Q3 2025.

Condensed consolidated **interim financial statements**

EIK

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Endorsement and Statement by the **Board of Directors and the CEO**

Eik fasteignafélag hf. is an Icelandic public limited company listed on the Iceland Stock Exchange (Nasdaq Iceland). The Group's structure consists of the parent company, Eik fasteignafélag hf., along with subsidiaries that are 100% owned by the parent company. The Group's operations include ownership, leasing, management, and development of commercial properties, as well as ownership of hotel operations.

The condensed interim financial statements of Eik fasteignafélag hf. for the period from 1 January to 30 September 2025 are prepared in accordance with the international accounting standard IAS 34 on interim financial reporting. The interim financial statements contain a condensed consolidated interim financial statement of Eik fasteignafélag hf. and its subsidiaries but do not include all the information required in a complete annual financial statement and should be read in conjunction with the Group's annual financial statements for 2024, which are available at www.eik.is. The interim financial statements have neither been audited nor reviewed by the company's auditors.

Operation

There has been strong growth in the Company's revenue and EBITDA in the first nine months of the year.

The Group's operating revenue increased by 9.2% in the first nine months of the year compared to the same period last year, amounting to ISK 9,296 million compared to ISK 8,514 million for the first nine months of 2024. The real growth during the period, based on a comparable asset portfolio, was 5.1%. Operating expenses amounted to ISK 3,463 million, of which one-off costs were ISK 135 million.

Operating profit before valuation changes, sales gain, and depreciation and amortization amounted to ISK 5,833 million compared to ISK 5,537 million in the same period last year. Adjusted for one-off costs, EBITDA for the first nine months was ISK 5,968 million, an increase of 7.8% year-on-year. The valuation change of investment properties during the period was ISK 4,412 million. According to the income statement and statement of comprehensive income, total profit for the period was ISK 3,804 million compared to ISK 3,326 million for the same period in 2024. Net cash from operations amounted to ISK 3,749 million according to the Group's cash flow statement, compared to ISK 3,551 million in the same period last year, representing a 5.6% increase year-on-year.

Balance sheet

The Group's total assets amounted to ISK 163,349 million at the end of the period, of which investment properties were ISK 152,811 million, assets for own use were ISK 5,450 million, and cash and cash equivalents were ISK 3,708 million. The Group's equity was ISK 53,071 million, including outstanding share capital of ISK 3,393 million. At the Company's annual general meeting on 10 April 2025, it was approved to pay dividends to shareholders for the financial year 2024 amounting to ISK 3,393.4 million, to be paid in two instalments. The first instalment of ISK 1,696.7 million was paid on 23 April 2025, and the second instalment of the same amount was paid on 8 October 2025. The equity position and equity ratio as of 30 September 2025 does take into account the obligations related to the second dividend payment.

The Company's net loan-to-value ratio at the end of third quarter was 55.7% The net loan-to-value takes the second dividend payment into account which was paid on the 8th of October 2025. The Company's weighted inflation-indexed interest rate were 3.49% and the weighted non-indexed interest rate were 7.67% as of 30 September 2025. The proportion of the Company's inflation-indexed interest-bearing debt was 97.4%.

The Company issued a new bond series, EIK 150536, in early February 2025. The series carries 3.8% inflation-indexed interest and was sold for ISK 4,000 million in early February and ISK 2,000 million at the end of February. On 20 October this year, EIK 150536 was increased by ISK 2,500 million to refinance EIK 25 1, which matures in the fourth quarter of 2025. The total nominal size of EIK 150536 after the increases is ISK 8,500 million. The Company also extended inflation-indexed bank loans amounting to ISK 1,360 million on unchanged terms during the period for three years.

Acquisition of Festing hf.

The Company signed a purchase agreement for all shares in Festing hf. at the end of May last year. The acquisition was subject to approval by the Competition Authority, with the deadline for annulment set for 2 October 2025. The Company did not receive any notification from the Authority before this date regarding a continued investigation. On 8 October 2025, the Company received a decision from the Competition Authority stating that the Authority found no grounds to take further action regarding the acquisition. The Company is now working on finalising the transaction.

New Organisational Structure

On 26 August last, the Company announced a new organisational structure following organisational changes that took effect the same day. The aim of the changes is to prioritise customer service while simplifying and

Endorsement and Statement by the **Board of Directors and the CEO**

clarifying communication channels within the Company's operations. The new division, Customers, combines leasing, property management, and business development into one unit. Information technology was moved under the Finance division, and the Legal department was placed under the CEO's office. Following the changes, the executive management team was reduced from seven to four members.

