

Year-end report 2022

Larger property portfolio, positive net letting and higher rent level result in a record profit from property management for 2022. In the fourth quarter, Eastnine signed a conditional agreement for the sale of its holding in Melon Fashion Group (MFG) for EUR 193m. The transaction is expected to close in the first quarter of 2023, provided that the remaining conditions are met.

January-December 2022

- Rental income increased by 41 per cent to EUR 30,299k (21,530), due to a larger property portfolio as well as higher occupancy rate and rent level. The rental income in a comparable portfolio increased by 4 per cent.
- Net operating income increased by 43 per cent to EUR 27,487k (19,237).
- Profit from property management increased by 41 per cent to EUR 13,413k (9,526), corresponding to EUR 0.60 per share (0.43).
- Unrealised value changes amounted to EUR 92,589k (61,303). Of these changes, EUR 9,383k (16,306) is attributable to properties, EUR 70,789k (43,648) to other investments¹, and EUR 12,417k (1,349) to derivatives.
- The holding in MFG is recognised at the agreed-upon sale price in EUR.
- Realised value changes and dividends amounted to EUR 7,075k (5,113), of which the dividend from MFG was EUR 7,075k (3,266).
- Profit/loss for the period amounted to EUR 108,560k (72,334), corresponding to EUR 4.88 per share after dilution (3.25).

- Net letting was positive and amounted to EUR 2,048k (-1,720). The economic occupancy rate increased to 96.3 per cent (90.0).
- Property value has increased by 29 per cent to EUR 606m (470), mainly due to acquisitions.

Key events during the fourth quarter

- A conditional agreement has been entered into for the sale of Eastnine's entire holding in MFG for EUR 193m. The transaction has been approved by Russian authorities. Eastnine's assessment is that the transaction can be completed during the first quarter of 2023, provided that all remaining conditions are met.
- For the third year in a row, Eastnine received the highest rating (five stars) in GRESB's annual ESG assessment of the real estate industry (GRESB Real Estate Assessment), and advanced to ninth place overall among listed European companies.
- Eastnine's property Valdemara Centrs obtained the sustainability certificate LEED Gold.

Key events after the end of the year

- The Board of Directors proposes a dividend of SEK 3.40 per share (3.00), to be distributed quarterly on four payment occasions of 0.85 SEK/share per occasion. The proposed dividend corresponds to 51 per cent of the profit from property management less current tax.

SELECTED KEY FIGURES	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Rental income, EURk	30,299	21,530	8,495	5,451
Profit from property management, EURk	13,413	9,526	3,600	1,742
Profit from property management per share, EUR	0.60	0.43	0.16	0.08
Net profit/loss for the period, EURk	108,560	72,334	-277	47,249
Earnings per share after dilution, EUR	4.88	3.25	-0.01	2.12
Return on equity, %	25.4	21.1	0.0	53.6

SELECTED KEY FIGURES	2022 31 Dec	2021 31 Dec
Net loan-to-value ratio, %	38	35
Net loan-to-value ratio, properties, %	51	45
Long-term net asset value per share, EUR	21.9	17.6
Long-term net asset value per share, SEK	243	182

In this report, comparative figures in parentheses refer to the period January–December 2021 for income statement items, and as per 31 December 2021 for balance sheet items. “The Company” refers to the Eastnine Group. 1 EUR = 11.12 SEK, 1 EUR = 77.91 RUB, 1 EUR = 4.69 PLN as on 31 December 2022 (source: Reuters).

¹ Other investments include Eastnine's holding in MFG and in East Capital Baltic Property Fund II.

This is Eastnine

Eastnine is a Swedish real estate company with modern and sustainable properties in the Baltics and Poland.

Eastnine is listed on Nasdaq Stockholm Mid Cap and is headquartered in Stockholm.

Tenants are primarily large and stable international companies with long lease terms.

TARGETS IN BUSINESS PLAN 2023

Operational	Status 31 December 2022
Property portfolio of at least EUR 700m by the end of 2023.	EUR 606m
Profit from property management in the fourth quarter of 2023 (on an annual basis) to amount to EUR 25m.	EUR 14.4m (annualised Q4 2022)
Financial	
Dividend to amount over time to at least 50 % of profit from property management less current tax.	51 ¹
Return on equity should be at least 10 % over time.	25.4 % (twelve months rolling)
The net loan-to-value ratio properties should be at most 60 %.	51 %
Equity/asset ratio should be at least 35 %.	57 %
Sustainability	
The property portfolio shall be sustainability certified on the level of LEED Gold, BREEAM Excellent, or higher. ²	94 %
The proportion of green financing shall increase.	64 % (26 % 31 Dec 2021)

¹ Based on the dividend of SEK 3.40 per share proposed by the Board to the 2023 Annual General Meeting. ² Excluding area under significant development.

Vision

Eastnine shall create and provide the best venues where ideas can flow, people meet, and successful business can be developed.

Business concept

Eastnine shall be the leading long-term provider of modern and sustainable office and logistics premises in prime locations in selected markets in the Baltics and Poland.

Business model

Management

Property management shall take place in close cooperation with customers and shall be grounded in professionalism, sustainability and innovation, enabling both Eastnine and customers to reach their respective goals.

Refinement

The property portfolio shall be continually improved, by developing new properties and by investing in existing properties in order to increase the earning capacity.

Transaction

The property portfolio shall grow and be streamlined when necessary to secure a position as the leading provider of modern and sustainable offices and logistics premises in selected markets in the Baltics and Poland.

Strong net lettings and new acquisitions increased the profit from property management

Eastnine's real estate business showed a very strong development in 2022. The profit from property management increased by 41 per cent following new acquisitions, gradually increasing occupancy rate and higher rent level. During the fourth quarter, an agreement was reached on the sale of the holding in MFG, and the deal may be completed in the first quarter of 2023. In this event, Eastnine will have gained considerable opportunities to continue on its growth trajectory.



Profit from property management at record highs

Eastnine's profit from property management has grown considerably during 2022 as a result of new property acquisitions, strong positive net letting, and rising rent level. Profit from property management has reached a record level, in spite of rising interest rates and negative one-off items during the fourth quarter. During the year, we have entered a new market: the city of Poznan in Poland, where we acquired the newly constructed office building Nowy Rynek D. The property Uptown Park in Vilnius, Lithuania, affected earnings in full for the first time in 2022, as it was acquired at the end of 2021. The positive net letting during the year amounted to all of 9,300 sq.m., corresponding to nearly EUR 2,050k in annual rent. The occupancy rate rose by more than 6 percentage points, amounting to more than 96 per cent at year-end. Rent levels rose after rents were index-adjusted, chiefly in January 2022.

Stable tenants and finances

Russia's invasion of Ukraine, which began in February 2022, is unfortunately still ongoing. The war has caused terrible damage in Ukraine and, taken together with the aftermath of the pandemic, driven up inflation worldwide. In turn, this caused market interest rates to rise and forecast of falling growth. The demand for office space has been high, especially in Vilnius. All of these factors affect us as well, and will continue to have an impact on us. Inflation means both increased rental income and property expenses. Higher occupancy rate, however, result in a positive net for us, as

principally the entire annual rent is indexed at various levels, and property expenses are in principle entirely charged to the tenants, thanks to triple-net lease agreements. Rising market interest rates have increased the cost of financing for the third of the debt without fixed interest rate. Negative impacts can be expected if growth continues to be weak in the long term, but the latest indications from major European countries suggest that the outlook is somewhat better than initially expected.

Eastnine ever greener

We have continued our sustainability efforts in a variety of areas throughout the year, and this development has been positive to say the least. A further three properties have obtained sustainability certificates and two properties have obtained certificates at higher levels than previously. At year-end, 94 per cent of the property portfolio held sustainability certificates. Green leases have now also been introduced in Riga, meaning that the proportion of green leases has risen to 68 per cent. Green financing opportunities are now available from more banks on our markets, and the proportion of green financing has more than doubled during the year, now amounting to 64 per cent. In the autumn, Eastnine launched PropTech Camp together with the Rockit innovation centre and the Baltic Sandbox startup accelerator. The purpose is to support ideas and technologies for a sustainable future in property development in Lithuania.

“If the sale of MFG is completed, Eastnine will be in a very good position to continue its growth trajectory.”

Agreement for the sale of MFG and future

During the fourth quarter, Eastnine signed an agreement with the Russian investment company Sistema PJSFC for the sale of our entire holding in the Russian fashion chain MFG. The sale price amounts to EUR 193m. The transaction is conditional on factors which are beyond Eastnine's control. Since the agreement was signed, approval

has been granted by Russian anti-trust authorities and the Russian authorities for foreign investments in Russia. However, there remains some conditions that must be fulfilled. Eastnine's assessment is that the transaction may be completed in the first quarter of 2023. If the sale is completed, Eastnine will be in a very good position to continue its future growth. Finally, I would like to express my gratitude to my colleagues at Eastnine. The high earnings in the property business are proof of their strong engagement and goal-oriented efforts.

Kestutis Sasnauskas, CEO

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GRESB Real Estate Assessment is an annual ESG assessment of the real estate industry. In 2022, Eastnine gained two places, ranking ninth of 100 listed European companies, and received the top rating of five stars for the third year in a row.



During the fourth quarter, Eastnine let out roughly 600 sq.m. in the property 3Bures-1,2 in Vilnius, of which around 500 sq.m. was let to Losimu Strategine Grupe (Betsafe).

Market

There were indications in the fourth quarter that inflation may now have peaked and that the interest rate hikes will soon be sufficient. At the same time, however, Russia's invasion in Ukraine continues with full force. The rental and property markets for offices have proven robust, and record demand for offices in Vilnius has been noted.

Market development

The war in Ukraine continued during the fourth quarter of the year and there are no indications that the war will be anything but long-lasting.

On the other hand, global supply chains have stabilised after first being impacted by the pandemic and then by the war. Prices on energy, raw materials and freight have fallen recently from the year's peak levels and are expected to contribute to lower inflationary pressures. At year-end the average rate of inflation over the year continues to be high. It is circa 9 per cent in the Eurozone, 13 in Poland and nearly 20 per cent in the Baltics. Policy rates have been sharply increased during the quarter and are expected to remain at this level or possibly be raised somewhat further still. This is reflected in the five-year swap (the cost of fixing interest on a five-year loan), which at year-end was 3.2 per cent in EUR, compared to zero one year earlier. Since year-end, interest rate forecasts have fallen somewhat following slower inflation in both the Eurozone and the US at the end of the year.

Rental market

Demand for offices remained stable in 2022 despite inflation, rising interest rates, and extensive remote work. Record levels were reached in Vilnius during the year. The vacancy rate fell from 8.6 per cent to 7.6 per cent during the year, even though over 100,000 sq.m. of office area was added to the market. In Riga, one office property was completed during the year and the vacancy rate rose from 14.5 per cent to 15.5 per cent. In Poznan, the supply of office premises was unchanged and the vacancy rate fell from 13.4 per cent to 10.5 per cent.

It remains difficult for many tenants to attract their staff back to the office after the pandemic. In many places, offices

are currently not utilised as much as they could be. This is likely to lead to lower demand for offices going forward. There is a clear trend among tenants to seek higher quality office space for the same total cost. This means that they are looking for smaller and more energy-efficient modern office premises.

