January-June 2026

Eastnine presentation

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Highlights Q2 2026

	Q2 2026	Jan–Jun 2026
RENTAL INCOME	EUR 15.3m 1% +3% LFL	EUR 30.7m 0% +0.5% LFL
NET OPERATING INCOME	EUR 14.1m 0%	EUR 28.2m -2%
PROFIT FROM PROPERTY MANAGEMENT	EUR 7.3m -9% EUR 0.07 per share	EUR 14.9m -5% EUR 0.15 per share
UNREALISED VALUE CHANGES PROPERTIES	EUR 2.9m	EUR 0.3m

- DIVESTMENT OF TWO RIGA PROPERTIES
- ACQUISTION OF THE BRIDGE

8.0 x
debt ratio

92.5 %
surplus ratio

96.5 %
economic occupancy rate

45 %
loan-to-value

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Eastnine at a glance

Building a leading office provider in the fastest growing part of Europe

Premium office properties
in prime locations.

Fast-growing markets in
Warsaw, Poznan, Vilnius and Riga.

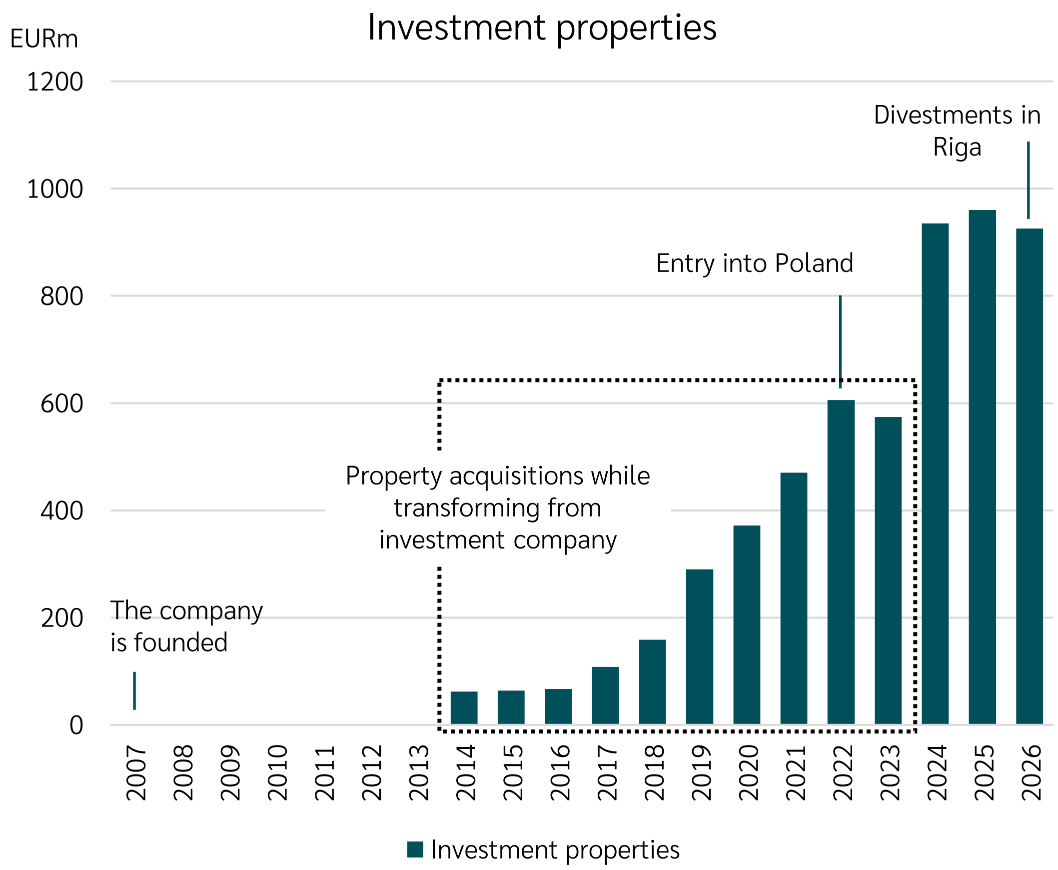
SQ.M. 000	EURm	%	EURm	%	%
258	**926**	**96.5**	**62**	**6.1**	**45**
LEASABLE AREA	PROPERTY VALUE	ECONOMIC OCCUPANCY	RENTAL INCOME R12M	YIELD(1)	LOAN TO VALUE

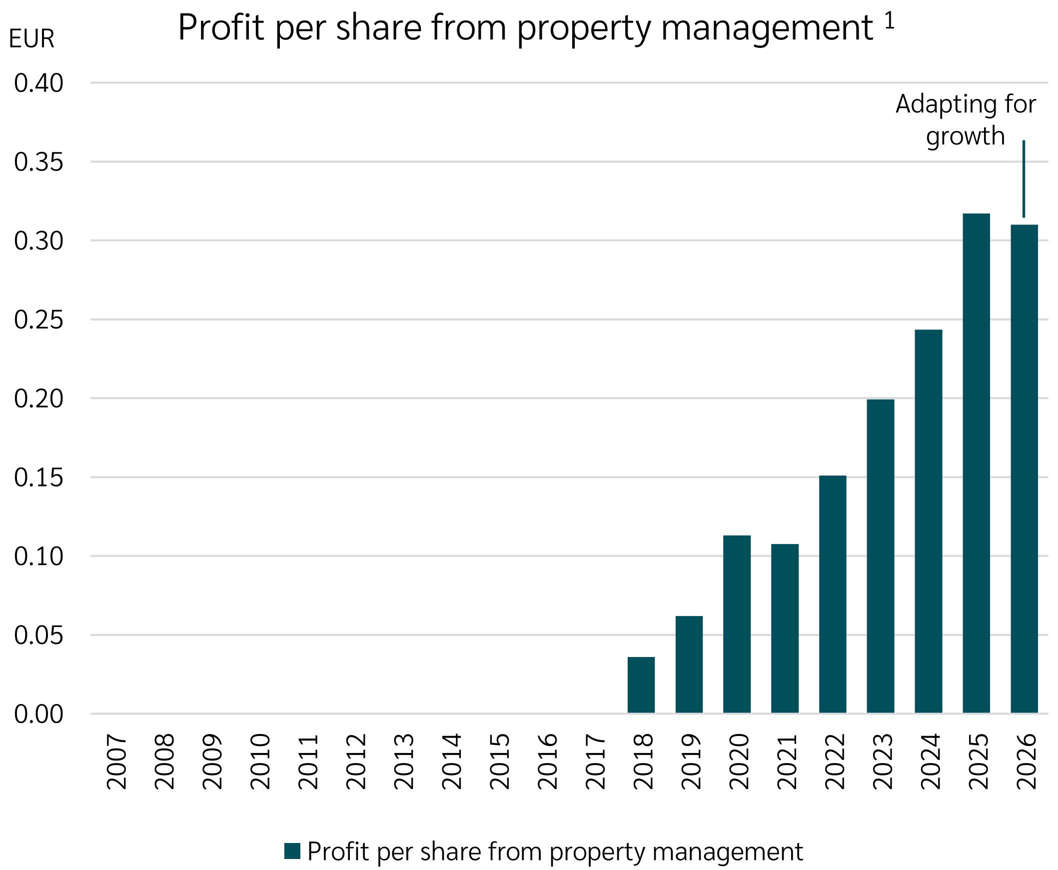
Swedbank · Danske Bank · Vinted · moderna · PANATTONI · warta. · CBRE · ROCKWOOL · Telia · INL TECHNOLOGY · McKinsey&Company · amazon · allegro · twoday · CITCO

Note: (1) based on earnings capacity, yield excluding development projects.
Source: Eastnine's publicly available information as of 30 June 2026