Updated Outlook

The Company has updated its outlook for 2025 and expects operating revenues for the year to be between ISK 12,360 and 12,610 million at constant prices, based on the consumer price index in November 2025. Rental income is estimated to be between ISK 10,650 and 10,870 million. The Company also expects EBITDA for 2025 to be between ISK 7,760 and 7,920 million.

The Company's outlook does not include income or expenses from Festing hf.'s properties in 2025. A separate announcement will be made regarding the completion of the transaction and its impact on the Company as appropriate.

The updated outlook partly reflects an agreement the Company made in the second quarter with one tenant to terminate a lease agreement, which has an approximate ISK 80 million negative impact on 2025. Despite this, the Company remains within its original forecast range.

The Company now expects the occupancy rate to be between 94-95% by the end of 2025. Leasing of development square metres has progressed more slowly than expected in the first nine months of the year. Of the nearly 11,000 development square metres the Company planned to make leasable by the end of 2025, lease agreements have been signed for approximately 4,800 square metres. Leasing of the remaining 6,100 square metres will be delayed into 2026, but negotiations are ongoing for several of those spaces.

Once the Company has achieved its target of a 95% occupancy rate and taking into account leasing of the aforementioned 6,100 development square metres, it expects that annual rental income based on the current asset portfolio and updated outlook, will increase by ISK 470 – 510 million. The impact of the company's purchase of Festing hf. is not taken into account.

Statement of the Board of Directors and CEO

According to the best knowledge of the Board of Directors and the CEO, the condensed interim consolidated financial statements have been prepared in accordance with international accounting standard IAS 34 on interim financial reporting as adopted by the European Union. It is the opinion of the Board of Directors and the CEO that the condensed interim consolidated financial statements give a true and fair view of the Group's assets, liabilities and consolidated financial position as at 30 September 2025 and its financial performance and changes in cash and cash equivalents for the period 1 January to 30 September 2025.

The Board of Directors and CEO of Eik fasteignafélag hf. hereby confirm the Company's condensed interim consolidated financial statements for the period from 1 January to 30 September 2025 by means of their signatures.

Kópavogur, 29 October 2025

Board of Directors

Bjarni Kristján Þorvarðarson
Chairman

Eyjólfur Árni Rafnsson
Board member

Guðrún Bergsteinsdóttir
Board member

Gunnar Þór Gíslason
Board member

Ragnheiður Harðar Harðardóttir
Board member

CEO
Hreiðar Már Hermannsson

Amounts are in millions of ISK

Consolidated Statement of Comprehensive Income

for the period from 1 January to 30 September 2025

	Notes	2025 1.7.-30.9	2024 1.7.-30.9	2025 1.1.-30.9.	2024 1.1.-30.9.
Lease income		2.761	2.520	7.980	7.328
Other operating income		537	467	1.316	1.186
		3.298	2.987	9.296	8.514
Operating expenses	6	(1.158)	(969)	(3.463)	(2.977)
Operating profit before value changes and depreciation		2.140	2.018	5.833	5.537
Gain on sale of investment properties		0	0	42	0
Changes in value of investment properties	8	119	261	4.412	4.345
Depreciation and impairment	10	(54)	(45)	(143)	(132)
Operating profit		2.205	2.234	10.144	9.750
Finance income		64	93	218	183
Finance cost		(1.739)	(1.667)	(5.607)	(5.776)
Net financial expense	7	(1.675)	(1.574)	(5.389)	(5.593)
Profit before income tax		530	660	4.755	4.157
Income tax		(106)	(132)	(951)	(831)
Total profit for the period		424	528	3.804	3.326
Key figures per share:					
Basic earnings and diluted earnings		0,13	0,15	1,12	0,97
EBITDA		0,63	0,59	1,72	1,62

Notes on pp. 8 - 13 are an integral part of the interim financial statements

Amounts are in millions of ISK

Consolidated Statement of Financial Position as at 30 September 2025

	Notes	30.9.2025	31.12.2024
Assets			
Intangible assets		351	351
Investment assets	8	152.811	145.471
Assets for own use	9	5.450	5.852
Non-current receivables	11	166	288
Non-current assets		158.777	151.962
Trade and other receivables	11	864	694
Cash and cash equivalents		3.708	3.594
Current assets		4.572	4.288
Total assets		163.349	156.250
Equity			
Share capital		3.393	3.393
Share premium		12.371	12.371
Statutory reserve		848	849
Revaluation reserve		1.375	1.392
Retained earnings		35.084	34.656
Total equity		53.071	52.661
Liabilities			
Interest-bearing debt	12	76.585	78.982
Lease liabilities		3.030	2.512
Deferred income tax liability		15.102	14.151
Non-current liabilities		94.717	95.645
Interest-bearing debt	12	11.775	6.116
Trade and other payables		3.786	1.828
Current liabilities		15.561	7.944
Total liabilities		110.278	103.589
Total equity and liabilities		163.349	156.250

