

Eastnine publishes Annual Report 2025

Eastnine's Annual Report 2025 in Swedish has now been published. The report is available on Eastnine's website www.eastnine.com.

An English translation is expected to be available on Eastnine's website in week 16.

Interview with CEO Kestutis Sasnauskas in summary:

Eastnine has posted record results in its 2025 year-end report. How satisfied are you with this achievement, and how do you vision your possibilities to continue to deliver new records?

Our profit from property management for 2025 was the best ever for a single year, reflecting a 28 per cent rise in earnings per share and an overall increase of 40 per cent. I am both proud and delighted with this milestone. The key drivers were our two major acquisitions in Poland in 2024, alongside a general growth in rents for a comparable portfolio. Furthermore, the occupancy rate was 96 per cent at year-end 2025, and the surplus ratio was 93 per cent for the full year. The robust cash flow generated by our portfolio rivals that of logistics properties; however, the potential for value appreciation is significantly greater in our centrally located, high-quality assets.

As of February 2026, we have 30 employees, six of whom are based in Poland. They have already taken over parts of the work previously handled by external suppliers and this transition will continue throughout 2026.

Eastnine's overarching goal is to deliver a high and sustainable total return to shareholders, in terms of dividends and value appreciation. Despite geopolitical volatility having increased rather than decreased in 2025, I am confident that the opportunities to achieve new record results are still promising.

Could you elaborate on specific factors or developments that give you such confidence and positivity about Poland?

Poland has been demonstrating robust long-term economic growth. It ranks highly when comparing growth rates across European countries and even globally, relative to the size of its economy. Poland has the sixth largest economy in the EU and has climbed to the 20th largest economy globally in 2025.

What can shareholders expect in terms of future acquisitions?

We have been very transparent about our current acquisition strategy and that the primary focus is on Warsaw, where we see the greatest potential for returns at present. There is considerable complexity involved in such acquisitions, which partly explains why they sometimes take longer than we would like.



So far, you have not divested any properties. Can you envisage doing so, and if so, under what circumstances?

Since 2014, the Company has gradually built its property portfolio by acquiring office properties in the premium segment, in prime locations. However, as outlined in our business model, we may divest individual properties or even leave a market entirely if we reach the conclusion that our capital can be better utilised elsewhere.

Last but not least, what are your hopes for Eastnine in 2026?

Eastnine's goal is to execute at least one major acquisition during the year, preferably in Warsaw, which will enable us to deliver yet another record result, both in total and per share.

Read the full interview in the Annual Report 2025.

Eastnine AB (publ)

For more information, please contact:

Kestutis Sasnauskas, CEO, +46 8 505 97 700

Britt-Marie Nyman, CFO and Deputy CEO, +46 70 224 29 35

Visit www.eastnine.com

This information is information that Eastnine AB (publ) is obliged to make public pursuant to the Securities Market Act (2007:528). The information was submitted for publication, through the agency of the contact persons set out above, at 11:45 CET on 26 March 2026.