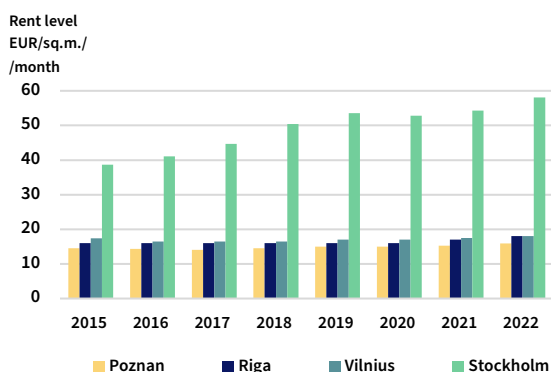
Rents for offices under contract are index-adjusted upwards to different extents, depending on the specifics of the lease. Market rent levels have also increased by about five per cent in Vilnius, Riga, and Poznan compared to the end of the previous year.

Transaction market

The record level of transaction activity that was measured in Poland at the beginning of 2022 has gradually slowed down as agreed-upon transactions were completed and interest levels have risen. Activity in the Baltics has been more stable, both during 2022 and in comparison to previous years. In the fourth quarter, the office properties Face2Face in Katowice, Maraton in Poznan, and Place Eleven in Riga were sold by Echo Investment, Union Investment and Hanner Group, respectively. The transactions amounted collectively to over EUR 200m. The buyers were Czech Investika, Austrian Uniqa and Swedish East Capital, respectively. Global investors are largely taking careful positions, waiting to see how the markets develop.

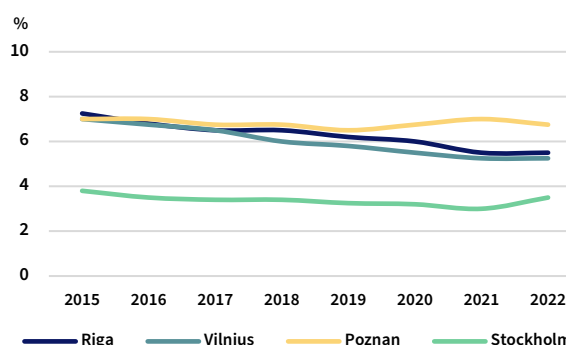
Compared to the situation before the war, and before the increase in interest rates, the yield requirements on modern office properties in good locations have risen by around 50 points in Poland, to 6.75 per cent in Poznan and 5.25 per cent in Warsaw. The yield requirement in Vilnius has risen by up to 50 points, to a value in the range 5.25 - 5.80 per cent, according to Colliers and Newsec. In Riga, the yield requirement at year-end was thus far unchanged, in the range 5.50–5.80 per cent.

RENT LEVELS PRIME OFFICES



Source: Colliers, JLL, Newsec

YIELD REQUIREMENT PRIME OFFICES



January–December 2022

In short, 2022 was a year defined by a growing property portfolio, rising occupancy rates, and a record profits from property management. This performance has taken place while interest expenses have grown and one-off items have weighed down earnings from the fourth quarter. During the quarter, Eastnine has agreed on the sale of its holding in MFG for around EUR 193m.

Net operating income and profit from property management

Net operating income increased by 43 per cent to EUR 27,487k (19,237) and the surplus ratio amounted to 91 per cent (89). The increase in net operating income is mainly attributable to acquisitions.

The profit from property management increased by 41 per cent to EUR 13,413k (9,526), corresponding to EUR 0.60 (0.43) per share. The increased in the profit from property management is mainly attributable to the properties acquired in 2021 and in May 2022.

Rental income

Rental income grew by 41 per cent to EUR 30,299k (21,530) during the year, chiefly due to a larger property portfolio, but also thanks to improved occupancy rates and higher average rent levels. The rental income in a comparable portfolio increased by 4 per cent. The average rent level has increased to EUR 183 per sq.m. per year (178), among other factors due to rent index adjustment in 2022.

Property costs

A large proportion of the property operational costs is charged to the tenants in accordance with their leases. Only those property costs which are not charged to the tenants are included in the Company's property costs. This means that reported property costs are affected, among other things, by changes in the vacancy rate. Property costs have increased as a result of a larger property portfolio, but also due to higher prices, mainly for electricity and heating. Property costs have increased by 23 per cent to EUR -2,812k (-2,294).

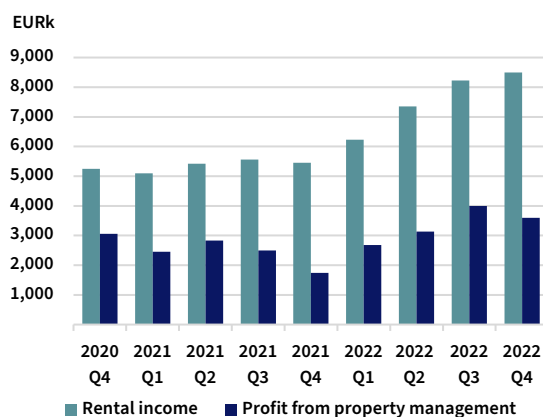
Net profit

Central administration expenses amounted to EUR -4,224k (-3,853), and were affected by one-off items as a result of the Company's market entry in Poland. Interest expenses have risen to EUR -9,374k (-5,600) due to new loans raised in connection with acquisitions, and due to rising interest rates. Unrealised value changes amounted to EUR 92,589k (61,303), of which EUR 9,383k (16,306) related to properties, EUR 70,789k (43,648) to other investments, and EUR 12,417k (1,349) to derivatives. Realised value changes and dividends amounted to EUR 7,075k (5,113), of which the dividend from MFG amounted to EUR 7,075k (3,266). Net profit for the year amounted to EUR 108,560k (72,334) and the period's comprehensive income to EUR 108,707k (72,334).

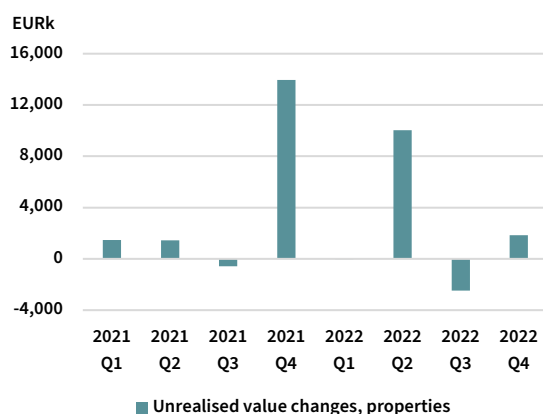
Segment Reporting

Properties in Lithuania generated a profit from property management of EUR 15,612k (13,621) and a net profit for the year of EUR 29,600k (24,741). Properties in Latvia generated a profit from property management of EUR 1,650k (1,098), and a net profit for the year of EUR 2,151k (4,025). Properties in Poland generated a profit from property management of EUR 2,853k (-) and a net profit for the year of EUR 5,648k (-). For the segment Other investments, the net profit for the year amounted to EUR 77,864k (48,761), of which realised value changes and received dividends amounted to EUR 7,075k (5,113) and unrealised value changes to EUR 70,789k (43,648). Unallocated central administration expenses, interest expenses and other financial income and expenses amounted to EUR -6,702k (-5,193).

RENTAL INCOME AND PROFIT FROM PROPERTY MANAGEMENT



UNREALISED VALUE CHANGES IN PROPERTIES



Earnings and financial position in summary

Summary, EURk	2022 Jan-Dec	2021 Jan-Dec
Rental income	30,299	21,530
Property costs	-2,812	-2,294
Net operating income	27,487	19,237
Central administration expenses	-4,224	-3,853
Financial income/expenses	-9,850	-5,857
Profit from property management	13,413	9,526
Unrealised value changes	92,589	61,303
Realised values and dividends from investments	7,075	5,113
Tax	-4,516	-3,609
Net profit/loss for the year	108,560	72,334
Translation differences for foreign operations	147	-
Total comprehensive income for the period	108,707	72,334

Summary, EURk	2022 31 Dec	2021 31 Dec
ASSETS		
Investment properties	606,222	469,817
Long-term securities holdings	-	140,858
Derivative instruments	11,022	-
Other assets	7,055	12,642
Cash and cash equivalents	19,820	29,201
Securities holdings for sale	193,355	-
TOTAL ASSETS	837,474	652,518
EQUITY AND LIABILITIES		
Equity	478,508	375,994
Interest-bearing liabilities	326,882	241,084
Derivative instruments	-	1,395
Deferred tax liabilities	18,788	14,464
Other liabilities	13,296	19,581
TOTAL EQUITY AND LIABILITIES	478,508	652,518

Profits by segment in summary

EURk	2022 Jan-Dec	2021 Jan-Dec
Properties in Lithuania		
Profit from property management	15,612	13,621
Unrealised value changes, properties	9,603	13,302
Unrealised value changes, derivatives	7,610	1,426
Current/deferred tax	-3,224	-3,609
Net profit Properties in Lithuania	29,600	24,741
Properties in Latvia		
Profit from property management	1,650	1,098
Unrealised value changes, properties	-220	3,004
Unrealised value changes, derivatives	724	-77
Current/deferred tax	-3	-
Net profit Properties in Latvia	2,151	4,025
Properties in Poland		
Profit from property management	2,853	-
Unrealised value changes, properties	-	-
Unrealised value changes, derivatives	4,083	-
Current/deferred tax	-1,289	-
Net profit Properties in Poland	5,648	-
Other investments		
Unrealised value changes	70,789	43,648
Realised value changes and dividends	7,075	5,113
Net profit Other investments	77,864	48,761
Unallocated		
Central administration and other operating expenses	-4,064	-3,853
Unallocated net financial income/expense	-2,639	-1,340
Profit Unallocated	-6,702	-5,193
Net profit/loss for the year	108,560	72,334

Financing

Eastnine's activities are primarily financed with equity, bank loans and bonds. Eastnine has set risk-limiting targets for financing, meaning that the net loan-to-value ratio for properties shall not exceed 60 per cent, and that the equity/asset ratio should be at least 35 per cent. The net loan-to-value ratio for properties amounted to 51 per cent (45). This increase is attributable to new bank loans raised in connection with acquisitions. The equity/asset ratio was 57 per cent (58).

Equity amounted to EUR 478,508k (375,994) and interest-bearing liabilities to EUR 326,882k (241,084), of which the bond comprised EUR 45,000k (45,000). Green financing comprised 64 per cent (26) of total interest-bearing liabilities. During the year, two new bank credits totalling EUR 93,340k have been raised. Counterparties are Luminor and BerlinHyp, which means that the financing base has been broadened. Unutilised overdraft credit facilities amounted to EUR 3,000k (3,000).

The average interest rate was 3.4 per cent (2.8), the average fixed interest term was 1.8 years (1.5) and the average capital tie-up period was 2.3 years (2.5). All interest-bearing debts, except the unutilised overdraft facility, carry variable interest indexed to Euribor 3M or 6M. 71 per cent (60) of the total interest-bearing liabilities have been hedged using derivatives.

During the years, repayments on loans have totalled EUR 7,542k. The annual repayment rate according to the agreements amounted to EUR 8,301k (6,510) at year-end, corresponding to 2.5 per cent (2.7) of interest-bearing liabilities. Eastnine's derivatives comprised EUR 230,679k (143,751) in interest rate swaps, of which 24 per cent mature in 2023, 24 per cent in 2024, 9 per cent in 2025, 3 per cent in 2026 and 40 per cent in 2027. The derivatives are measured at fair value and any value changes are recognised through profit or loss, with no effect on cash flow. The fair value of

the derivatives amounted to EUR 11,022k (-1,395), of which EUR 985k matures in 2023. At the end of the term, the value of derivatives is always zero.