Notes on pp. 8 - 13 are an integral part of the interim financial statements

Amounts are in millions of ISK

Consolidated Statement of Changes in Equity as at 30 September 2025

	Share capital	Share premium	Statutory reserve	Revaluation reserve	Retained earnings	Total equity
1 January to 30 September 2024						
Equity 1.1.2024	3.415	12.648	854	1.415	30.691	49.023
Total profit for the period					3.326	3.326
Depreciation of revaluation				(17)	17	0
Dividends paid ISK 0.74 per share					(2.540)	(2.540)
Equity 30.9.2024	3.415	12.648	854	1.398	31.494	49.809
1 January to 30 September 2025						
Equity 1.1.2025	3.393	12.371	849	1.392	34.656	52.661
Total profit for the period					3.804	3.804
Depreciation of revaluation				(17)	17	0
Dividends paid ISK 0.5 per share					(1.697)	(1.697)
Approved unpaid dividend					(1.697)	(1.697)
Changes in statutory reserve			(1)		1	0
Equity 30.9.2025	3.393	12.371	848	1.375	35.084	53.071

Notes on pp. 8 - 13 are an integral part of the interim financial statements

Amounts are in millions of ISK

Consolidated Statement of Cash Flows
for the period from 1 January to 30 September 2025

	Notes	2025 1.1.-30.9.	2024 1.1.-30.9.
Cash flows from operating activities			
Operating profit for the period		10.144	9.750
Operating items which do not affect cash flow:			
Gain on sale of investment properties		(42)	0
Valuation changes of investment properties	8	(4.412)	(4.345)
Depreciation and impairment	10	143	132
		5.833	5.537
Change in operating assets		(33)	(28)
Change in operating liabilities		13	70
		5.813	5.579
Interest income received		218	183
Finance expenses paid		(2.282)	(2.211)
Net cash from operating activities		3.749	3.551
Cash flows used in investment activities			
Investment in investment assets		(2.909)	(3.682)
Investment in assets under development		0	(16)
Sold investment assets		805	0
Investment in assets for own use		(24)	(50)
Sold assets for own use		5	0
Investment in subsidiary less acquired cash	13	0	(225)
Net cash used in investing activities		(2.123)	(3.973)
Cash flows from financing activities			
Dividends paid		(1.697)	(2.540)
New long-term debts		5.955	19.093
Repayments and final payments of long-term loans		(5.770)	(15.432)
Net cash from financing activities		(1.512)	1.121
Changes in cash and cash equivalents		114	699
Cash and cash equivalents at beginning of year		3.594	984
Cash and cash equivalents at end of period		3.708	1.683
Investing and financing without credit:			
Sold investment assets		15	0
Other short-term receivables		(15)	0
Key figures per share			
Net cash from operating activities		1,10	1,04

Notes on pp. 8 - 13 are an integral part of the interim financial statements

Notes

1. General information

Eik fasteignafélag hf., "the Company", is domiciled in Iceland. The Company's headquarters are at Smáratorg 3 in Kópavogur. The condensed consolidated interim financial statements of the Company for the period 1 January to 30 September 2025 comprise the interim financial statements of the Company and its subsidiaries, together referred to as the "Group". The Group's operations are ownership, rental, operations and development of business premises and ownership of hotel operations. The condensed consolidated interim financial statements of the Company are accessible at www.eik.is.

2. Basis of preparation

The consolidated interim financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) on Interim Financial Statements, IAS 34. The Condensed Consolidated Interim Financial Statements of Eik fasteignafélag hf. do not include all the information required for a complete set of IFRS financial statements and should be read in conjunction with the Group's Consolidated Financial Statements for 2024. The interim financial statements were approved by the Company's Board of Directors on 29 October 2025.