Proven growth and strategy execution

Increasing earnings per share while growing the portfolio



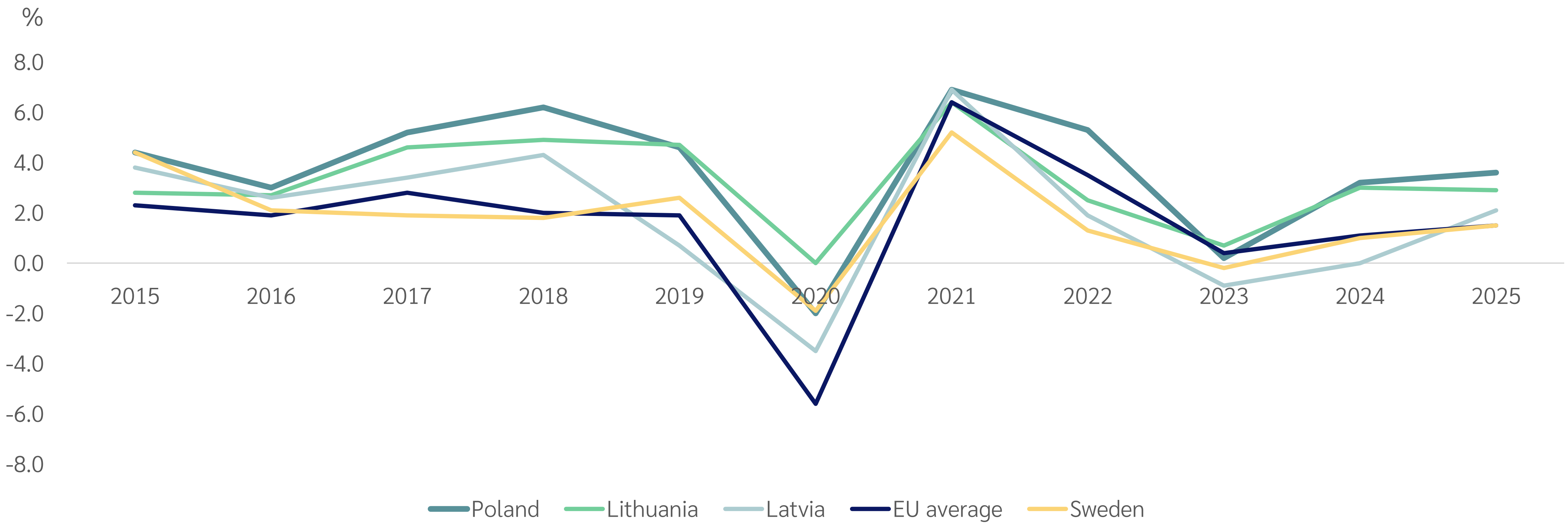


Note: (1) based on earnings capacity per 30 June 2026, yield excluding development projects.
Source: Eastnine's publicly available information as of 30 June 2026

Long-term trends

Real GDP growth rate

Poland has experienced faster growth than both the EU average and Sweden over the last 10 years



Source: Eurostat

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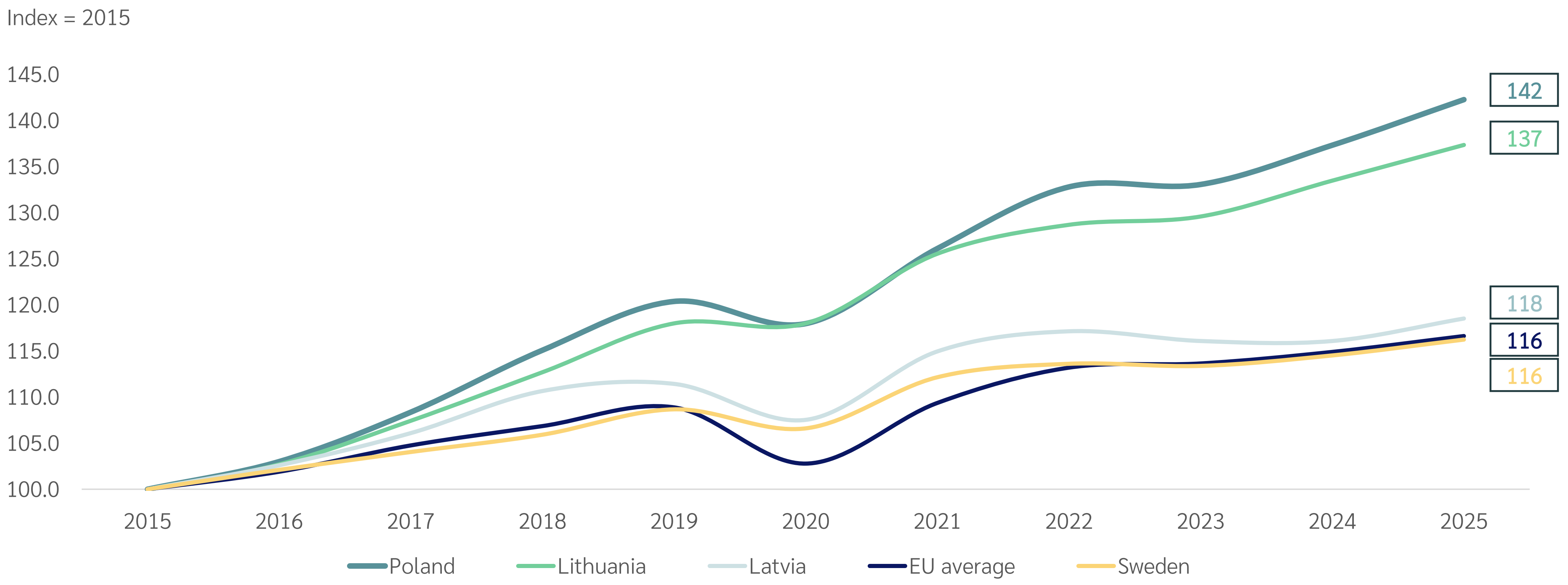
Real GDP growth

Poland has experienced faster growth than both the EU average and Sweden over the last 10 years



Source: Eurostat

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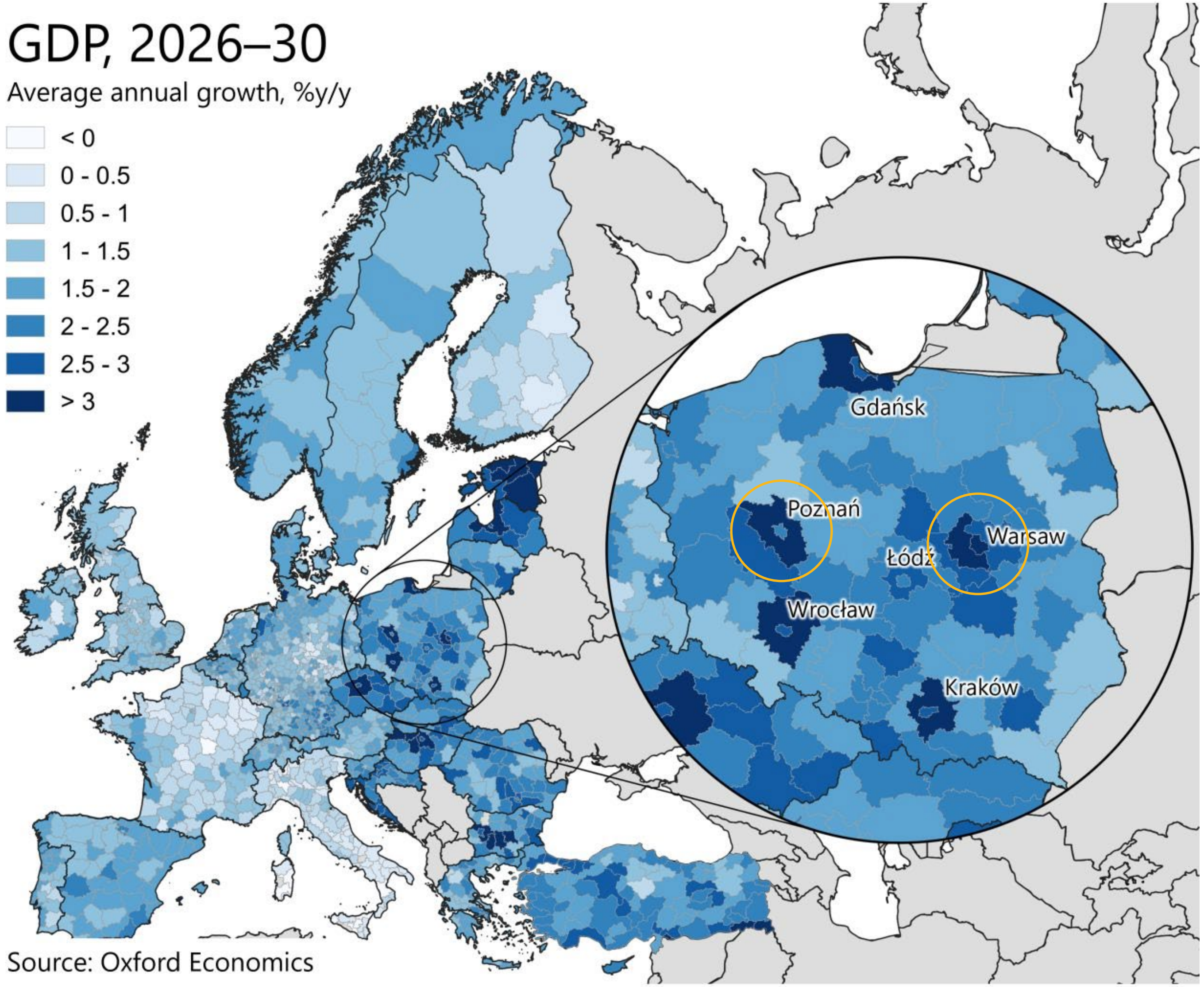
Good prospect for growth in Warsaw and Poznan