KEY FIGURES FOR BOND

2022

31 Dec

Net loan-to-value ratio, properties, %	51
Interest coverage ratio, pro forma, x	2.4

Tax

Tax expenses for the year amounted to EUR -4,516k (-3,609), of which EUR -3,224k comprised tax in Lithuania, EUR -3k in Latvia, and EUR -1,289k in Poland. Current tax amounted to EUR -209k, EUR -206k of which related to Poland and EUR -3k to Latvia. The deferred tax liability is primarily attributable to the difference between the stated value of properties and their tax value, as well as tax losses carried forward.

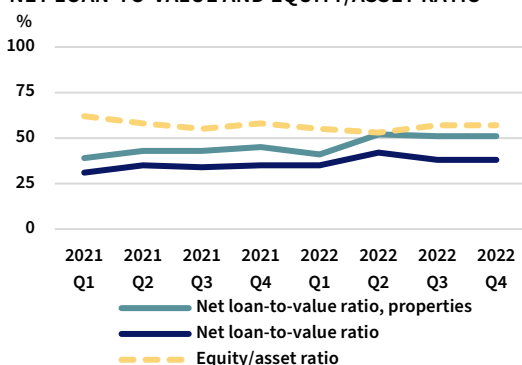
Net asset value and equity per share

Long-term net asset value per share was EUR 21.9 (17.6) at year-end, corresponding to SEK 243 per share (182). Equity per share was EUR 21.5 (16.9) corresponding to SEK 240 per share (174).

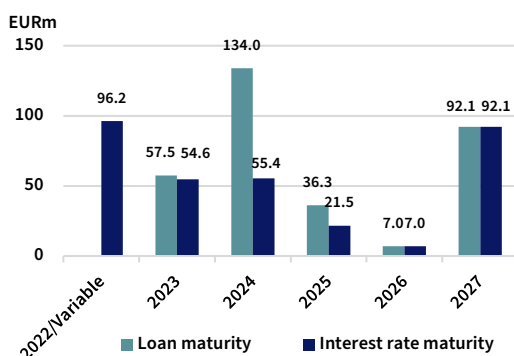
Cash flow

Cash flow from operating activities before changes in working capital amounted to EUR 20,259 (14,768) for the year. Change in working capital was EUR -709k (2,726). Cash flow from investing activities amounted to EUR -108,264k (-75,450) and cash flow from financing activities to EUR 79,281k (62,938). Total cash flow for the year amounted to EUR -9,434k (4,982). Cash and cash equivalents at year-end was EUR 19,820k (29,201).

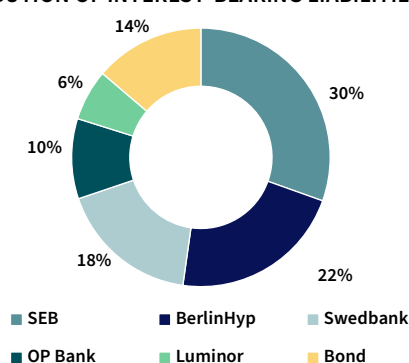
NET LOAN-TO-VALUE AND EQUITY/ASSET RATIO



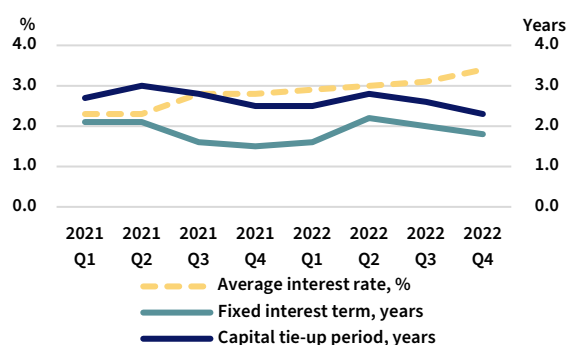
MATURITY LOANS AND INTEREST RATE



DISTRIBUTION OF INTEREST-BEARING LIABILITIES



INTEREST RATE, FIXED INTEREST TERM AND CAPITAL TIE-UP PERIOD



Property portfolio

Property value increased during the year by EUR 136m to EUR 606m, chiefly as a result of acquisitions. In 2022, Eastnine entered the Polish market as a property owner through the acquisition of the property Nowy Rynek D in Poznan. At year-end, Eastnine's property portfolio comprised 13 properties with a combined area of 183,000 sq.m., as well as one development property.

Property portfolio

As on 31 December 2022, Eastnine's property portfolio comprised 13 modern office properties and a development property with a combined market value of EUR 606m. The properties are located in Riga, Vilnius and Poznan with a total lettable area of 182,900 sq.m. 96 per cent of the lettable area consisted of office premises, and the remaining 4 per cent were chiefly premises for services and retail.

The economic occupancy rate has risen during the year to 96.3 per cent (90.0), and the area-based occupancy rate was 96.0 per cent (89.9). Rental value has increased to EUR 35.7m (27.3), primarily due to acquisitions, and the surplus ratio to 91 per cent (89). The average age of the property portfolio, excluding buildings on the Kimmel development site, was 8.8 years (8.4) at the end of the year.

Vilnius

In Vilnius, the capital of Lithuania, Eastnine's modern and sustainable office properties are concentrated in three areas: the central business district, around the parliament buildings, and in the exciting development area near the central station. A large part of the class A offices in Vilnius is located in the central business district, along the street Konstitucijos prospektas, north of the river Neris. This is where Eastnine's three S7 properties, and two 3Bures properties, are located. Eastnine's properties Vertas-1, Vertas-2, and Uniq are located in the parliamentary district. Uptown Park is located in an area with a number of newly-constructed buildings, close to the central station and just outside Vilnius' old town. At year-end, Eastnine's combined lettable area in Vilnius comprised roughly 121,200 sq.m., corresponding to a 12 per cent market share of the office

market in the city. Rental value increased during the year to EUR 23.7m (22.8) and property values amounted to EUR 403.7m (389.1).

Riga

Riga, the capital of Latvia, does not as yet have a clearly delineated central business district and modern office buildings are being developed in a number of micro-areas. All of Eastnine's office properties are located in the centre of the city, along one of the city's most prominent streets, Krisjana Valdemara iela, as well as the adjacent Zala iela. The total lettable area of the property portfolio amounted to around 22,500 sq.m., which is estimated to correspond to a four per cent share of the office market in the city. Rental value amounted to EUR 4.5m (4.5). The property value, including development properties, amounted at year-end to EUR 81.6m (80.7), of which the value of development properties was EUR 12.3m (12.0).

Poznan

In Poland's fifth largest city, Poznan, Eastnine owns the Nowy Rynek D office property. The property is centrally located in Poznan's business district, in proximity both to the central station and the Old Town. At year-end, Eastnine's lettable area in Poznan amounted to around 39,300 sq.m., which is estimated to correspond to a six per cent share of the office market in the city. The rental value amounted to EUR 7.5m and the property value to EUR 120.9m at the end of the year.

PROPERTY PORTFOLIO

Lettable area, sq.m.								
City	Offices	Retail and services	Other	Total area	Vacant area, sq.m.	Economic occupancy rate, %	Property value, EURm	Share of value, %
Vilnius	117,140	3,549	534	121,223	4,040	97.2	403.7	67
Riga	19,969	2,473	25	22,467	3,283	85.9	81.6	13
Poznan	38,417	576	265	39,258	-	100.0	120.9	20
Total	175,526	6,598	824	182,948	7,323	96.3	606.2	100

Property development

At year-end, Eastnine had three future development projects, which have been put on hold due to high construction costs.

The Pine, a project in Riga, is planned to be constructed directly adjacent to an existing building on the Alojas Biroji property and is expected to comprise around 15,600 sq.m. of lettable area. The Kimmel development property, consisting of land in central Riga, is estimated to amount to around 35,000 sq.m. lettable area. Eastnine is planning to construct a new office building, 3Bures-4, on an existing site beside the 3Bures properties in Vilnius' central business district. The building is expected to comprise around 13,200 sq.m. of lettable area.

Value changes in properties

The value of the properties increased during the year to EUR 606.2m (469.8), of which acquisitions contributed EUR 120.9m, investments in existing properties EUR 6.1m, and unrealised value changes EUR 9.4m. In the fourth quarter, unrealised value changes amounted to EUR 1.8m. Higher market rents as well as rent index adjustment have had

positive impacts on property values, while a higher rate of inflation and higher property expenses have had the opposite effect. The weighted yield requirement has been unchanged at 5.6 per cent (5.6).

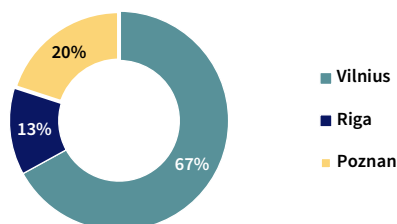
Acquisitions and investments in the property portfolio

In May, the property Nowy Rynek D in Poznan was acquired for EUR 120.9m. No other acquisitions or divestments of properties have taken place during the year. Investments in existing properties amounted to EUR 6.1m, of which EUR 0.3m related to investments in development properties.

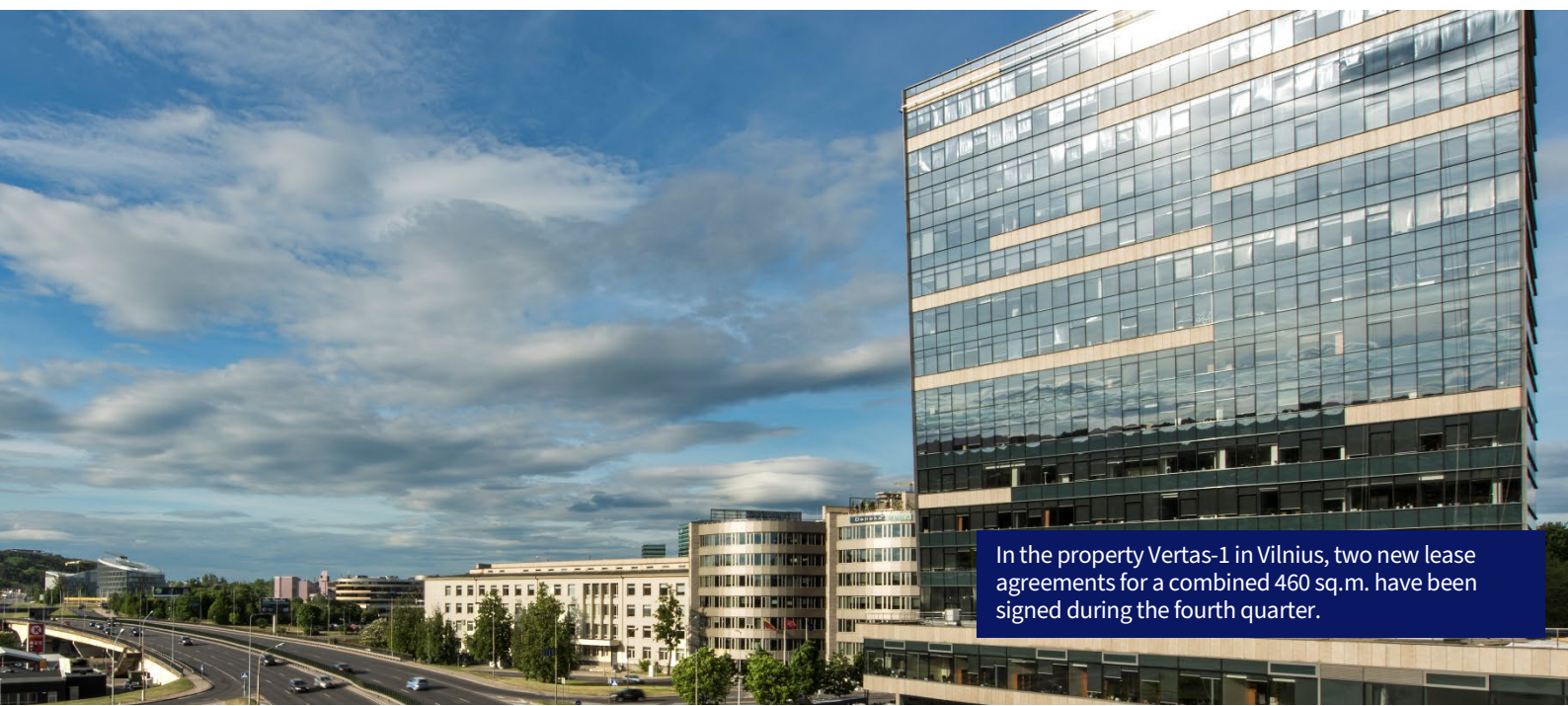
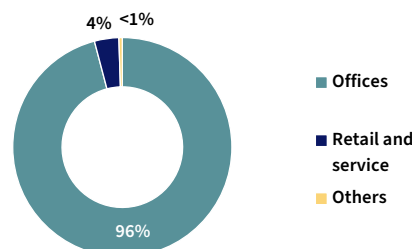
CHANGE IN PROPERTY VALUES, EURK

	2022 Jan-Dec	2021 Jan-Dec
Property values at the beginning of the year	469,817	372,400
Property acquisitions	120,906	76,479
Investments in existing properties	6,116	4,632
Unrealised value changes	9,383	16,306
Property values at the end of the period	606,222	469,817

PROPERTY VALUE BY CITY



PREMISE AREA BY CATEGORY



In the property Vertas-1 in Vilnius, two new lease agreements for a combined 460 sq.m. have been signed during the fourth quarter.

