EIK



Q3 2026

Condensed consolidated interim financial statements

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Endorsement and Statement by the Board of Directors and the CEO

Eik fasteignafélag hf. is an Icelandic limited liability 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, lending activities and other related operations, as well as ownership of hotel operations.

The interim financial statements of Eik fasteignafélag hf. for the period 1 January to 30 September 2026 have been prepared in accordance with International Accounting Standard IAS 34, Interim Financial Reporting. The interim financial statements comprise the condensed consolidated interim financial statements of Eik fasteignafélag hf. and its subsidiaries and do not include all the information required for a complete set of annual financial statements. They should be read in conjunction with the Group's consolidated financial statements for the year 2025, which are available at www.eik.is.

Operation

The Company's operations remained strong in the first nine months of the year, with EBITDA increasing by 24.9% year-on-year to ISK 7,284 million. Adjusted for non-recurring items in 2025, the increase was 22.7%. Operating revenue increased by 19.8% to ISK 11,132 million, of which rental income accounted for ISK 9,718 million, up 21.8% year-on-year. Operating expenses increased by 11.1% year-on-year to ISK 3,848 million, of which general and administrative expenses amounted to ISK 569 million.

The change in fair value of investment properties was ISK 6,121 million, and the gain on sale of investment properties was ISK 125 million. Total profit for the period was ISK 3,307 million, compared with ISK 3,804 million in the same period last year, mainly due to higher net finance costs. Net cash from operating activities was ISK 4,238 million according to the Group's statement of cash flows, compared with ISK 3,749 million in the same period of 2025.

Balance sheet and financing

The Group's total assets amounted to ISK 196,369 million at the end of the period, an increase of 7.7% since the beginning of the year. Of this, investment properties accounted for ISK 184,140 million, assets for own use for ISK 5,350 million, and cash and cash equivalents for ISK 5,246 million. The Group's equity was ISK 54,350 million, of which outstanding share capital accounted for ISK 3,393 million. The Company's net loan-to-value ratio was 59.3% at the end of the period.

At the Company's Annual General Meeting on 16 April 2026, it was approved to pay a dividend to shareholders for the 2025 financial year totalling ISK 3,732.7 million, to be paid in two equal instalments. The first instalment, of ISK 1,866.4 million, was paid to shareholders on 28 April 2026, and the second instalment, of the same amount, was paid on 14 October 2026. The equity position and equity ratio as of 30 September 2026 reflect the liability for the unpaid second dividend instalment.

Interest-bearing debt amounted to ISK 114,558 million, an increase of 9.9% since the beginning of the year. Indexed debt accounted for 95.2% of interest-bearing debt. The Company's weighted average indexed terms were 3.81% and weighted average non-indexed terms were 9.17% at the end of the period.

In line with the Company's 2026 issuance plan, published at the beginning of the year, the Company has held seven bond auctions and issued three new bond series totalling ISK 18,700 million at nominal value: ISK 6,700 million in EIK 120266, ISK 7,000 million in EIK 150531, and ISK 5,000 million in EIK 29 1, which has now reached its maximum size.

The bond series EIK 050726 reached final maturity in July 2026 and has been repaid in full. The next final maturity of a bond series, amounting to ISK 3,600 million, is in March 2027, and it is the only bond series with final maturity next year.

Portfolio

So far this year, the Company has acquired two properties and sold six. In the second quarter, the Company took possession of the property at Hádegismóar 8 in Reykjavík, a specialised building of approximately 4,000 square metres let on a long-term lease to Brimborg.

Endorsement and Statement by the Board of Directors and the CEO

At the end of the third quarter, the Company took possession of the property at Dalvegur 6–8 in Kópavogur, approximately 3,000 square metres, and concurrently with the purchase signed a lease agreement with Kraftvélar. The acquisitions are well aligned with the Company's strategy of increasing simplicity in its portfolio, as both properties are let under triple-net leases, i.e. all costs relating to the property, including maintenance and improvements, are borne by the tenant. The combined purchase price of the properties is just over ISK 4,000 million, and their estimated annualised EBITDA contribution is approximately ISK 310 million.

The Company has sold properties for a total of ISK 1,350 million so far this year, with a gain on sale of approximately ISK 125 million, or approximately 10% above their carrying amount. These included Suðurlandsbraut 20, Fossvegur 3, Járnháls 4 and Síðumúli 25, as well as two smaller property interests. Three of the six properties sold were non-income-generating sites. The net impact of the acquisitions and sales is estimated to increase annualised EBITDA by ISK 260 million.

Updated Outlook

The Company has updated its outlook for the year to reflect changes in its portfolio and the October consumer price index (CPI for indexation in December).

The updated outlook assumes that EBITDA for 2026 will be in the range of ISK 9,450 – 9,640 million.

Statement of the Board of Directors and CEO

To the best knowledge of the board and the CEO, the consolidated interim financial statements comply with the International Accounting Standard for interim financial reporting, IAS 34, as endorsed by the European Union. It is the opinion of the Board of Directors and the CEO that the interim financial statements give a true and fair view of the assets, liabilities and financial position of the Group as at 30 September 2026, as well as its financial performance and cash flow changes for the period from 1 January to 30 September 2026.

The Board of Directors and the CEO of Eik fasteignafélag hf. hereby confirm the Company's interim financial statements for the period 1 January to 30 September 2026 with their signatures.