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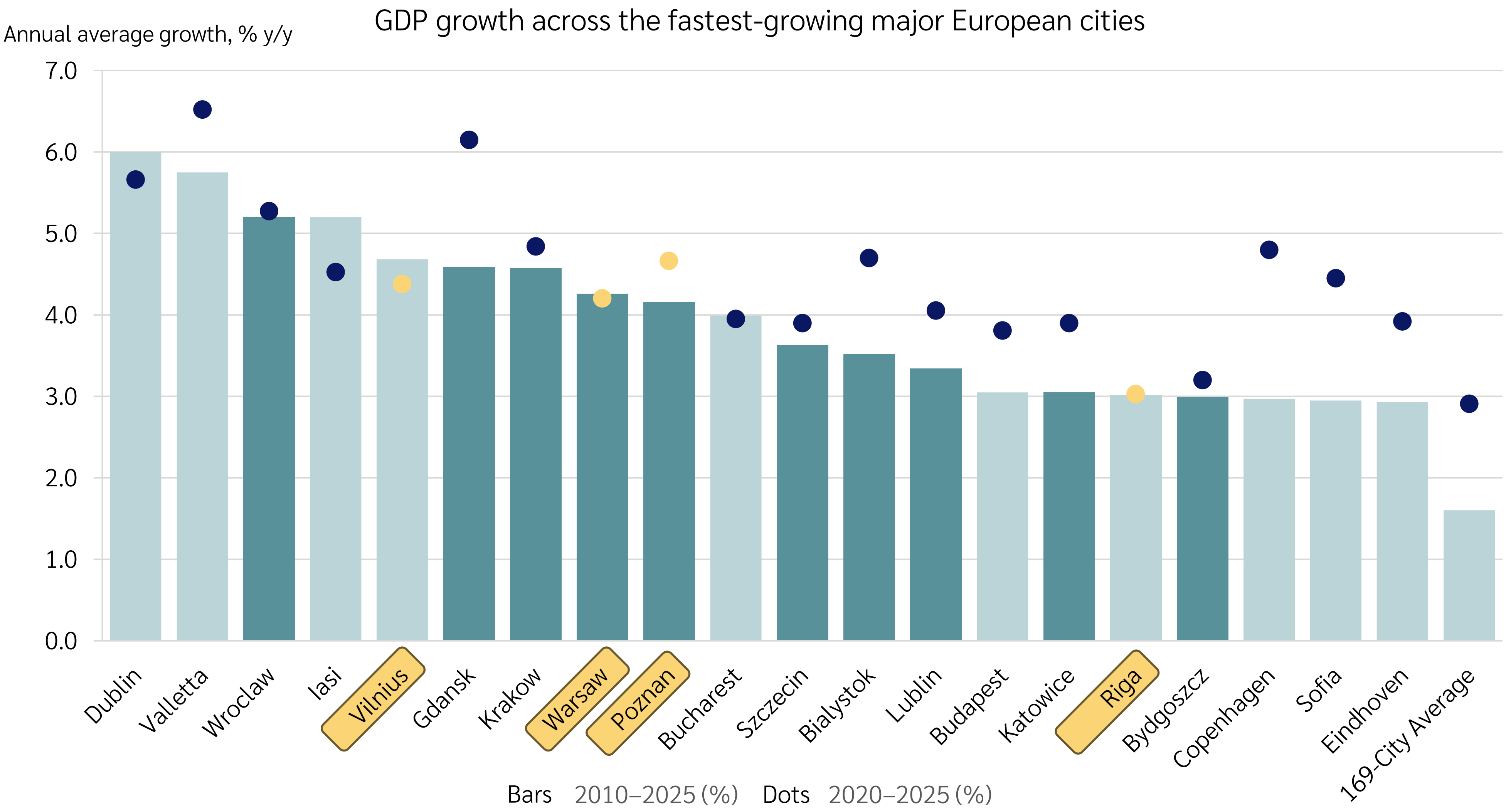
Polish cities dominates GDP-growth in Europe



Source: Oxford Economics, Eurostat

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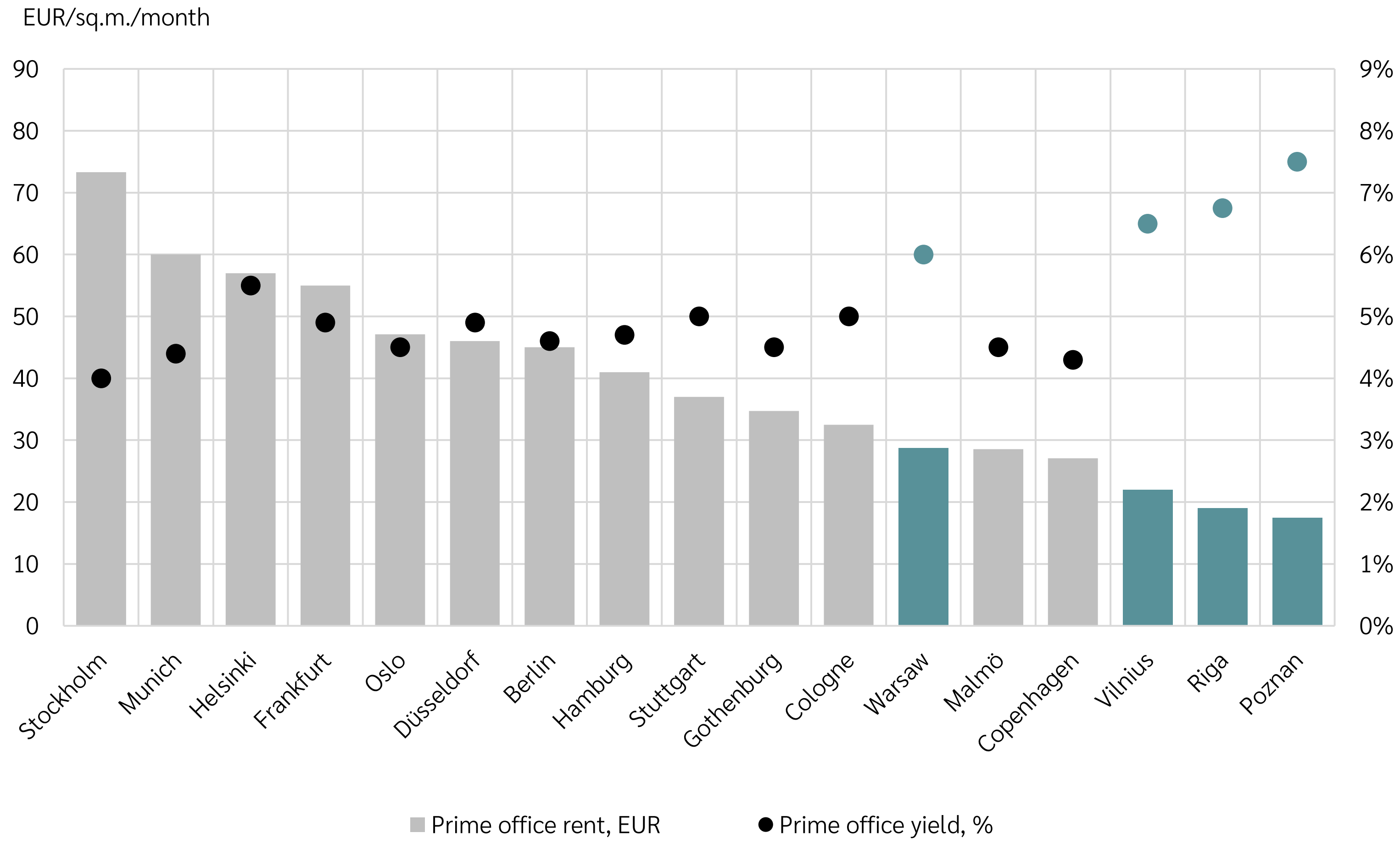
Expectations of lower yields and higher rents



Yield gap expected to decrease over time

Rent level expected to increase over time

Source: JLL, Colliers, Newsec, CBRE. Data for Q4 2025.