Modern offices and long-term relationships

The office is part of a company's brand, and is a meeting place where the company's values interact with people and their values. Eastnine offers flexible and modern offices in central locations to tenants who place an emphasis on the indoor environment, working climate, reception, services provided, and sustainability. The premises are designed based on the tenants' needs and identity, and the majority of the properties feature a reception area and access to cafés, restaurants, gyms, tailoring and dry-cleaning services, as well as parking for cars and bicycles. In order to meet the demand for sustainable and effective office solutions, Eastnine works actively to obtain sustainability certificates of its office properties and with green leases, targeting a reduction of the properties' environmental impacts.

Eastnine strives to use its local presence to foster long-term relationships that generate added value. Eastnine's guiding values when it comes to tenant-related issues are cooperation, engagement and a high degree of service. Our goal is to provide the best possible experience for the tenants in our properties. Eastnine regularly organises various activities to promote a healthy lifestyle and to create a pleasant atmosphere around the office. In 2022, we organised a walking competition, posted new signs to encourage stairway use instead of lifts, arranged holiday celebrations, open-air cinema showings, and seasonal food and drink tastings.

Being an Eastnine tenant

The majority of lease agreements in the Baltics and in Poland have fixed terms, meaning that the tenant's lease expires unless a new agreement is entered into. A lease extension, therefore, requires that both parties actively renegotiate. Leases may, however, include clauses conferring the tenant a first right to renegotiation of the leased area at expiry, and a preferential right to expand the leased area.

Leases may also include a unilateral right for the tenant to terminate the agreement prematurely. Eastnine endeavours as a landlord to be responsive to tenants and invites tenants to continuous dialogue to discuss their future needs for premises.

Lease agreements and annual rents

Annual rents under contract amounted to EUR 34.4m at year-end, of which the ten largest tenants contributed 60 per cent. The average remaining term for all lease agreements amounted to 4.4 years.

At year-end, the average annual rent for premises amounted to EUR 183 per sq.m. across the entire portfolio. The average annual rent was EUR 184 per sq.m. in Lithuania, EUR 178 per sq.m. in Latvia, and EUR 181 per sq.m. in Poland. Total rental income for all leases for the whole contract term amounted to EUR 152.0m, of which EUR 41.8m is due for payment in 2027 or later. Eastnine applies monthly rent for all of its office premises. Eastnine typically receives a safety deposit from its tenants corresponding to 2–3 months' rent at the time the lease is signed.

Lettings, renegotiations and terminations

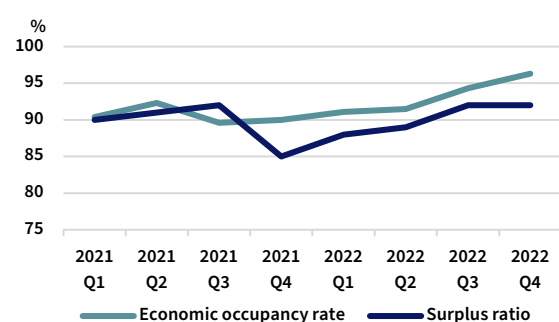
Net letting during the year, i.e. newly signed leases less terminated leases, amounted to 9,281 sq.m., corresponding to annual rents of EUR 2,048k. In the fourth quarter, net letting was negative and amounted to -2,193 sq.m. corresponding to annual rents of EUR -288k. Of the net let areas, circa 1,100 sq.m. were yet to be occupied by year-end, and around 2,200 sq.m. were yet to be vacated. The average annual rent on newly signed leases during the year amounted to EUR 189 per sq.m. The corresponding figure for the fourth quarter was EUR 215 per sq.m. The largest lease signed in the fourth quarter comprised around 500 sq.m. let to Losimu Strategine Grupe (Betsafe) in the 3Bures-1,2 property in Vilnius.

LARGEST TENANTS

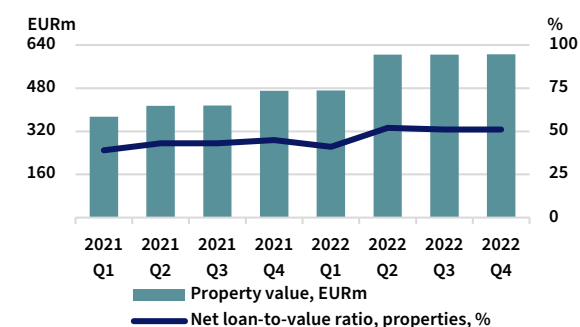
Tenant	Annual rent, EURk ¹	Share of annual rent under contract, %	Sq.m.
Allegro	5,091	15	26,283
Danske Bank	4,834	14	26,588
Telia	2,959	9	15,952
Swedbank	1,994	6	11,266
Vinted	1,878	5	9,605
Rockwool	1,110	3	5,957
Visma	957	3	4,938
Citco	732	2	3,009
Wargaming	680	2	2,838
Invalda INVL	472	1	2,008
Total	20,707	60	108,444

¹ Annual rent comprises agreed-upon income from premises, parking, and other rental income.

ECONOMIC OCCUPANCY RATE AND SURPLUS RATIO



PROPERTY VALUE AND NET LOAN-TO-VALUE RATIO



Market value, property portfolio

Properties are valued quarterly, including one external valuation by a certified valuation institute at least once during a rolling 12-month period.

The market value has increased to EUR 606.2m (469.8) at year-end, of which acquisitions contributed EUR 120.9m, investments in existing properties EUR 6.1m, and unrealised value changes EUR 9.4m. Unrealised value changes corresponded to 2.0 per cent of the property value at the beginning of the year.

For more information about the valuation model, the assessments used and property values, please also refer to the 2021 Annual Report, note 10 (Investment properties).

Valuation model and process

The valuation model is based on present value cash flows for a five or ten-year calculation period, with supplements for the present value of residuals at the end of the calculation period. The cash-flow determinations with a longer calculation period than five years are normally applied to properties with only one or a handful of tenants with long lease terms, where the cash flow is more predictable. The market value of acquired properties is deemed to correspond to the acquisition cost, unless other information is available at the time of valuation. As for development properties, where there are uncertainties about the final cost of the project and future lease agreements may be absent, the fair value is deemed to correspond to the costs paid unless other information is available at the time of valuation. The external valuations are carried out in accordance with international valuation standards (IVS 2020). When external valuations are carried out, the properties are always inspected on site. As in the previous years, external valuations have been carried out by Colliers International Advisors in both Latvia and Lithuania.

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

+ Rental income, including rent supplements
- Operating costs
- Maintenance costs

Total net operating income

- Less investments

Total cash flow

Valuation assumptions

Property valuations are based on assessments and assumptions, made at the time of the valuation, of both observable and non-observable input data.

- **Observable data:** Includes e.g. current rental income, historical property expenses and investments as well as the current inflation.
- **Non-observable data:** Includes e.g. yield requirements, discounting rate, future inflation, assessed market rent and long-term vacancy rates.

Non-observable data in the valuation model

Estimated current market rent in the valuations amounted on average to EUR 15.5 per sq.m. (15.2). The long-term inflation for market rents has been estimated at 2.0 per cent (1.5). The long-term vacancy rate is set at 4.5 per cent (4.5). The weighted yield requirement was 5.6 per cent (5.6) and the weighted discounting rate increased to 7.6 per cent (6.9).

VALUATION ASSUMPTIONS

	2022 31 Dec	2021 31 Dec
Average market rent, EUR/sq.m./month	15.5	15.2
Average property investments, %	2.8	2.7
Investment for new letting, EUR/sq.m.	160-250	180-230
Long-term vacancy rate, %	4.5	4.5
Long-term inflation on market rents, %	2.0	1.5
Weighted yield requirement, %	5.6	5.6
Weighted discount rate, %	7.6	6.9

RENTAL VALUE AND ECONOMIC OCCUPANCY RATE

Premise area by category	Sq.m.	Rental value, EURm	Rental value, EUR/sq.m./year	Economic occupancy rate, %
Offices	175,526	32.3	184	97.0
Retail and services	6,598	1.2	175	87.1
Parking	-	2.0	-	92.2
Other ¹	824	0.2	103	91.9
Total	182,948	35.7	183	96.3

¹Includes rental value for warehouse premises and other contracted rental income in addition to rents for offices, retail and services, and parking.

Current earning capacity, properties

In order to facilitate the assessment of the Company's current position, Eastnine reports on current earning capacity. Earning capacity is a theoretical assessment describing the Company's current earnings on 31 December 2022.

Earning capacity provides a snapshot

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

Earning capacity comprises current lease agreements, but does not take into account an assessment of the future development of rents, vacancy rates, property costs, interest rates, value changes or other factors that may affect earnings.

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

- Rental income refers to contracted income on the reporting date.
- Property costs (rounded) comprise an assessment of operating costs, maintenance measures, property taxes, site leasehold fees and other costs for property management.
- Central administration expenses (rounded) have been calculated based on the existing organisation and the current property portfolio on the reporting day.
- Interest expenses have been calculated based on interest-bearing liabilities on the reporting date and the average interest rate. Other financial income and expenses (rounded) have been calculated based on outcomes at the end of the period.

Comment to earning capacity

- Lower vacancy rates have reduced the vacancy value.
- Rental income has increased and the property expenses have fallen, due to a higher economic occupancy rate.
- Interest expenses increase as a result of a higher interest rate level.
- The profit from property management is falling, primarily due to higher interest rate expenses.
- The forward-looking yield level rises, due to the improved net operating income.