3. Significant accounting policies

In preparing the interim financial statements, the same accounting principles were applied as were used in the preparation of the consolidated financial statements for 2024. The Company's Annual Financial Statements are available on www.eik.is. and www.nasdaqomxnordic.com. The interim financial statements are prepared in Icelandic krónur (ISK), which is the Company's functional currency, and amounts are presented in ISK millions. The Company's investment properties are valued at fair value and assets for own use at revaluation, while in other respects the Interim Financial Statements are based on historical cost.

4. Use of judgements and estimates

The preparation of interim financial statements in accordance with International Accounting Standards requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Judgement and assumptions involving key estimate are primarily made in relation to the measurement and recognition of investment assets. Actual results may differ from these estimates.

Amounts are in millions of ISK

5. Segment reporting

Segment reporting contains information on individual parts of the Company's operations. The Company's operations are divided into two segments which sell goods and services in different markets.

Segments 1.1.-30.9.2025	**Investment properties**	**Hotel**	**Offset entries**	**Total**
Lease income	8.273	0	(293)	7.980
Operating income	614	702	(0)	1.316
Operating expenses	(2.997)	(759)	293	(3.463)
EBITDA	5.890	(57)	0	5.833
Gain on sale of investment properties	42	0	0	42
Change in value of investment properties	4.412	0	0	4.412
Depreciation and impairment	(118)	(25)	0	(143)
Net finance expenses	(5.388)	(1)	0	(5.389)
Income tax	(968)	17	0	(951)
Profit (loss) for the year	3.870	(66)	0	3.804
Assets 30.9.2025	163.853	258	(762)	163.349
Liabilities 30.9.2025	110.565	475	(762)	110.278

Segments 1.1.-30.9.2024	**Investment properties**	**Hotel**	**Offset entries**	**Total**
Lease income	7.610	0	(282)	7.328
Operating income	561	625	0	1.186
Operating expenses	(2.570)	(689)	282	(2.977)
EBITDA	5.601	(64)	0	5.537
Change in value of investment properties	4.345	0	0	4.345
Depreciation and impairment	(108)	(24)	0	(132)
Net finance expenses	(5.592)	(1)	0	(5.593)
Income tax	(849)	18	0	(831)
Profit (loss) for the year	3.397	(71)	0	3.326
Assets 30.9.2024	150.295	403	(552)	150.146
Liabilities 30.9.2024	100.414	475	(552)	100.337

Amounts are in millions of ISK

6. Operating expenses

Operating expenses are specified as follows:	2025 1.1.-30.9.	2024 1.1.-30.9.
Property tax	1.257	1.184
Insurance	105	85
Maintenance of investment properties	21	35
Operating expenses of properties	628	576
Other operating expenses of investment properties	257	197
Operating expenses of hotel	466	406
Impairment of receivables	70	42
Office and administrative expenses	659	452
Total operating expenses	3.463	2.977

7. Finance income and finance expenses

Finance income and finance expenses are specified as follows:

	2025 1.1.-30.9.	2024 1.1.-30.9.
Interest income	218	183
Interest expenses	(2.427)	(2.347)
Indexation	(3.031)	(3.295)
Interest expenses of lease liabilities	(114)	(98)
Other finance expenses	(35)	(36)
Total finance expenses	(5.607)	(5.776)
Total finance income and finance expenses	(5.389)	(5.593)

8. Investment assets

Investment assets are specified as follows:	30.9.2025	31.12.2024
Book value at the beginning of the year	142.959	129.378
Investment in current investment assets	2.909	4.777
Investment in new investment assets	0	419
Sold investment assets	(778)	0
Value adjustment	4.412	7.327
Moved from asset in developement	0	1.058
Moved from assets for own use	277	0
Book value at the end of the period	149.780	142.959
Lease assets	3.030	2.512
Investment properties at the end of the year	152.811	145.471

The Group' investment properties are valued by management of the Company at fair value at the reporting date in accordance with the International Accounting Standard IAS 40.

Amounts are in millions of ISK

In measuring the assets, management has estimated discounted future cash flows that the Company can expect from current lease agreements and lease agreements the Company expects to enter into at the end of the lease period of current lease agreements. The measurement is in accordance with level 3 in the fair value hierarchy, see futher note 3, and there were no changes in classification during the year. The measurement is based on presumptions on expected utilisation ratio of the properties in the future, market rent at the end of lease periods of current agrements and operating costs of these properties.

The approach and conclusions, which are used in measuring both amounts and timing of future cash flows, are revaluated on a regular basis in order to come closer to the actual fair value of the assets. Managements estimates of the development of several other factors in the future are also taken into account, such as changes in lease and capital markets.