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Attractive pricing in Poland

Market	EUR/sq.m.
Stockholm	22,300
Munich	17,800
Berlin	13,600
Frankfurt	13,600
Oslo	12,700
Düsseldorf	12,300
Hamburg	12,100
Helsinki	10,100
Warsaw	5,900

Source: JLL

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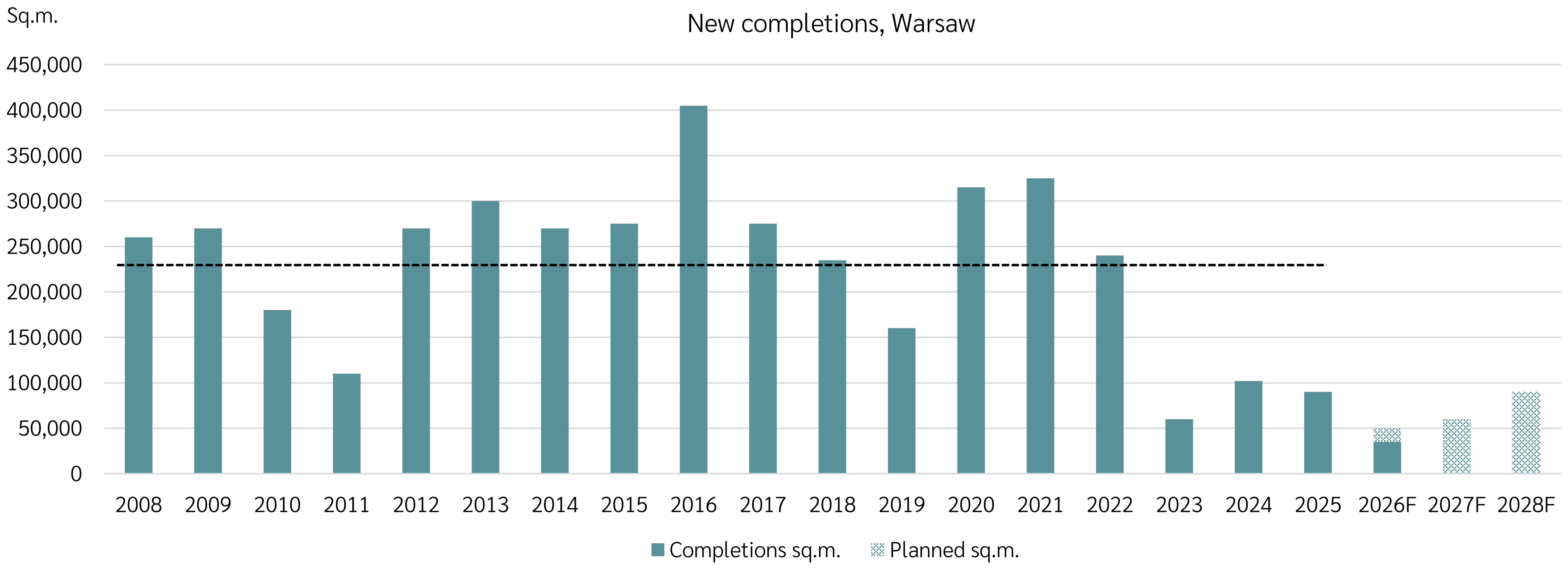
New supply significantly below historic levels



Source: JLL

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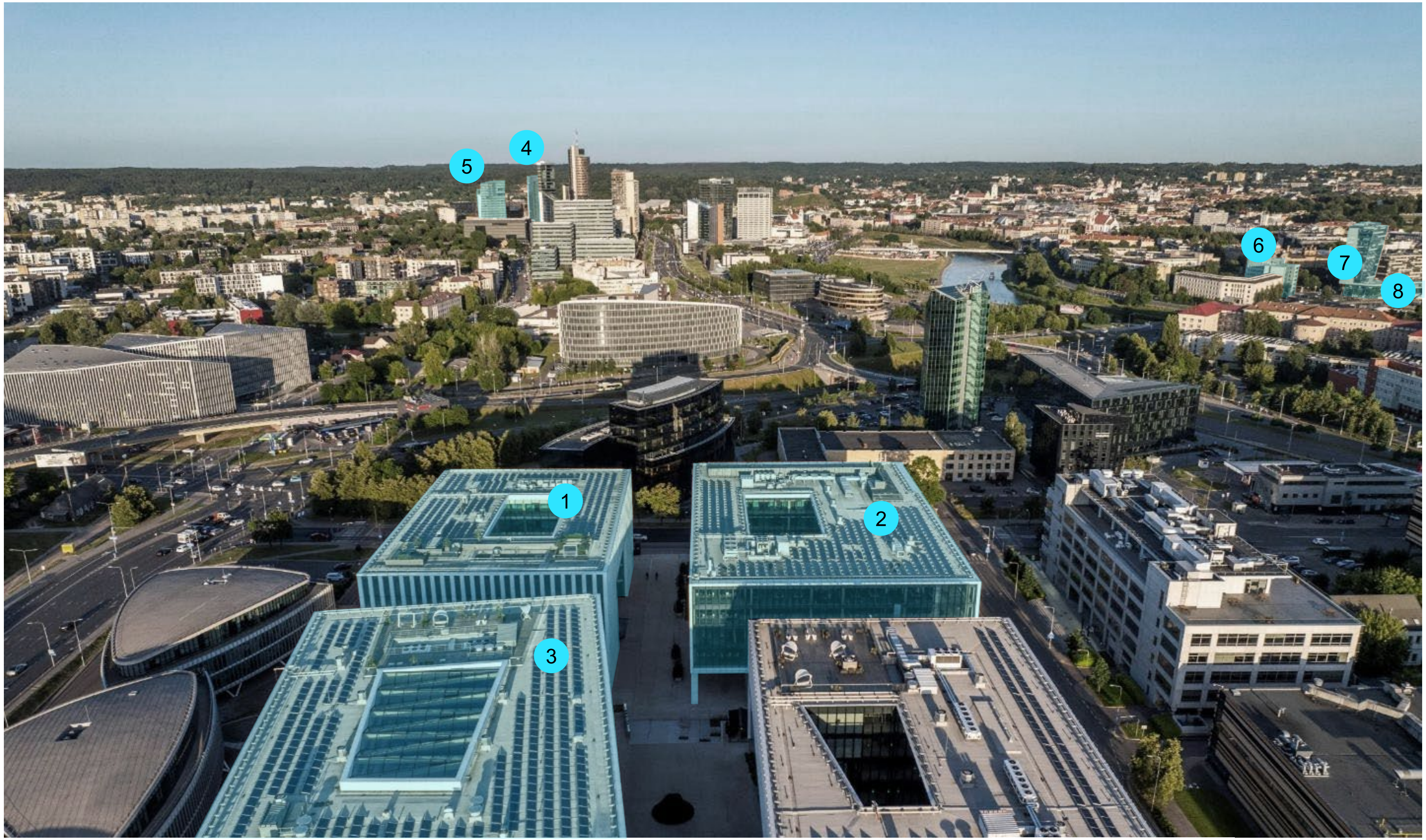
Prime offices portfolio