	2022 31 Dec	2022 30 Sep	Change, %
Current earning capacity, EURk			
Rental value	35,725	35,764	0
Less vacancy values	-1,308	-2,034	-36
Sum rental income	34,417	33,730	+2
Property costs	-2,900	-3,000	-3
Net operating income	31,517	30,730	+3
Central administration expenses	-4,050	-4,000	+1
Interest expenses	-11,035	-10,086	+9
Other financial income and expenses	-400	-400	0
Profit from property management	16,032	16,244	-1

	2022 31 Dec	2022 30 Sep	Change, unit
Key figures, current earning capacity			
Surplus ratio, %	92	91	+1
Interest coverage ratio, x	2.5	2.6	-0.1
Debt coverage ratio, x	11.9	12.3	-0.4
Average interest rate, %	3.4	3.1	+0.3
Prospective yield, %	5.2	5.1	+0.1
Prospective yield excl. development properties, %	5.3	5.2	+0.1
Investment properties, EURk	606,222	603,873	+2,349

Other investments

During the fourth quarter, Eastnine has entered into a conditional agreement for the divestment of its holding in MFG, for EUR 193m. Eastnine's assessment is that the transaction can be completed in the first quarter of 2023, provided that all remaining conditions are met. All assets in the East Capital Baltic Property Fund II (ECBPF2) have been divested, and Eastnine's investment has been repaid.

Melon Fashion Group

MFG is one of the leading players in the Russian fashion industry with a business model based on in-house design with production in Asia. The retail network consisted at year-end of a total of 867 stores (845), of which 224 (247) were franchises. MFG markets the brands Sela, Befree, Zarina and Love Republic, aimed at different target groups.

The period January–December 2022

MFG reported a positive sales development and improved profitability during 2022, as sales increased by 23 per cent to RUB 46.0 billion (37.5), based on the company's preliminary income statements. EBITDA increased by 69 per cent to RUB 14.4 billion (8.6). The EBITDA margin was 31 per cent (23). E-commerce sales amounted to 32 per cent (32) of total sales. MFG continues to enjoy good liquidity.

Agreement for the sale of MFG holding

On 19 October 2022, Eastnine entered into an agreement for the sale of its entire shareholding in MFG, corresponding to around 36 per cent of all shares, to the Russian listed investment company Sistema PJSC. The holding is unburdened. The sale price amounted to around EUR 193m, based on a fixed exchange rate of 1 EUR = 61.5 RUB.

The stated value of the MFG holding amounted to EUR 193,355k at year-end, corresponding to the agreed-upon sales price. The value change during the year amounted to EUR 71,025k. During the quarter the value change amounted to EUR -5,730k, mainly as a result of that the sale price has been recalculated to the fixed exchange rate. The transaction is subject to a number of conditions which are beyond Eastnine's control. Parts of these conditions have now been met, including approval from Russian authorities. Providing that all conditions are met, the transaction is expected to be completed in the first quarter of 2023. Eastnine received dividends during the year amounted to EUR 7,075k (3,266) from MFG. Total return on the holding amounted to 64.5 per cent (57.7).

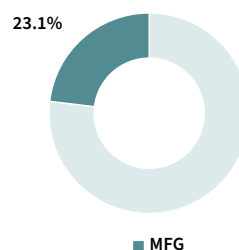
East Capital Baltic Property Fund II

ECBPF2 is under termination following the sale of all assets in the fund. During the year, Eastnine has received repayments amounting to EUR 18,792k. No further repayments are expected. The unrealised value change amounted to EUR -236k, corresponding to a total return of -1.2 per cent in 2022.

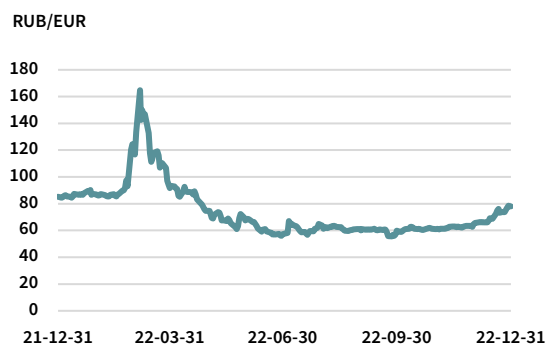
Key figures, Eastnine's holding	MFG	
	2022 Jan-Dec	2021 Jan-Dec
Unrealised value change, EURk	71,025	42,509
Received dividends, EURk	7,075	3,266
Total return, %	64.5	57.7

Key figures, Eastnine's holding	MFG	
	2022 31 Dec	2021 31 Dec
Eastnine's share, %	36	36
Fair value of Eastnine's holding, EURk	193,355	121,830
Proportion of Eastnine's assets, %	23.1	18.7

MFG HOLDING AS A PROPORTION OF EASTNINE'S ASSETS



ROUBLE EXCHANGE RATE



Other information and accounting principles

General information

Eastnine AB (publ), corporate ID no. 556693-7404, is a Swedish limited company, listed on Nasdaq Stockholm, with its registered office in Stockholm. The Group's real estate operations are managed by wholly owned subsidiaries in each of the Eastnine Group's countries of operation. At year-end, the Eastnine group employed 23 full-time employees, of which nine were employed at the head office in Stockholm, nine in Vilnius and five in Riga. The Company and the Group's interim report concerns the period January–December 2022. All figures are presented in EUR thousands unless otherwise stated. Rounding differences may occur.

Risks and uncertainties

The dominant risks in Eastnine's operations are commercial risks in the form of changes in rent levels, vacancies, and interest rates, as well as changes in the economic or business climate, and exchange rates in the markets where Eastnine operates. External risks such as changes in the macroeconomic situation, local, political and plan risks, as well as the risk of changes in the value of non-property-related holdings, may also have a certain impact on Eastnine's operations.

The holding in MFG entails exposure to Russia. The Russian invasion of Ukraine has shown that the risk of Russian investments is considerable. During the fourth quarter, Eastnine entered into an agreement for the sale of its entire holding in MFG. The transaction is subject to a number of conditions which are beyond Eastnine's control, and also subject to compliance with applicable sanctions. For more information, please refer to p. 14.

High inflation has increased the risk of rising financing costs. Generally worse economic outlook, with an increased risk of a poorer business climate may affect tenants' ability to pay and the demand for offices.

An account of Eastnine's material risks is provided in the Company's 2021 Annual Report on pgs. 56–61. A current analysis of the market conditions is provided in the Market section on pg. 5.

Parent company

Net profit/loss for the year amounted to EUR 77,557k (45,304). The outcome is primarily attributable to dividends received from, and an unrealised value change in, Melon Fashion Group totalling EUR 78,100k (45,775). For the Parent Company's income statement and balance sheet, see pg. 26.

Dividends

The Board of Directors proposes a dividend of SEK 3.40 per share (3.00), to be distributed quarterly on four payment occasions of 0.85 SEK/share per occasion. The proposed dividend corresponds to 51 per cent of the profit from property management less current tax.

The Annual General Meeting, held on 26 April 2022, decided on a dividend of SEK 3.00 per share for the 2021 financial year. The dividend was distributed in four equally large payments, one in each quarter, corresponding to SEK 0.75 per payment.



Eastnine's property Valdemara Centrs in Riga obtained the sustainability certificate LEED Gold in the fourth quarter.

Sustainability

Eastnine undertakes active sustainability efforts. At year-end, 94 per cent of the property area held sustainability certificates¹ at least at the level of LEED Gold or BREEAM Excellent. Certifications were ongoing for 6 per cent of the property area at year-end. Eastnine's target is to obtain sustainability certificates for 100 per cent of the certifiable area, and for those certificates to be on the level of at least LEED Gold or BREEAM Excellent. The sustainability report in the 2021 Annual Report, which was prepared in accordance with the guidelines of the Global Reporting Initiative (GRI), contains information about the Company's material concerns, sustainability targets and indicators.

Other sustainability information relating to the year:

- The proportion of green leases amounted to 68 per cent (66).
- Green financing accounts for 64 per cent (26) of interest-bearing liabilities.
- For the third year in a row, Eastnine received the highest rating (five stars) in GRESB's annual ESG assessment of the real estate industry (GRESB Real Estate Assessment). Eastnine advanced two places to ninth place in the ranking of listed European companies.
- In 2022, Eastnine was awarded the "Best Green Initiative" prize by BREL, the Baltic Real Estate Leaders Forum. BREL is one of the largest industry fora targeted at real estate and investments in the Baltics.
- Eastnine is ranked as one of Sweden's most gender-equal companies in 2022 in Allbright's annual review of gender equality within Sweden's listed companies.
- Once again, Eastnine qualified for the "Great Place to Work" certification in connection with achieving a grade of 95 out of 100 in the annual employee survey Trust Index™.
- In 2022, the following properties have obtained sustainability certifications: Valdemara Centrs in Riga obtained the LEED Gold certificate as well as two stars in Fitwel, the certification framework for health and well-being, for the building's public areas. Nowy Rynek D in Poznan and Vertas-2 in Vilnius obtained LEED Platinum. In Vilnius, the certifications of S7-2 and S7-3 were upgraded to BREEAM In-Use Outstanding.
- Eastnine launched the PropTech Innovation Camp in 2022, together with the innovation centre Rockit and the start-up accelerator Baltic Sandbox. This programme is aimed at supporting new ideas and technologies for a more sustainable future in property development in Lithuania.
- This year, Eastnine donated EUR 25,000 to the Lithuanian Red Cross for humanitarian aid in Ukraine and donated nearly EUR 6,000 to local charity groups in connection with its annual customer survey. Each respondent could choose a recipient for a donation.

Accounting policies

The financial statements have been prepared in accordance with the International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB") as approved by the European Commission for application within the European Union. In addition, the

Swedish Financial Reporting Board's recommendation RFR 1 (Supplementary accounting rule for groups) has been applied. The accounting policies have been consistently applied to all periods presented in the financial statements, unless otherwise stated. The interim report has been prepared in accordance with the International Accounting Standards (IAS) 34 Interim Financial Reporting and the Swedish Annual Accounts Act (Årsredovisningslagen). The accounting policies and calculation methods for the Group and the Parent Company are in all material respects unchanged compared to those applied for the 2021 annual accounts, after the addition of the following accounting policy:

In accordance with IFRS 5, the shareholding in Melon Fashion Group is classified as a current asset held for sale. The asset has been valued at the agreed-upon sale price.

For the activities in Poland, the Polish zloty is regarded as the functional currency. In the preparation of the consolidated financial statements, the balance sheets of the Polish foreign operations are translated from its functional currency into euro based on the exchange rate prevailing on the reporting date. Income and expense items are translated at the average rates during the year. Any translation differences that arise are recognised in other comprehensive income and as a reserve in the Group's equity.

The interim report should be read together with the annual report. New or revised IFRS standards or other IFRIC interpretations, adopted by the EU and applying from 1 January 2022, have not had a material effect on the Group's financial statements.

The Parent Company prepares its accounts in accordance with RFR 2, Reporting of a legal entity, as well as the Swedish Annual Accounts Act (Årsredovisningslagen) and apply the same accounting policies, calculation methods and valuation methods as at the last annual report. For a more detailed description of the accounting policies which are applied by the Eastnine Group and the Parent Company in this interim report, please refer to the 2021 Annual Report.

Segment Reporting

Eastnine classifies and evaluates its various segments based on geography as well as the nature of the investments. The Company's senior management follows up on the holdings in the following segments, which correspond to the reporting provided to the Company's board: Properties in Lithuania, Properties in Latvia, Properties in Poland and Other investments.

Related parties

Eastnine AB has a related party relationship with its subsidiaries, see Note 31 in the 2021 Annual Report, as well as with Board members and employees. Eastnine's executive management, Board members and their immediate family members, as well as associated companies, controlled 30 per cent (31) of the votes in the Company at year-end.

Key events after the end of the year

The Board of Directors proposes a dividend of SEK 3.40 per share (3.00), to be distributed quarterly on four payment occasions of 0.85 SEK/share per occasion. The proposed dividend corresponds to 51 per cent of the profit from property management less current tax.

¹ Sustainability-certified property area refers to area which has been certified at least LEED Gold or BREEAM Excellent, in total area excluding the Kimmel property, which is expected to undergo significant redevelopment.

