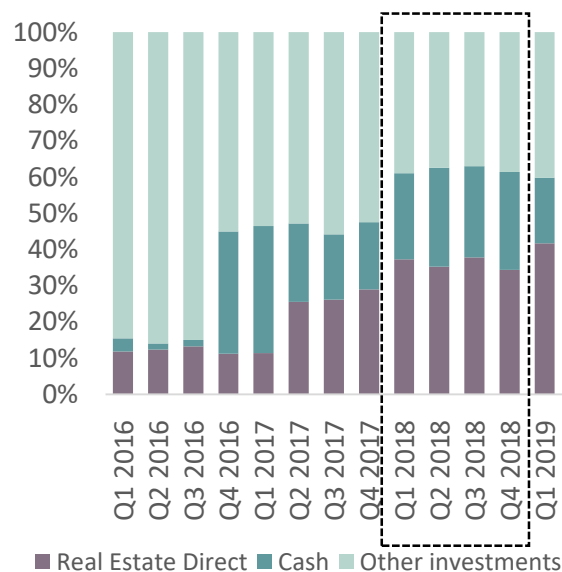


# A company in rapid transformation

Asset breakdown (EURm)

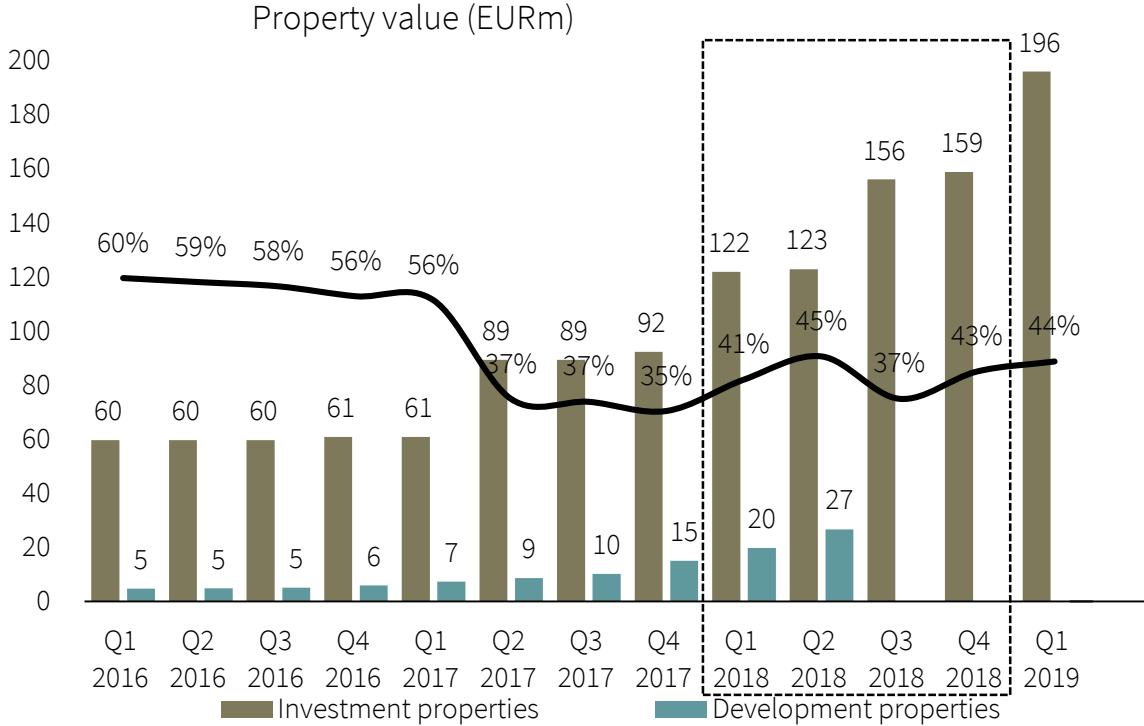


NAV breakdown (%)



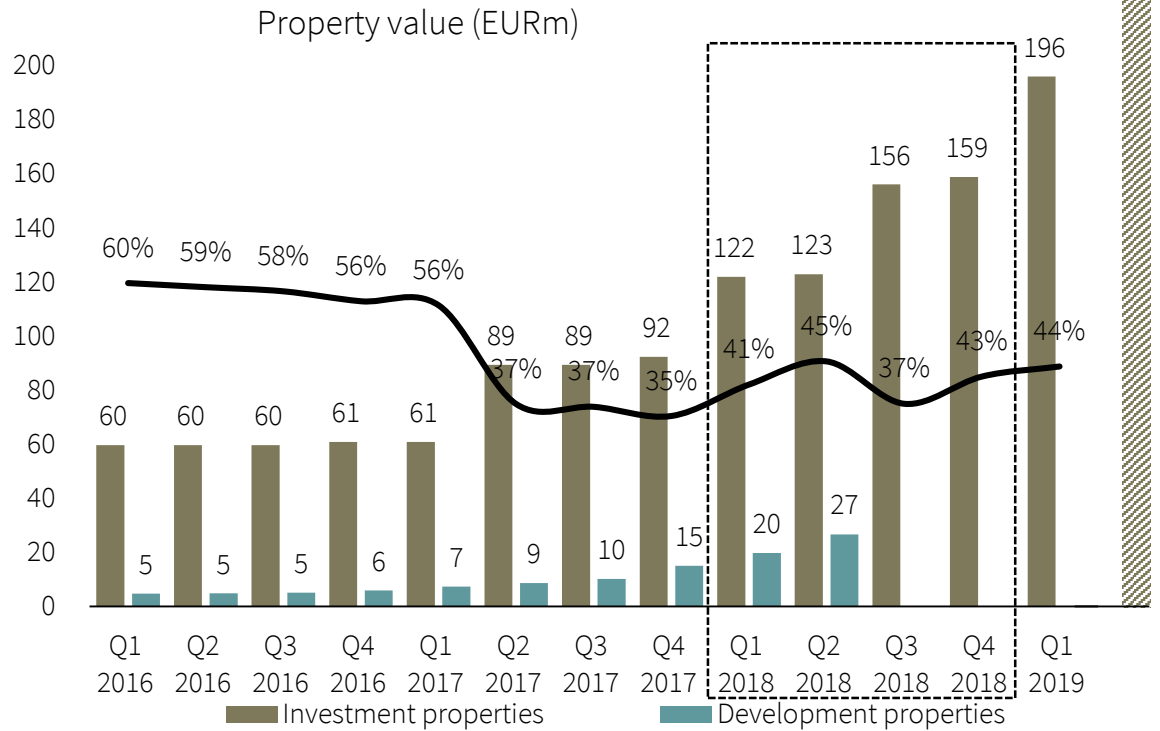
- More than 50% of assets invested in real estate
- Less than 40% of NAV attributable to non-core real estate funds and Melon Fashion Group