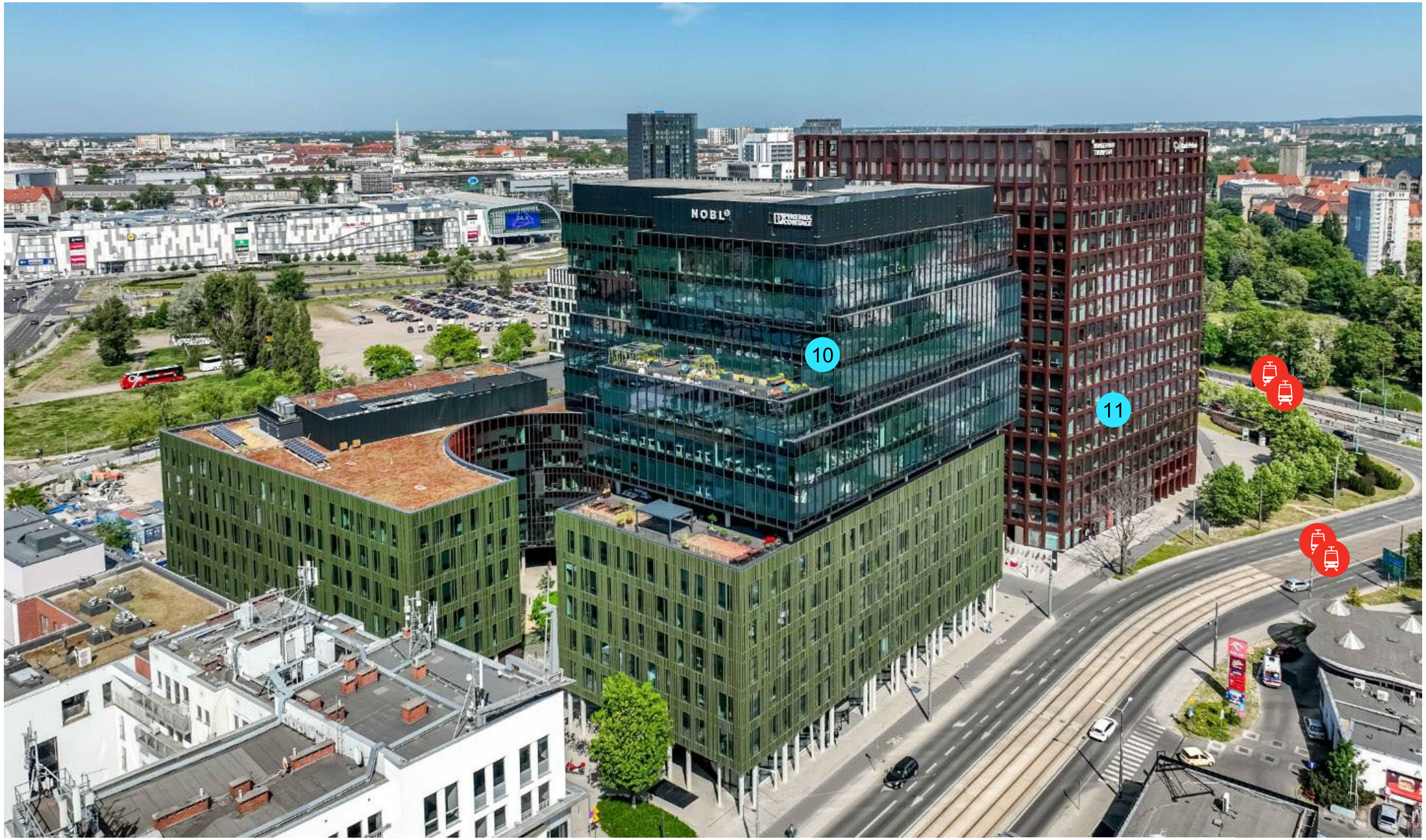


Vilnius

1 S7-1
2 S7-2
3 S7-3
4 3Bures-1,2
5 3Bures-3
6 Uniq
7 Vertas-1
8 Vertas-2

Vilnius

9 Uptown Park



Poznan

10 Nowy Rynek D
11 Nowy Rynek E

Warsaw

12 Warsaw Unit

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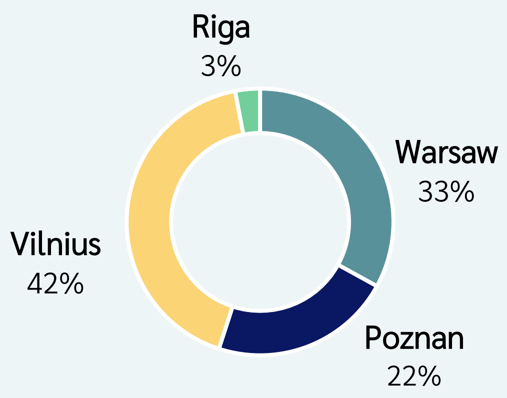
Portfolio overview

Prime office portfolio with 14 assets, 257,900 sq.m. of lettable area, portfolio yield 6.1%[1]

EUR 926m Property value	**EUR 62m** Rental income R12	**EUR 63m** Rental value
EUR ~3,600 Value per sq.m.	**6.7 %** Yield requirement in valuations	**8.5 yrs** Average property age

[1] Based on earnings capacity, yield excluding development projects.

Property value per location



EUR 230 /sq.m./yr
Average rent **(~SEK 2,550)**

3.5
WAULT

96.5%
Occupancy rate

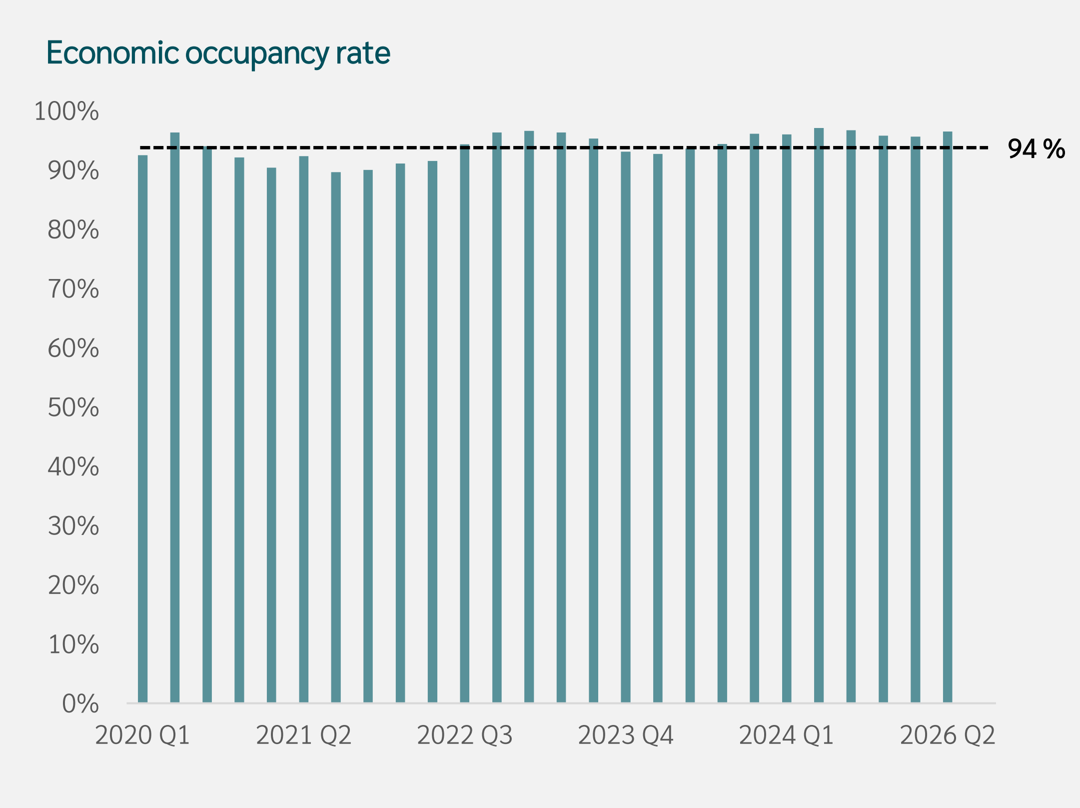
+200
Tenants

warta. | allegro | Danske Bank | Telia | Vinted | ROCKWOOL | McKinsey&Company | Swedbank | CBRE | moderna | stryker | amazon | IMPERIAL BRANDS | OMNI OFFICE | CITCO