Assurance from CEO

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

This report has been subject to review by the Company's auditors.

Stockholm, 8 February 2023

Kestutis Sasnauskas
CEO

Review report

To the Board of Eastnine AB (publ)

Corporate ID no. 556693-7404

Introduction

We have reviewed the condensed interim financial information (interim report) of Eastnine AB (publ) as of 31 December 2022 and the twelve-month period then ended. The Board of Directors and the Managing Director are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

Scope of the Review

We conducted our review in accordance with International Standard on Review Engagements ISRE 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matter, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing practices. The procedures performed in a review do not enable us to obtain a level of assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. The conclusion based on a review does not therefore have the level of assurance of an explicit opinion based on an audit.

Conclusion

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

Stockholm, 8 February 2023

KPMG AB

Peter Dahllöf

Authorized Public Accountant

The share

Eastnine's share price fell by 24 per cent during the year, while the OMX Stockholm Real Estate GI index fell by 43 per cent. The long-term net asset value per share increased by 34 per cent during the year to SEK 243, primarily due to the unrealised value change in the MFG holding.

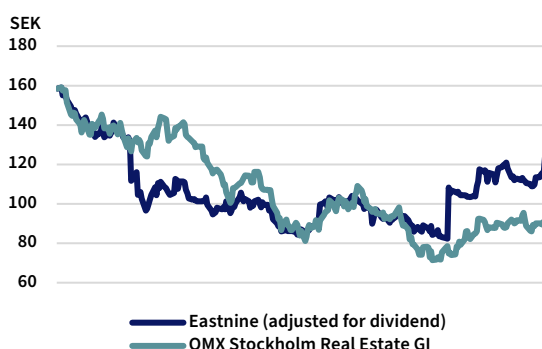
Share price development and volume

In 2022, Eastnine's share price fell by 24 per cent and amounted on 31 December 2022 to SEK 120.8 (158.4). The highest closing price was recorded on 3 January at SEK 159.0, and the lowest closing price on 18 October at SEK 80.6.

Eastnine's market capitalisation amounted at the end of 2022 to SEK 2.7 billion (3.5). The average daily volume on Nasdaq amounted to 11,997 shares (28,204) during the year. The free float¹ amounted to 44.8 per cent (44.8).

¹ Free float based on the definition and methodology of Holdings Free Float. Source: Modular Finance.

SHARE PRICE JAN-DEC 2022

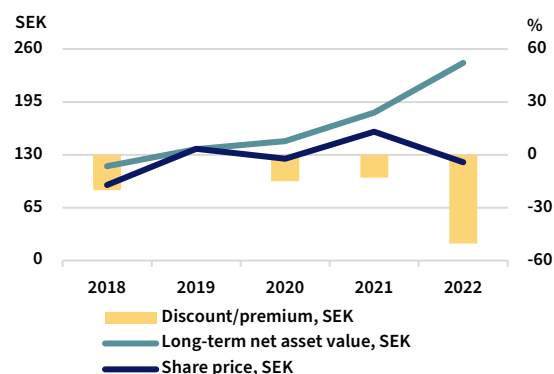


Net asset value

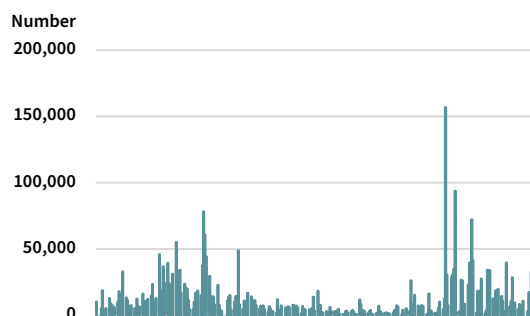
The long-term net asset value per share rose during the year by SEK 61, corresponding to 34 per cent, amounting at year-end to SEK 243 (182). The value in euro increased by EUR 4.3, corresponding to 24 per cent, to EUR 21.9 (17.6). Equity per share rose by SEK 66, corresponding to 38 per cent, to SEK 240 (174). The value in euro increased by EUR 4.6, corresponding to 27 per cent, to EUR 21.5 (16.9).

The primary factors behind this increase in the net asset value per share were the unrealised value change in MFG and derivatives as well as the profit from property management. The discount to the long-term net asset value has increased during the year and amounted on 31 December 2022 to 50 per cent (13).

SHARE PRICE AND NET ASSET VALUE



TURNOVER SHARES JAN-DEC 2022



KEY FIGURES

	2022 31 Dec	2021 31 Dec
Data per share		
Equity, EUR	21.5	16.9
Long-term net asset value, EUR	21.9	17.6
Share price, EUR	10.9	15.4
Equity, SEK	240	174
Long-term net asset value, SEK	243	182
Share price, SEK	120.8	158.4

Number of shares

Eastnine's share is listed on Nasdaq Stockholm Mid Cap, Real Estate. The total number of shares in Eastnine AB (publ) amounted to 22,370,261 at year-end. Adjusted for repurchased shares held in treasury, the number of shares amounted to 22,207,746.

The number of known shareholders was 5,662 (6,776) at year-end. Three owners, Peter Elam Håkansson, Bonnier Fastigheter Invest and Arbona, each held at least ten per cent of the total number of shares in the Company. The proportion of shares that are Swedish-owned amounted to 80.0 per cent (77.7).

Share buybacks

On 31 December 2022, the Company held 162,515 own shares in treasury, corresponding to around 0.7 per cent of total outstanding shares. Repurchased shares may come to be used in Eastnine's long-term incentive programme (LTIP). The dilution effect, relating to repurchased shares that at the

end of the period are expected to be used for the current LTIP, is applied to the earnings per share KPI.

At the AGM 2022, the Board received a new mandate to decide on share buy-back, providing that the Company's holding of treasury shares not exceed at any time 10 per cent of all shares in the Company.

Dividends

The 2022 AGM held on 26 April 2022 established a dividend of SEK 3.00 per share, amounting to around 68 per cent of Eastnine's profit from property management for the FY 2021. The dividend was distributed evenly over four quarters and paid in May, August and November 2022 and January 2023 respectively.

Annual report and Annual General Meeting

The 2022 Annual Report will be published and available on Eastnine's website, eastnine.com, in week 13, in 2023.

The Annual General Meeting will be held on 3 May 2023 in Stockholm.

LARGEST SHAREHOLDERS AS AT 28 DECEMBER 2022

Shareholders	Number of shares	%	Change 2022 p.p
Peter Elam Håkansson ¹	5,790,370	25.9	-0.7
Bonnier Fastigheter Invest AB	3,060,450	13.7	0.0
Arbona AB (publ)	2,240,328	10.0	0.0
Kestutis Sasnauskas ¹	962,108	4.3	+0.5
Lazard Asset Management	866,955	3.9	-1.6
Patrik Brummer ¹	832,930	3.7	0.0
Avanza Pension	520,766	2.3	+0.3
Karine Hirn ¹	411,288	1.8	+0.2
Nordnet Pensionsförsäkring	396,589	1.8	-0.1
Dimensional Fund Advisors	338,036	1.5	0.0
CARN Capital	253,183	1.1	0.0
Staffan Malmer	241,085	1.1	+0.4
Gustaf Hermelin ¹	208,000	0.9	+0.9
Albin Rosengren ¹	204,348	0.9	+0.2
Jacob Grapengiesser	167,861	0.8	0.0
15 largest	16,494,297	73.7	+0.1
Eastnine AB (repurchased shares)	162,515	0.7	0.0
Other	5,713,449	25.5	-0.1
Total	22,370,261	100.0	0.0

¹ Private and via companies. Source: Monitor

Summary financial reports

Eastnine's property Uptown Park, located in the growing development area near Vilnius central station.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

EUR thousands	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Rental income	30,299	21,530	8,495	5,451
Property expenses	-2,812	-2,294	-650	-839
Net operating income	27,487	19,237	7,845	4,612
Central administration expenses	-4,224	-3,853	-1,175	-1,000
Interest expenses	-9,374	-5,600	-2,893	-1,749
Other financial income and expenses	-476	-257	-177	-122
Profit from property management	13,413	9,526	3,600	1,742
Unrealised changes in value of properties	9,383	16,306	1,848	13,957
Unrealised changes in value of investments	70,789	43,648	-5,730	31,995
Unrealised changes in value of derivatives	12,417	1,349	852	689
Realised value changes and dividends from investments	7,075	5,113	262	861
Profit/loss before tax	113,076	75,943	832	49,244
Current tax	-209	-	-12	-
Deferred tax	-4,307	-3,609	-1,097	-1,995
Net profit/loss for the period/year¹	108,560	72,334	-277	47,249
Other comprehensive income – items that may be reversed to profit or loss:				
Translation differences for foreign operations	147	-	220	-
Total comprehensive income for the period/year¹	108,707	72,334	-57	47,249
Number of shares issued, adjusted for repurchased shares, thousand	22,208	22,208	22,208	22,208
Weighted average number of shares before dilution, thousand	22,208	22,154	22,208	22,169
Weighted average number of shares after dilution, thousand	22,226	22,232	22,208	22,255
Earnings per share before dilution, EUR	4.89	3.27	-0.01	2.13
Earnings per share after dilution, EUR	4.88	3.25	-0.01	2.12

¹ Comprehensive income for the period/year is entirely attributable to the parent company's shareholders.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

EUR thousands	2022 31 Dec	2021 31 Dec
ASSETS		
Investment properties	606,222	469,817
Right-of-use assets, leaseholds	2,234	1,353
Derivatives	10,037	-
Long-term securities holdings	-	121,830
Other non-current assets	263	338
Total non-current assets	618,756	593,339
Short-term securities holdings	-	19,028
Other current assets	5,543	10,951
Cash and cash equivalents	19,820	29,201
Securities holdings held for sale	193,355	-
Total current assets	218,718	59,180
TOTAL ASSETS	837,474	652,518
EQUITY AND LIABILITIES		
Equity	478,508	375,994
Interest-bearing liabilities	263,552	234,574
Derivatives	-	1,395
Deferred tax liabilities	18,788	14,464
Lease liability	2,216	1,334
Other non-current liabilities	3,037	2,420
Total non-current liabilities	287,594	254,187
Interest-bearing liabilities	63,330	6,510
Other current liabilities	8,043	15,827
Total current liabilities	71,373	22,338
TOTAL EQUITY AND LIABILITIES	837,474	652,518

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

EUR thousands	Share capital	Other contributed capital	Reserve, translation differences	Retained earnings	Total equity
Opening equity 1 January 2021	3,660	257,850	-	48,432	309,942
Net profit/loss for 1 January-31 December	-	-	-	72,334	72,334
Dividend to shareholders	-	-6,520	-	-	-6,520
Long-term incentive program	-	237	-	-	237
Closing equity 31 December 2021	3,660	251,567	-	120,766	375,993
Net profit/loss for 1 January-31 December	-	-	-	108,560	108,560
Other comprehensive income for 1 January-31 December	-	-	147	-	147
Dividend to shareholders	-	-6,377	-	-	-6,377
Long-term incentive program	-	184	-	-	184
Closing equity 31 December 2022	3,660	245,375	147	229,326	478,508