# Growing property portfolio



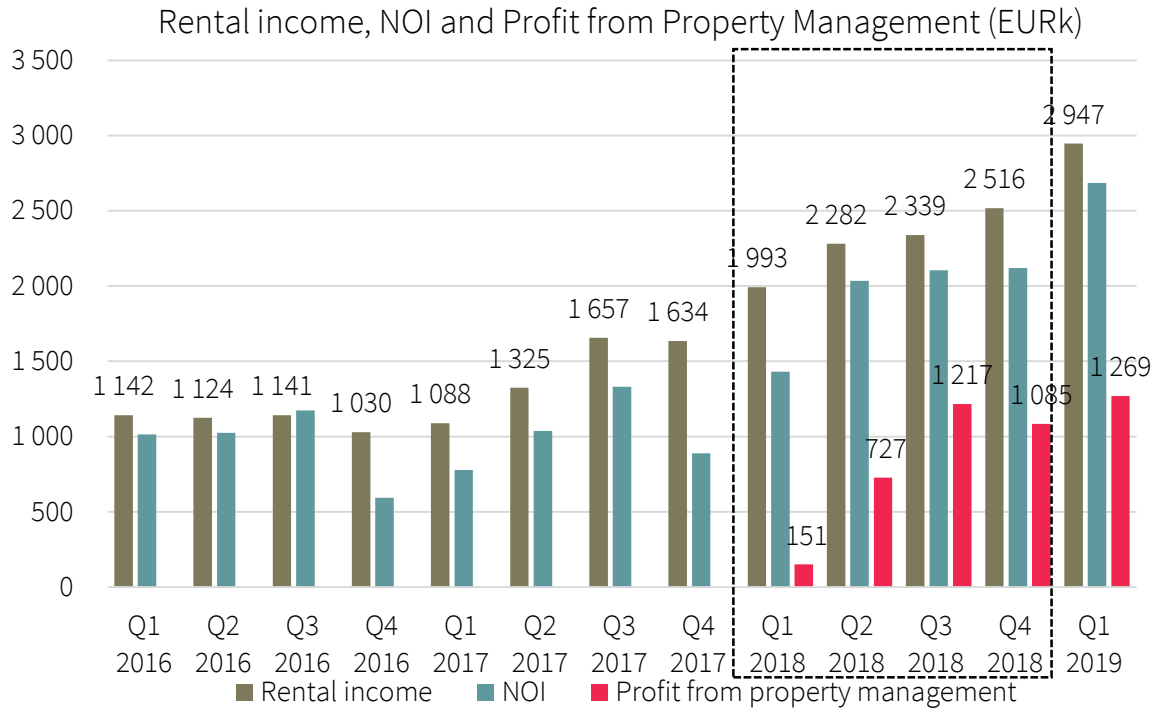


# Growing property portfolio



- Portfolio to exceed EUR 280m in value after full S7 acquisition
- LTV below 50%

# Steadily improving earnings capacity



- Profit from property management positive since 2018 and set to increase with completion of full S7 acquisition

# 2018 results

(EURk)	2017	2018	%
Rental income	5,703	9,130	60.1
Net operating profit	4,035	7,690	90.6
Profit from property management	(1,344)	3,180	n.m.
Unrealised changes in value, properties	4,546	5,483	
Unrealised changes in value, other	10,354	2,903	
Realised changes in value	4,536	5,402	
Profit before tax	18,092	16,969	
Profit after tax	17,085	15,641	
Earnings per share, EUR	0.70	0.71	
NAV per share, EUR <sup>1</sup>	10.57	11.20	6.0
NAV per share, SEK <sup>1</sup>	103.9	113.5	9.2
Share price, SEK	81.75	92.90	13.6
Dividend, SEK	0.90	2.10	

LFL growth of 1.2 percent

3Bures tower III, 3Bures tower I-II and Vertas

MFG and real estate funds

Dividends from MFG and real estate funds

1) Not adjusted for dividend



# EO

Eastnine AB

Kungsgatan 35  
Box 7214

103 88, Stockholm  
info@eastnine.com

[www.eastnine.com](http://www.eastnine.com)

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