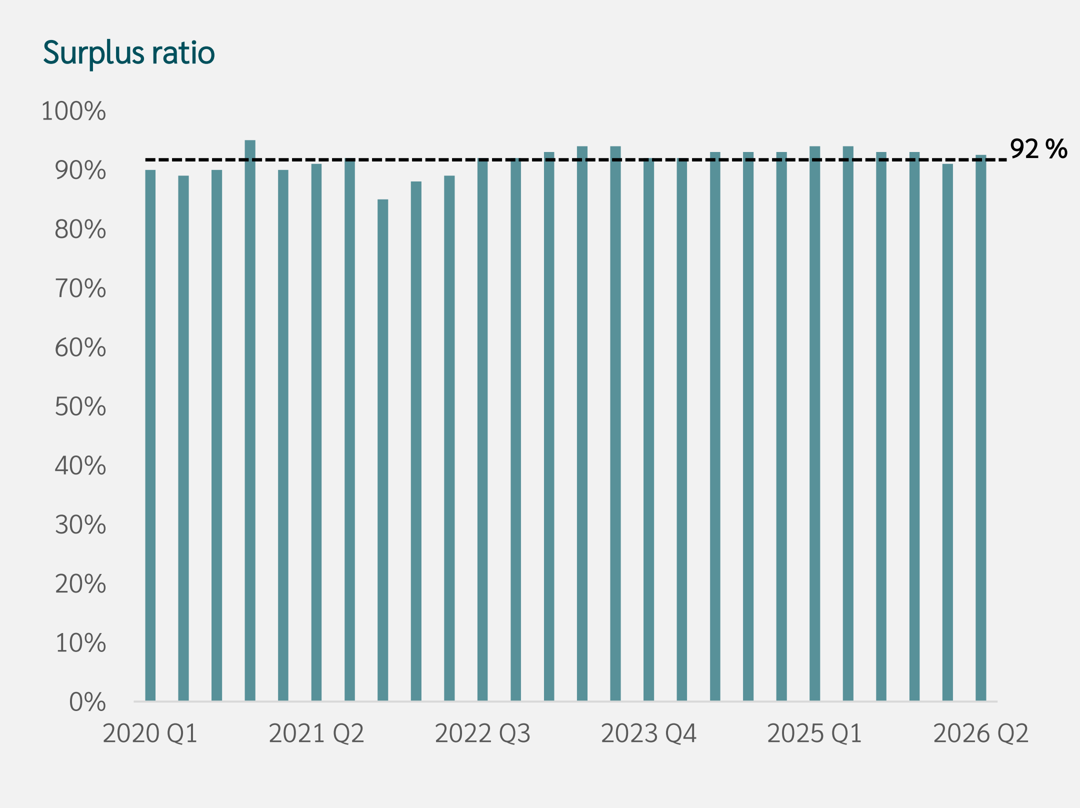
Tenants top 15 **63 %**

Consistent high economic occupancy rate and surplus ratio

Strong tenant relationship and attractive premises in prime locations drives retention



Consistent high occupancy and triple-net agreements result in high surplus ratio



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Sustainability is at the core

Ambition to define the future of sustainable real estate in our regions

Net Zero target 2040

Eastnine's climate targets validated by SBTi.

Sustainability certification

100%

Bream Outstanding or Leed Platinum

Taxonomy alignment

97%

based on turnover FY 2025

GRESB

5 stars

Top 20% global ranking

Green financing

88%

2026-06-30

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Financials
Jan-Jun 2026

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Results

	Q2 2026	Jan–Jun 2026
RENTAL INCOME	EUR 15.3m 1 % +3 % LFL	EUR 30.7m 0 % +0,5 % LFL
NET OPERATING INCOME	EUR 14.1m 0 %	EUR 28.2m -2 %
NET FINANCIAL INCOME & EXPENSES	EUR -5.2m -2 %	EUR -10.6m -2 %
PROFIT FROM PROPERTY MANAGEMENT	EUR 7.3m -9 % EUR 0.07 per share	EUR 14.9m -5 % EUR 0.15 per share
UNREALISED VALUE CHANGES PROPERTIES	EUR 2.9m	EUR 0.3m

- Rental income in level with previous year
  - Divestments
  - Lower average occupancy rate mitigated by indexation
- Net operating income stabilising
  - Affected by higher energy prices in the beginning of the year and new FTEs
- Net financial items lower
  - Lower average interest rate
- Profit from property management decrease
  - Affected mainly by higher central admin costs due to a growing company
- Positive value changes in the property portfolio

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Earnings capacity

Theoretical assessment describing Eastnine's earnings capacity for a 12-month period as per 30 June 2026

EURk	2026-06-30	2026-03-31	Change
Rental income	60,520	62,775	-4%
Property expenses	-4,427	-4,511	-2%
Net operating income	**56,093**	**58,264**	**-4%**
Central administration	-4,965	-4,791	+4%
Interest income	760	700	+9%
Interest expenses	-21,608	-22,087	-2%
Other financial income & expenses	-177	-177	0
Profit from property management	**30,103**	**31,909**	**-6%**

- Rental income decreased due to divestment of properties in Riga while lower occupancy ratio and indexation had an opposite effect.
- Property expenses have decreased due to the divestments. However, the unusually cold winter and higher personnel costs related to new employees in Poland has offset the effect. Will be lower going forward due to closing of Eastnine office in Riga.
- Central administration increases due to higher personnel costs.
- Interest income has increased as a result of increased cash.
- Interest expenses have decreased due to divestment of properties.
- Profit from property management has decreased due to the divestments.

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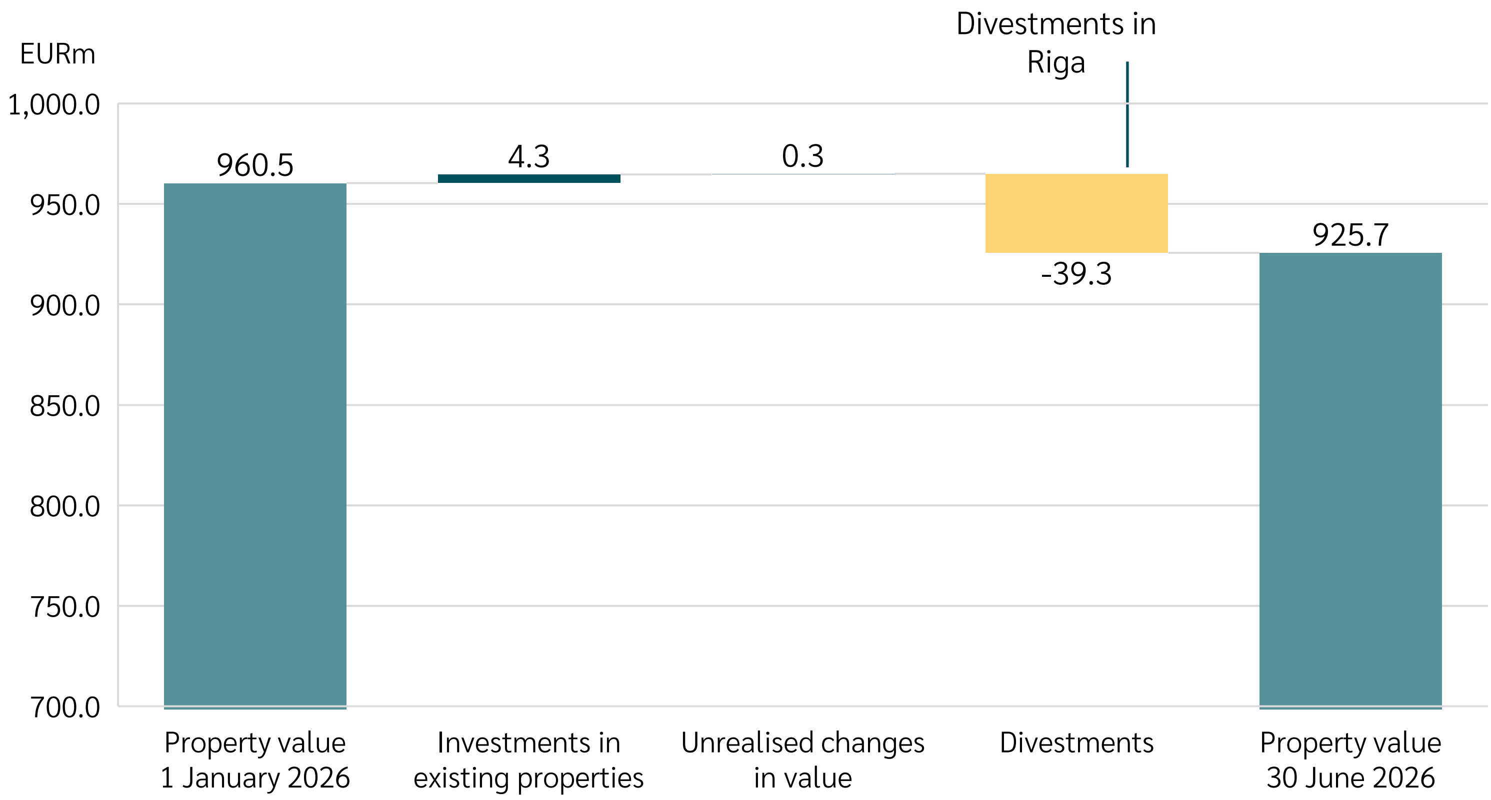
Property value development