The main factors contributing to the increase in the value of investment assets are inflation, new contracts, higher market rent and lower interest rates. The main factors contributing to the decrease in value is an increase in yield to maturity on return on equity and an increase in property and plot value (that is used for calculations of property taxes).

The future occupancy rate for the portfolio is estimated at 95% (2024: 95%). Weighted average cost of capital (WACC) for the company is 6,33% (2024: 6,36%). Each 1% increase in the occupancy rate for the future corresponds to an increase of just under 0,1% in WACC (2024: just under 0,1%).

The Company relocated its headquarters to Turninn, Smáratorg 3, in the second quarter, and simultaneously, the Company's office at Sóltún 26 was reclassified from assets for own use to investment property.

Sensitivity analysis

Effects of changes in fair value of investment properties 30.9.2025:

	30.9.2025 Effect on fair value		31.12.2024 Effect on fair value	
Increase (decrease) of lease income by 1%	1.848	(1.848)	1.752	(1.752)
Increase (decrease) of rental value ratio by 1%-point	1.919	(1.919)	1.818	(1.818)
Decrease (increase) of rate of return by 0.5%-points	11.668	(9.961)	10.966	(9.367)

9. Assets for own use

Assets for own use are specified as follows:

Cost	Real estate hotel	Real estate other	Interiors and other	Total
Balance at the beginning of the year	5.615	331	625	6.571
Additions during the period	5	0	19	24
Moved to investment assets	0	(293)	0	(293)
Sold during the period	0	0	(14)	(14)
Balance at the end of the period	5.620	38	630	6.288
Depreciation				
Depreciation at the beginning of the year	374	15	329	718
Depreciation during the period	84	2	58	143
Moved to investment assets	0	(16)	0	(16)
Sold during the period	0	0	(8)	(8)
Total depreciation at end of the period	458	1	379	838
Book value				
Book value at the beginning of the year	5.241	315	296	5.852
Book value at the end of the period	5.162	36	251	5.450

Company's properties for own use are estimated on revalued historical cost at the end of the reporting period.The revalued historical cost is estimated based on same methodology as the estimate of investment properties (see Note 8).

Amounts are in millions of ISK

10. Depreciation

Depreciation is specified as follows:	2025 1.1.-30.9.	2024 1.1.-30.9.
Office	2	2
Hotel	110	108
Interiors and other	32	21
Total depreciation	143	132

11. Trade receivables and other receivables

Trade receivables and other receivables are specified as follows:	30.9.2025	31.12.2024
Long-term receivables	360	504
Current maturities of long term receivables	(178)	(184)
Provision for impairment losses	(16)	(32)
Total long-term receivables	166	288
Trade receivables due to lease	332	421
Trade receivables due to deferred lease payments	175	175
Trade receivables due to other operations	156	143
Provision for impairment losses	(115)	(147)
Total trade receivables	548	592
Other short-term receivables	316	101
Total other short-term receivables	316	101
Total trade receivables and other short-term receivables	864	694

Provision for impairment of receivables is specified as follows:

Provision at the beginning of the year	179	128
Receivables written off during the period	(118)	(23)
Expensed during the period	70	74
Provision at the end of the period	131	179

The Company's long-term receivables are for construction loans to the lessee and lease payments due, where lease payments due are changed to long-term receivables. The Company has in general received additional insurance in addition to the receivable becoming interest bearing and in instalment process. Trade receivables are evaluated based on expected recoveries.

Amounts are in millions of ISK

12. Interest bearing liabilities

	30.9.2025	31.12.2024
Interest bearing liabilities at the beginning of the year	85.098	75.567
New borrowings	6.000	22.139
Repayments and settlements of long-term liabilities	(5.770)	(16.054)
Indexation	3.032	3.381
Capitalised borrowing cost, change	(14)	44
Other long-term liabilities, change	14	22
Interest bearing liabilities at the end of the period	88.360	85.098
Long-term liabilities		
Listed bonds and bank loans	76.489	78.900
Other long-term liabilities	96	82
	76.585	78.982
Short-term liabilities		
Current maturities of liabilities	11.775	6.116
	11.775	6.116
Total interest bearing liabilities	88.360	85.098

13. Events after the reporting date

The deadline for the Competition Authority to invalidate the company's acquisition of Festing hf. expired on 2 October. The Authority later decided that it did not consider it necessary to take further action on the acquisition. The company is currently working on finalizing the transaction.

The company completed the expansion of the bond series EIK 150536 on 20 October 2025 when bonds with a nominal value of 2,500 million ISK were sold at a yield of 4.12%.