CONSOLIDATED STATEMENT OF CASH FLOW

EUR thousands	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Operating activities				
Profit/loss before tax	113,076	75,943	832	49,244
Adjustments for items not included in cash flow	-92,608	-61,175	53	-46,491
Income tax paid	-209	-	-12	-
Cash flow from operating activities before changes in working capital	20,259	14,768	873	2,752
Changes in cash flow from changes in working capital				
Increase (-)/decrease(+) in other current receivables	6,423	-9,059	1,158	-7,221
Increase (+)/decrease(-) in other current payables	-7,132	11,785	1,186	10,545
Cash flow from operating activities	19,550	17,494	3,217	6,076
Investing activities				
Investments in existing properties	-6,116	-4,632	-501	-2,328
Acquisition of properties	-120,906	-76,007	-	-40,028
Purchase of equipment	-34	-99	-8	-55
Divestment of other financial assets	18,792	5,287	-	5,287
Cash flow from investing activities	-108,264	-75,450	-509	-37,124
Financing activities				
Issue bond	-	45,000	-	-
New loans	93,340	29,277	-	-
Repayment of loans	-7,542	-6,344	-1,823	-1,627
Payment of lease liabilities	-104	-105	-24	-24
Dividend to shareholders	-6,413	-4,890	-1,594	-1,630
Cash flow from financing activities	79,281	62,938	-3,441	-3,284
Cash flow for the period/year	-9,434	4,982	-734	-34,332
Cash and cash equivalent, opening balance	29,201	24,278	20,569	63,575
Exchange rate differences in cash and cash equivalents	53	-59	-15	-42
Cash and cash equivalent, closing balance	19,820	29,201	19,820	29,201

KEY FIGURES

	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Surplus ratio, %	91	89	92	85
Interest coverage ratio, multiple	2.4	2.7	2.2	2.0
Return on equity, %	25.4	21.1	0.0	53.6
Cashflow per share from operating activities, EUR	0.88	0.79	0.14	0.27
Cashflow per share, EUR	-0.42	0.22	-0.03	-1.55
Profit from property management per share, EUR	0.60	0.43	0.16	0.08
Earnings per share before dilution, EUR	4.89	3.27	-0.01	2.13
Earnings per share after dilution, EUR	4.88	3.25	-0.01	2.12

SEGMENT REPORTING

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

EUR thousands	Properties in Lithuania	Properties in Latvia	Properties in Poland	Other investments	Unallocated	Total
1 Jan–31 Dec 2022						
Rental income	21,915	3,457	4,927	-	-	30,299
Property expenses	-1,760	-998	-54	-	-	-2,812
Net operating income	20,154	2,459	4,873	-	-	27,487
Central administration expenses	-	-	-161	-	-4,064	-4,224
Interest expenses	-4,510	-810	-1,635	-	-2,420	-9,374
Other financial income and expenses	-32	-	-224	-	-219	-476
Profit from property management	15,612	1,650	2,853	-	-6,702	13,413
Unrealised changes in value of properties	9,603	-220	-	-	-	9,383
Unrealised changes in value of investments	-	-	-	70,789	-	70,789
Unrealised changes in value of derivatives	7,610	724	4,083	-	-	12,417
Realised value changes and dividends from investments	-	-	-	7,075	-	7,075
Profit/loss before tax	32,824	2,154	6,936	77,864	-6,702	113,076
Current/deferred tax	-3,224	-3	-1,289	-	-	-4,516
Net profit/loss for the year	29,600	2,151	5,648	77,864	-6,702	108,560
Investment properties	403,702	81,614	120,906	-	-	606,222
<i>of which investments/acquisitions during the year</i>	<i>4,966</i>	<i>1,150</i>	<i>120,906</i>	<i>-</i>	<i>-</i>	<i>127,022</i>
Securities holdings held for sale	-	-	-	193,355	-	193,355
Interest-bearing liabilities	178,922	31,771	71,190	-	45,000	326,882

EUR thousands	Properties in Lithuania	Properties in Latvia	Properties in Poland	Other investments	Unallocated	Total
1 Jan–31 Dec 2021						
Rental income	18,699	2,831	-	-	-	21,530
Property expenses	-1,266	-1,028	-	-	-	-2,294
Net operating income	17,434	1,803	-	-	-	19,237
Central administration expenses	-	-	-	-	-3,853	-3,853
Interest expenses	-3,784	-705	-	-	-1,111	-5,600
Other financial income and expenses	-28	-	-	-	-229	-257
Profit from property management	13,621	1,098	-	-	-5,193	9,526
Unrealised changes in value of properties	13,302	3,004	-	-	-	16,306
Unrealised changes in value of investments	-	-	-	43,648	-	43,648
Unrealised changes in value of derivatives	1,426	-77	-	-	-	1,349
Realised values and dividends from investments	-	-	-	5,113	-	5,113
Profit/loss before tax	28,350	4,025	-	48,761	-5,193	75,943
Deferred tax	-3,609	-	-	-	-	-3,609
Net profit/loss for the year	24,741	4,025	-	48,761	-5,193	72,334
Investment properties	389,134	80,683	-	-	-	469,817
<i>of which investments/acquisitions during the year</i>	<i>64,132</i>	<i>16,979</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>81,111</i>
Securities holdings	-	-	-	140,858	-	140,858
Interest-bearing liabilities	163,327	32,757	-	-	45,000	241,084

ASSETS HELD FOR SALE

Table below reports the securities holdings that at the end of the period is measured at fair value in level 2. The holdings in MFG is valued at the agreed sales price.

Changes in securities holdings held for sale measured at fair value in level 2, EUR thousands	Other investments
	MFG
Opening balance 1 January 2021 ¹	79,320
Unrealised changes in values recognised net in profit/loss	42,509
Closing balance 31 December 2021 (Long-term securities holdings)¹	121,830
Unrealised changes in values recognised net in profit/loss	71,525
Closing balance 31 December 2022 (Securities holdings held for sale)	193,355

¹In 2021, the holding in MFG was reported at fair value in level 3.

VALUATION ASSUMPTIONS

Investment properties	2022 31 Dec	2022 30 Sep	2022 30 Jun	2022 31 Mar	2021 31 Dec
Weighted yield requirement, %	5.6	5.6	5.6	5.5	5.6
Average market rent, EUR/sq.m./month	15.5	15.4	15.4	15.1	15.2
Average discount rate, %	7.6	7.5	7.4	7.0	6.9
Long-term inflation market rent, %	2.0	2.0	2.0	1.5	1.5
Long-term vacancy rate, %	4.5	4.5	4.5	4.5	4.5

Assets held for sale/securities holdings	Segment	Valuation method	EUR/RUB
Melon Fashion Group	Other investments	The asset is valued at the agreed sale price in roubles converted to fixed exchange rate.	61.50

SENSITIVITY ANALYSIS

31 December 2022

Investment properties, EUR thousands	Assumptions	Properties in Lithuania		Properties in Latvia		Properties in Poland	
Market rental level, %	+/- 5.0	16,549	-16,450	2,549	-2,522	1,379	-1,362
Occupancy rate, percentage points	+/- 1.0	5,432	-5,491	751	-864	323	-323
Yield requirement, percentage points	+/- 0.25	-12,587	13,775	-2,211	2,414	-4,991	4,668

MARKET RISKS, EUR thousands

Effect on profit/loss and equity	Change, %	2022 31 Dec	2021 31 Dec	Cash flow and current earning	2022 31 Dec	2021 31 Dec
Currency rate, EUR/RUB	+/- 10	19,336	12,183	Market interest rate, +/- 50 bps	-488 / +488	+76 / -76
Currency rate, EUR/PLN	+/- 10	150	-	Market interest rate, +/- 100 bps	-975 / +975	-345 / -152
Fair value of MFG	+/- 10	19,336	12,183			

ASSETS AND DEBTS OF FOREIGN CURRENCY, EUR thousands

Cash and liabilities	2022 31 Dec	2021 31 Dec	Securities holdings ¹	2022 31 Dec	2021 31 Dec
Currency in SEK	83	83	Currency in rouble (RUB)	193,355	121,830
Currency in PLN	370	-			
Lease liabilities in SEK	294	399			
Lease liabilities in PLN	384	-			

¹Holdings in Melon Fashion Group.

PARENT COMPANY INCOME STATEMENT

EUR thousands	2022 Jan-Dec	2021 Jan-Dec	2022 Oct-Dec	2021 Oct-Dec
Other income	1,986	1,933	589	522
Central administration expenses	-3,625	-3,542	-1,098	-911
Operating profit/loss	-1,639	-1,609	-508	-389
Unrealised changes in value of investments	71,025	42,509	-5,730	32,111
Dividend received from investments	7,075	3,266	262	-
Financial income	3,733	2,477	962	897
Financial expenses	-2,637	-1,340	-718	-685
Profit/loss before tax	77,557	45,304	-5,733	31,934
Tax	-	-	-	-
Net profit/loss for the period/year	77,557	45,304	-5,733	31,934

CONDENSED PARENT COMPANY BALANCE SHEET

EUR thousands	2022 31 Dec	2021 31 Dec
ASSETS		
Right-of-use asset, leaseholds	312	417
Shares in group companies	138,680	144,048
Long-term securities holdings	-	121,830
Loans to group companies	78,777	73,027
Short-term securities holdings	193,355	-
Other assets	1,617	2,163
Cash and cash equivalents	7,620	7,147
TOTAL ASSETS	420,363	348,633
EQUITY AND LIABILITIES		
Equity	371,402	300,038
Interest-bearing liabilities	45,000	45,000
Lease liability	294	399
Other liabilities	3,666	3,196
TOTAL EQUITY AND LIABILITIES	420,363	348,633

QUARTERLY OVERVIEW

INCOME STATEMENT

EUR thousands	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Rental income	8,495	8,228	7,350	6,226	5,451	5,558	5,423	5,099
Property expenses	-650	-636	-797	-729	-839	-471	-497	-486
Net operating income	7,845	7,592	6,553	5,497	4,612	5,087	4,925	4,613
Central administration expenses	-1,175	-957	-1,075	-1,019	-1,000	-795	-936	-1,123
Interest expenses	-2,893	-2,506	-2,229	-1,746	-1,749	-1,729	-1,108	-1,014
Other financial income and expenses	-177	-128	-118	-51	-122	-68	-46	-22
Profit from property management	3,600	4,001	3,131	2,680	1,742	2,496	2,836	2,454
<i>Unrealised changes in values:</i>								
Properties	1,848	-2,467	10,035	-34	13,957	-567	1,450	1,466
Investments	-5,730	58,108	62,756	-44,344	31,995	11,050	-994	1,942
Derivatives	852	6,521	2,757	2,287	689	300	22	339
Realised values and dividends from investments	262	260	92	6,461	861	-	3,906	-
Profit before tax	832	66,423	78,769	-32,950	49,244	13,279	7,220	6,201
Tax	-1,109	-897	-2,213	-296	-1,995	13	-1,076	-551
Net profit/loss for the period	-277	65,526	76,557	-33,246	47,249	13,292	6,144	5,649
Translation differences for foreign operations	220	-73	-	-	-	-	-	-
Total comprehensive income for the period	-57	65,453	76,557	-33,246	47,249	13,292	6,144	5,649

BALANCE SHEET - CONDENSED

EUR thousands	2022 31 Dec	2022 30 Sep	2022 30 Jun	2022 31 Mar	2021 31 Dec	2021 30 Sep	2021 30 Jun	2021 31 Mar
Investment properties	606,222	603,873	604,640	471,196	469,817	415,531	414,986	374,200
Long-term securities holdings	-	-	140,222	77,467	121,830	114,150	103,100	104,093
Short-term securities holdings	-	-	2,984	4,172	19,028	-	-	-
Other assets	18,076	18,419	11,356	6,876	12,642	5,352	4,340	4,151
Cash and cash equivalents	19,820	20,569	18,521	67,505	29,201	63,575	20,218	24,232
Securities holdings held for sale	193,355	198,586	-	-	-	-	-	-
TOTAL ASSETS	837,474	841,447	777,724	627,217	652,518	598,608	542,644	506,677
Shareholders' equity	478,508	478,564	412,965	342,766	375,994	328,692	315,348	315,666
Long-term interest-bearing liabilities	263,552	320,403	322,631	253,634	234,574	236,201	192,829	151,832
Current interest-bearing liabilities	63,330	8,301	8,149	7,162	6,510	6,510	6,510	19,791
Other liabilities	32,084	34,179	33,979	23,654	35,441	27,205	27,957	19,387
TOTAL EQUITY AND LIABILITIES	837,474	841,447	777,724	627,217	652,518	598,608	542,644	506,677