Changes in the value of investment properties from 31 December 2025 - 30 June 2026



- Investments related to tenant improvements
- Unrealised change in value were up slightly due to higher market rents but mitigated by a slight yield increase
- Divestments of two properties in Riga
  - Riga market decreases from 7% to 3%
- Change in portfolio -4%
  - Like-for-like 0%

6.7 % Yield requirement in valuations

13 Investment properties

+19 % Average growth, 5 yrs

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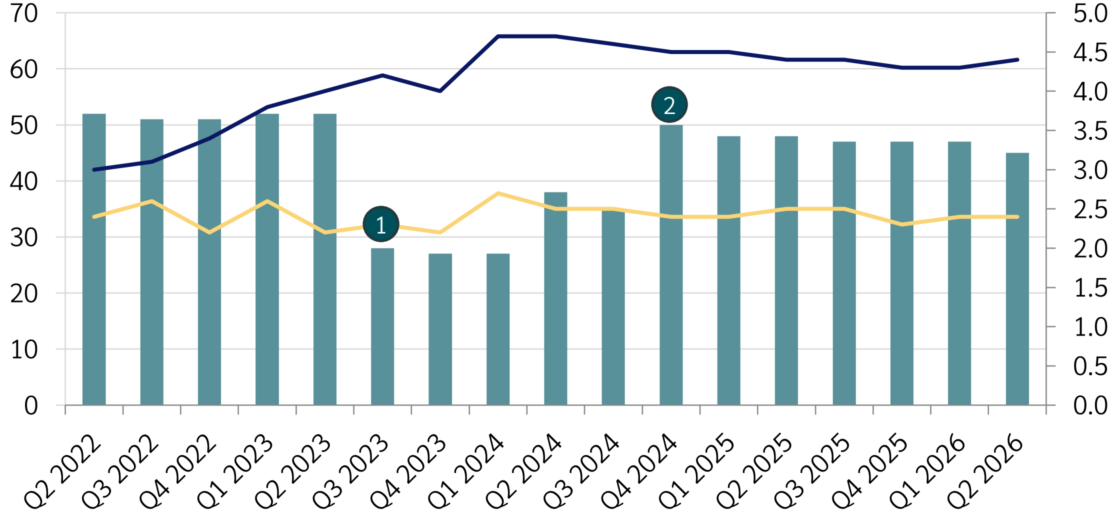
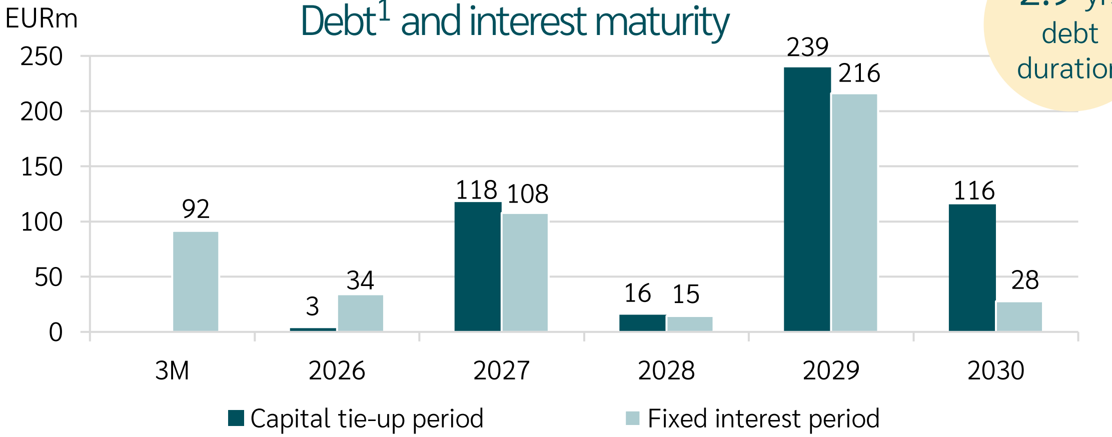
Well positioned for growth

LTV, average interest rate & ICR development



[1] Divestment of Melon Fashion Group
[2] Acquisition of Warsaw Unit

Debt[1] and interest maturity



2.9 yrs debt duration

[1] Incl. amortisations

Financial highlights per 30 June 2026

2.4 x Interest coverage ratio	**45 %** Loan-to-value
81 % Share of fixed interest	**EUR 492m** Interest bearing liabilities
2.0 yrs Fixed interest period	**8.0 x** Debt ratio
4.4 % Average interest rate	**EUR 71m** Cash and cash equivalents

88 % green financing

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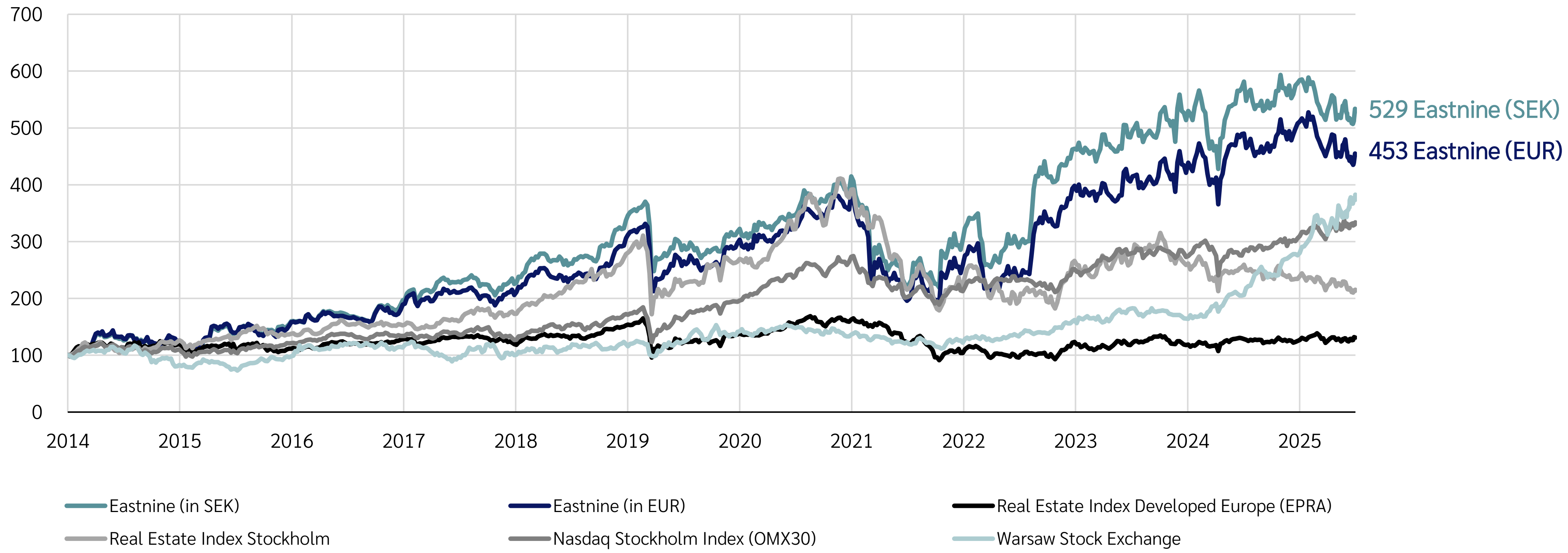
Eastnine as a long-term investment

Overall goal to create a sustainable, attractive total return on shareholders' investment

11 %
5-year average shareholder return

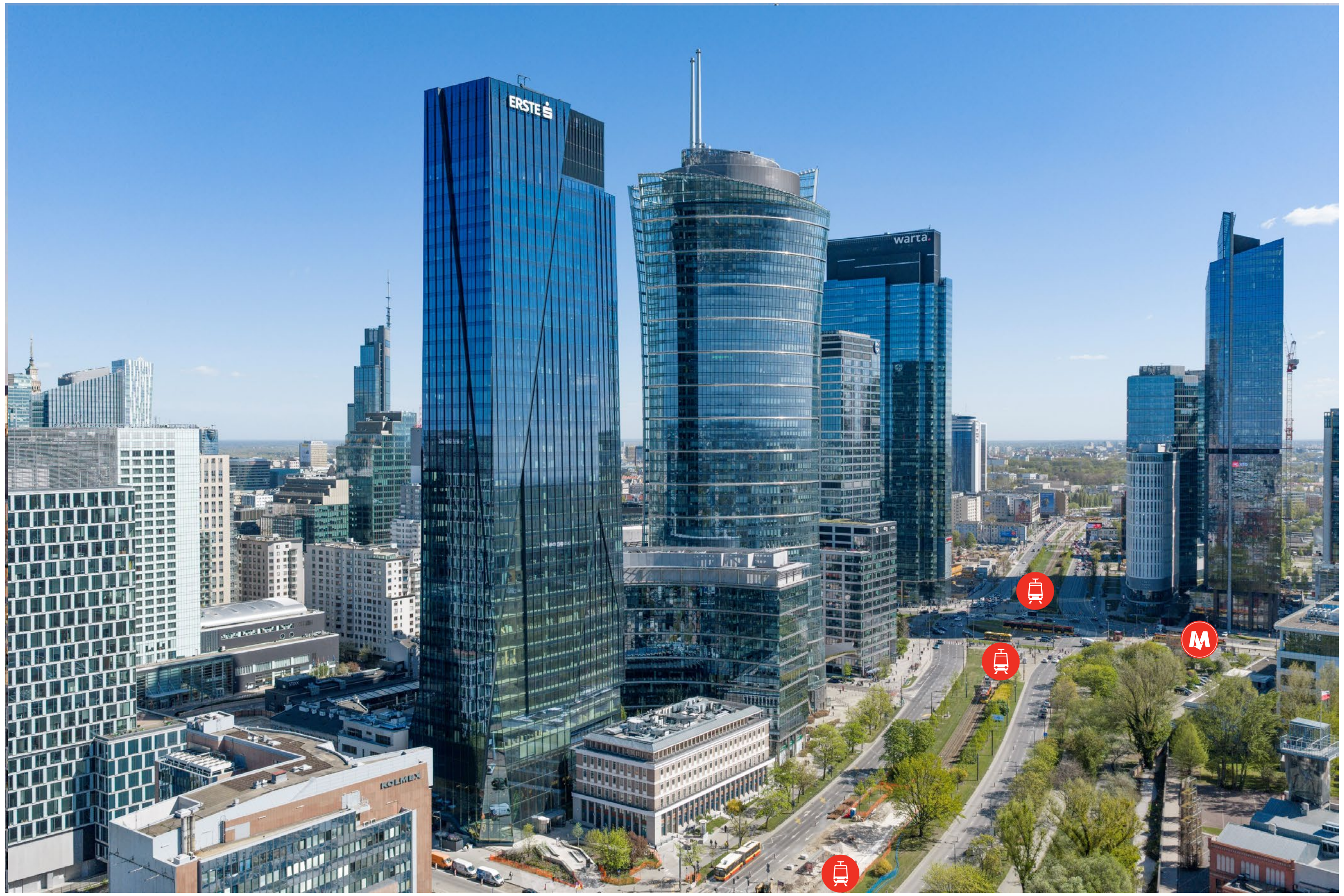
Total return index (31 Dec 2014 = 100)



Source: LSEG Datastream
Note: Data as at 30 June 2026

Acquisition of The Bridge

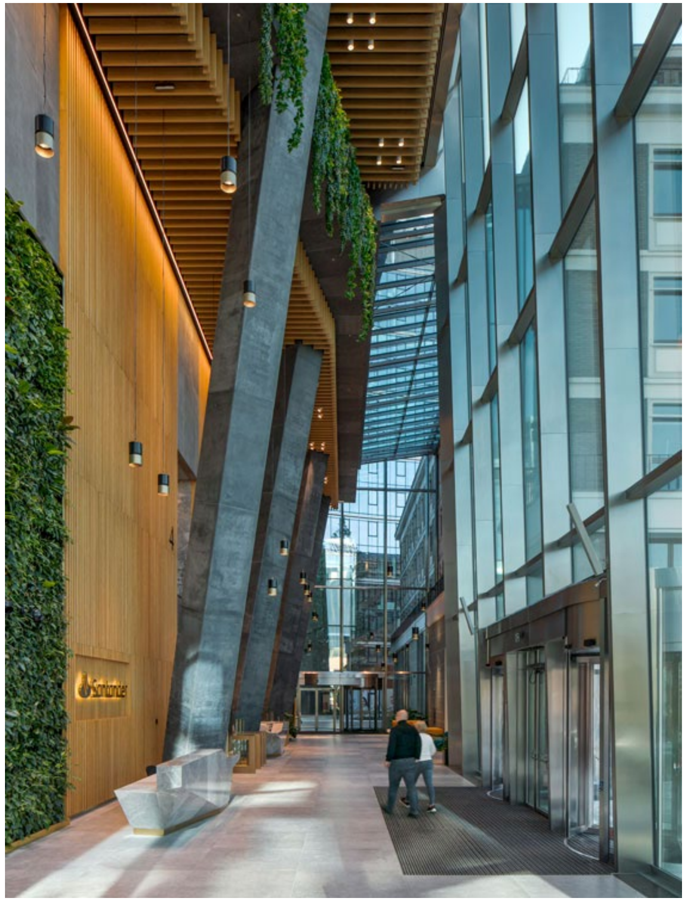
Acquisition of The Bridge



- Agreement signed on 7 July to acquire The Bridge
  - 40-storey office property in Warsaw CBD
  - Completed in 2025 by Belgian developer Ghelamco
  - Lettable area of 55,300 sq.m.
  - 92% let to seven tenants
  - Anchored by Erste Bank Polska and Visa (77%)
  - Rental value of EUR 18.2 million
  - Average lease term exceeding 10 years
- Closing expected in Q4 2026
- Underlying property value of EUR 300[1] million
- Preliminary purchase price of approx. EUR 260[1] million
- Financing with existing cash, a secured bank loan of EUR 180 million from Erste Group and additional proceeds from refinancing of debt in existing portfolio
- Profit from property management per share expected to increase to EUR 0.37[2], which is a 20[2]% increase compared to the earnings capacity on 30 June 2026

1) Price reductions for rent related to premises not yet occupied and outstanding tenant improvement costs and rent-free periods, including for vacant premises
2) Once all tenants have accessed their premises; based on the current earnings capacity and assuming unchanged market interest rates

The Bridge, Warsaw



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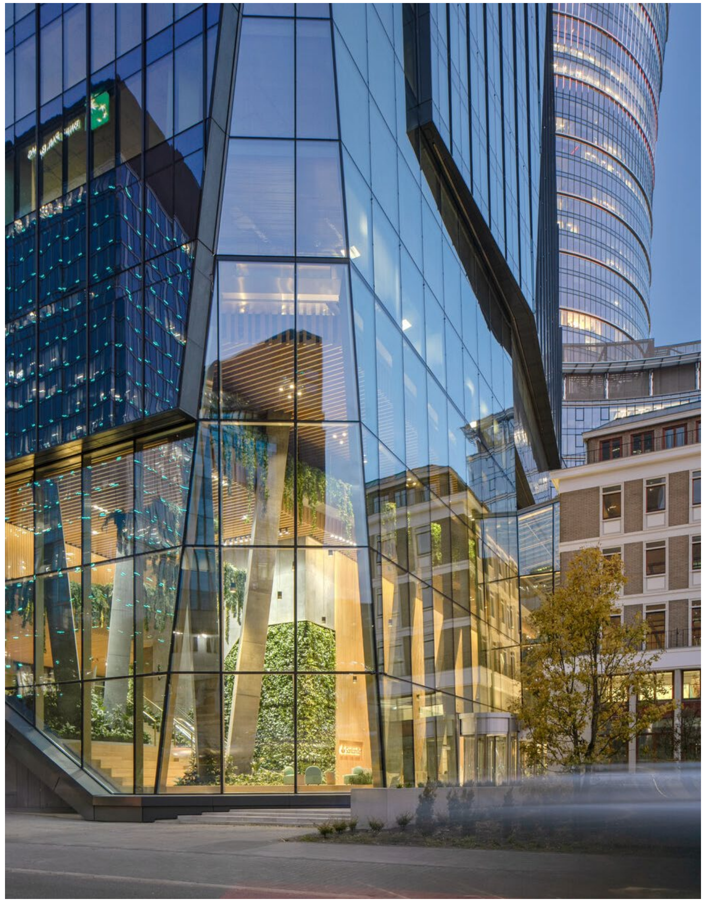
The Bridge, Warsaw



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The Bridge, Warsaw

Thanks for listening!