QUARTERLY KEY FIGURES

PROPERTY-RELATED	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Leasable area, sq.m. thousand	182.9	182.9	183.0	143.2	143.2	130.5	130.7	120.2
Number of properties	14	14	14	13	13	12	12	10
Investment properties, EURk	606,222	603,873	604,640	471,196	469,817	415,531	414,986	374,200
Surplus ratio, %	92	92	89	88	85	92	91	90
Economic occupancy rate, %	96.3	94.3	91.5	91.1	90.0	89.6	92.3	90.4
Average rent, EUR/sq.m./month	15.3	15.3	15.2	15.2	14.8	15.0	15.0	15.0
Average rent, EUR/sq.m./year	183	183	183	183	178	180	180	180
WAULT, year	4.4	4.4	4.7	4.1	4.3	3.7	3.8	4.2
Weighted yield requirement, properties, %	5.6	5.6	5.6	5.5	5.6	5.8	5.8	5.8
Environmentally certified properties, % of sq.m.	94	89	63	81	81	88	88	87
FINANCIAL	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Rental income, EURk	8,495	8,228	7,350	6,226	5,451	5,558	5,423	5,099
Net operating income, EURk	7,845	7,592	6,553	5,497	4,612	5,087	4,925	4,613
Profit from property management, EURk	3,600	4,001	3,131	2,680	1,742	2,496	2,836	2,454
Loan-to-value ratio, %	41	41	44	47	39	46	38	36
Net loan-to-value ratio, %	38	38	42	35	35	34	35	31
Loan-to-value ratio, properties, %	54	54	55	55	51	58	48	46
Net loan-to-value ratio, properties, %	51	51	52	41	45	43	43	39
Capital tie-up period, year	2.3	2.6	2.8	2.5	2.5	2.8	3.0	2.7
Interest tie-up period, year	1.8	2.0	2.2	1.6	1.5	1.6	2.1	2.1
Debt ratio, multiple	14.1	16.3	18.5	15.9	15.7	15.2	13.2	12.0
Equity/asset ratio, %	57	57	53	55	58	55	58	62
Interest coverage ratio, multiple	2.2	2.6	2.4	2.5	2.0	2.4	3.6	3.4
Average interest rate, %	3.4	3.1	3.0	2.9	2.8	2.8	2.3	2.3
Return on equity, %	0.0	58.7	81.0	-37.0	53.6	16.5	7.8	7.2
SHARE-RELATED	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Equity, EURk	478,508	478,564	412,965	342,766	375,994	328,692	315,348	315,666
Long-term net asset value, EURk	486,274	486,055	426,241	356,635	391,853	343,245	330,213	329,477
Market capitalisation, EURk	241,250	178,152	178,326	229,161	341,658	314,569	291,768	272,424
Market capitalisation, SEK thousand	2,682,696	1,936,515	1,909,866	2,376,229	3,517,707	3,189,465	2,959,115	2,790,782
Number of shares issued at period end, thousand	22,370	22,370	22,370	22,370	22,370	22,370	22,370	22,370
Number of shares issued at period end, adjusted for repurchased shares, thousand	22,208	22,208	22,208	22,208	22,208	22,149	22,149	22,149
Weighted average number of shares, adjusted for repurchased shares, thousand	22,208	22,208	22,208	22,208	22,169	22,149	22,149	22,149
Cashflow per share from operating activities, EUR	0.14	0.21	0.22	0.31	0.27	0.13	0.31	0.08
Cashflow per share, EUR	-0.03	0.09	-2.21	1.72	-1.55	1.96	-0.18	0.00
Profit from property management per share, EUR	0.16	0.18	0.14	0.12	0.08	0.11	0.13	0.11
Earnings per share before dilution, EUR	-0.01	2.95	3.45	-1.50	2.13	0.60	0.28	0.26
Earnings per share after dilution, EUR	-0.01	2.95	3.45	-1.50	2.12	0.60	0.28	0.25
Equity per share, EUR	21.5	21.5	18.6	15.4	16.9	14.8	14.2	14.3
Equity per share, SEK	240	234	199	160	174	150	144	146
Long-term net asset value per share, EUR	21.9	21.9	19.2	16.1	17.6	15.5	14.9	14.9
Long-term net asset value per share, SEK	243	238	206	167	182	157	151	152
Share price, EUR	10.9	8.0	8.0	10.3	15.4	14.2	13.2	12.3
Share price, SEK	120.80	87.20	86.00	107.00	158.40	144.00	133.60	126.00
OTHER	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
EUR/SEK	11.12	10.87	10.71	10.37	10.30	10.14	10.14	10.24
EUR/RUB	77.91	59.88	57.24	91.63	85.30	84.35	86.63	88.76
EUR/PLN	4.69	4.87	4.82	-	-	-	-	-

INTERPRETATION OF KEY FIGURES

	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
Rental income	8,495	8,228	7,350	6,226	5,451	5,558	5,423	5,099
Net operating income	7,845	7,592	6,553	5,497	4,612	5,087	4,925	4,613
Surplus ratio, %	92	92	89	88	85	92	91	90
Investment properties and securities holdings	799,577	802,458	747,847	552,835	610,675	529,682	518,086	478,293
Interest-bearing liabilities	326,882	328,705	330,780	260,796	241,084	242,711	199,339	171,623
Loan-to-value ratio, %	41	41	44	47	39	46	38	36
Investment properties and securities holdings	799,577	802,458	747,847	552,835	610,675	529,682	518,086	478,293
Interest-bearing liabilities	326,882	328,705	330,780	260,796	241,084	242,711	199,339	171,623
Cash and cash equivalents	19,820	20,569	18,521	67,505	29,201	63,575	20,218	24,232
Net loan-to-value ratio, %	38	38	42	35	35	34	35	31
Investment properties	606,222	603,873	604,640	471,196	469,817	415,531	414,986	374,200
Interest-bearing liabilities	326,882	328,705	330,780	260,796	241,084	242,711	199,339	171,623
Loan-to-value ratio, properties, %	54	54	55	55	51	58	48	46
Investment properties	606,222	603,873	604,640	471,196	469,817	415,531	414,986	374,200
Interest-bearing liabilities	326,882	328,705	330,780	260,796	241,084	242,711	199,339	171,623
Cash and cash equivalents	19,820	20,569	18,521	67,505	29,201	63,575	20,218	24,232
Net loan-to-value ratio, properties, %	51	51	52	41	45	43	43	39
Equity	478,508	478,564	412,965	342,766	375,994	328,692	315,348	315,666
Add back derivatives	-11,022	-10,169	-3,648	-892	1,395	2,084	2,384	2,405
Add back deferred tax	18,788	17,660	16,925	14,760	14,464	12,469	12,482	11,406
Long-term net asset value, EURk	486,274	486,055	426,241	356,635	391,853	343,245	330,213	329,477
Net operating income	27,487	24,253	21,748	20,121	19,237	19,609	19,005	18,067
Central administration expenses	-4,226	-4,050	-3,888	-3,749	-3,853	-3,688	-3,885	-3,815
Total	23,261	20,203	17,861	16,372	15,384	15,921	15,119	14,252
Interest-bearing liabilities	326,882	328,705	330,780	260,796	241,084	242,711	199,339	171,623
Debt ratio, multiple	14.1	16.3	18.5	15.9	15.7	15.2	13.2	12.0
Profit from property management	3,600	4,001	3,131	2,680	1,742	2,496	2,836	2,454
Interest expenses	2,893	2,506	2,229	1,746	1,749	1,729	1,108	1,014
Profit before interest expenses	6,493	6,506	5,360	4,426	3,490	4,225	3,943	3,468
Interest coverage ratio, multiple	2.2	2.6	2.4	2.5	2.0	2.4	3.6	3.4
Net profit, annualised	-228	261,812	306,228	-132,983	188,996	53,166	24,576	22,598
Average equity	478,536	445,764	377,866	359,380	352,343	322,020	315,507	312,804
Return on equity, %	0.0	58.7	81.0	-37.0	53.6	16.5	7.8	7.2

Definitions and glossary

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

PROPERTY-RELATED KEY FIGURES

Average rental income

Contracted rental income for premises in relation to leased premises at the end of the period.

Environmentally certified properties

Proportion of sustainability certified (the level of at least LEED Gold or BREEAM Excellent) property area in relation to total property area, excluding properties expected to undergo significant redevelopment.

Lettable area

Total area available for letting.

Occupancy rate, by area

Occupancy rate in relation to lettable area.

Occupancy rate, economic

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

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

Rental value

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

Surplus ratio

Net operating income in relation to rental income.

Triple-net rent

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

Vacancy rate, by area

Vacancy rate in relation to lettable area.

Vacancy rate, financial

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

WAULT

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

The indicator shows the weighted risk of future vacancies.

Yield requirement, earning capacity

Net operating income in relation to investment properties.

Yield requirement, properties

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

FINANCIAL KEY FIGURES

Average interest rate

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

Capital tie-up period, years

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

Debt coverage ratio

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

EBITDA

Earnings before interest, tax, depreciation and amortisation.

Equity/asset ratio

Equity in relation to total assets.

Fixed interest term

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

Interest coverage ratio

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

The indicator shows the extent to which cash flow covers interest expenses.

Interest coverage ratio, pro forma

EBITDA pro forma in relation to financial income/expenses pro forma.

The indicator is provided as a covenant with Eastnine's bondholders.

Loan-to-value ratio

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

Loan-to-value ratio, properties

Interest-bearing liabilities in relation to investment properties.

Net loan-to-value ratio

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

Net loan-to-value ratio, properties

Interest-bearing liabilities after deduction for cash and cash equivalents, in relation to investment properties.

Net operating income

Rental income less property expenses.

Profit from property management

Earnings before value changes, dividends received and taxes.

Rental income

Debited rents, rent supplements, and rental guarantees less rental discounts.

Return on equity

Total comprehensive income for the period, recalculated on a 12-month basis, in relation to average equity.

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

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

Cash flow from operating activities per share

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

Earnings per share (definition according to IFRS)

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

Equity per share

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

Long-term net asset value

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

Long-term net asset value per share

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

Profit from property management per share

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

GLOSSARY**Break option**

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

ESG

Abbreviation for Environmental, Social and corporate Governance.

Fair value

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

Green lease agreements

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

GRESB

Abbreviation for Global Real Estate Sustainability Benchmark.

Gross area

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

ICT

Abbreviation for Information and Communication Technology.

IFRS

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

Interest rate derivatives

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

Net asset value discount/premium

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

Net letting

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

Property

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

Share buy-back

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

Sustainability certification frameworks

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

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

Fitwel is an international certification framework for buildings that promotes people's health and well-being at work.

WACC

Abbreviation for Weighted Average Cost of Capital.

Financial calendar

Annual Report 2022	Week 13, 2023
Interim report January–March 2023	3 May 2023
Annual General Meeting 2023	3 May 2023
Interim report January–June 2023	7 July 2023
Interim report January–September 2023	26 October 2023
Year-end report 2023	7 February 2024

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