Kópavogur, 3. nóvember 2026

Stjórn

Bjarni Kristján Þorvarðarson
Stjórnarformaður

Eyjólfur Árni Rafnsson
Stjórnarmaður

Gunnar Þór Gíslason
Stjórnarmaður

Katrín Jakobsdóttir
Stjórnarmaður

Ragnheiður Harðar Harðardóttir
Stjórnarmaður

Forstjóri

Hreiðar Már Hermannsson

Consolidated Statement of Comprehensive Income

	Notes	2026 1.7.-30.9.	2025 1.7.-30.9.	2026 1.1.-30.9.	2025 1.1.-30.9.
Lease income		3.388	2.761	9.718	7.980
Other operating income		595	537	1.414	1.316
		3.983	3.298	11.132	9.296
Operating expenses	6	(1.277)	(1.158)	(3.848)	(3.463)
Operating profit before value changes and depreciation		2.706	2.140	7.284	5.833
Gain on sale of investment properties		10	0	125	42
Changes in value of investment properties	8	(165)	119	6.121	4.412
Depreciation and impairment	10	(395)	(54)	(485)	(143)
Operating profit		2.157	2.205	13.045	10.144
Finance income		80	64	212	218
Finance cost		(2.845)	(1.739)	(9.120)	(5.607)
Net financial expense	7	(2.765)	(1.675)	(8.908)	(5.389)
Profit before income tax		(607)	531	4.137	4.755
Income tax		119	(106)	(830)	(951)
Total profit for the period		(488)	424	3.307	3.804
Key figures per share:					
Basic earnings and diluted earnings		(0,14)	0,13	0,97	1,12
EBITDA		0,80	0,63	2,15	1,72

Skýringar á blaðsíðum 13 - 19 eru órjúfanlegur hluti árshlutareikningsins

Consolidated Statement of Financial Position

	Notes	30.9.2026	31.12.2025
Assets			
Intangible assets		0	351
Investment assets	8	184.140	172.760
Assets for own use	9	5.350	5.427
Non-current receivables	11	611	126
Non-current assets		190.101	178.664
Trade and other receivables	11	1.022	926
Cash and cash equivalents		5.246	2.769
Current assets		6.268	3.695
Total assets		196.369	182.359
Equity			
Share capital		3.393	3.393
Restricted equity		16.605	16.032
Retained earnings		34.352	35.336
Total equity		54.350	54.761
Liabilities			
Interest-bearing debt	12	107.833	94.391
Lease liabilities		5.010	4.869
Deferred income tax liability		16.379	15.548
Non-current liabilities		129.222	114.808
Interest-bearing debt	12	6.725	9.819
Trade and other payables		6.072	2.971
Current liabilities		12.797	12.790
Total liabilities		142.019	127.598
Total equity and liabilities		196.369	182.359

Skýringar á blaðsíðum 13 - 19 eru órjúfanlegur hluti árshlutareikningsins

Consolidated Statement of Changes in Equity

	Share capital	Restricted equity	Retained earnings	Total equity
1 January to 30 June 2025				
Equity 1.1.2025	3.393	14.612	34.656	52.661
Total profit for the period			3.804	3.804
Depreciation of revaluation		(17)	17	0
Dividends paid ISK 0.50 per share			(1.697)	(1.697)
Approved unpaid dividend			(1.697)	(1.697)
Changes in statutory reserve		(1)	1	0
Equity 30.6.2025	3.393	14.594	35.084	53.071
1 January to 30 June 2026				
Equity 1.1.2026	3.393	16.032	35.336	54.761
Total profit for the period			3.307	3.307
Depreciation of revaluation		(17)	17	0
Dividends paid ISK 0.55 per share			(1.866)	(1.866)
Approved unpaid dividend			(1.866)	(1.866)
Transferred to restricted equity		590	(590)	0
Effects of stock options			15	15
Equity 30.6.2026	3.393	16.605	34.352	54.350

Restricted equity is specified as follows:

	Share premium	Statutory reserve	Revaluation reserve	Other restricted equity	Total restricted equity
1 January to 30 June 2025					
Restricted equity 1.1.2025	12.371	849	1.392	0	14.612
Depreciation of revaluation			(17)		(17)
Changes in statutory reserve		(1)			(1)
Restricted equity 30.6.2025	12.371	848	1.375	0	14.594
1 January to 30 June 2026					
Restricted equity 1.1.2026	12.371	848	1.369	1.444	16.032
Depreciation of revaluation			(17)		(17)
Transferred to restricted equity				590	590
Restricted equity 30.6.2026	12.371	848	1.352	2.034	16.605

Skýringar á blaðsíðum 13 - 19 eru órjúfanlegur hluti árshlutareikningsins

Consolidated Statement of Cash Flows

	Notes	2026 1.1.-30.9.	2025 1.1.-30.9.
Cash flows from operating activities			
Operating profit for the period		13.045	10.144
Operating items which do not affect cash flow:			
Gain on sale of investment properties		(125)	0
Valuation changes of investment properties	8	(6.121)	(4.412)
Depreciation and impairment	10	485	143
Other items		15	0
		7.299	5.875
Change in operating assets		(62)	(33)
Change in operating liabilities		97	13
		7.334	5.855
Interest income received		147	218
Finance expenses paid		(3.243)	(2.282)
Net cash from operating activities		4.238	3.791
Cash flows used in investment activities			
Investment in investment assets		(2.300)	(2.909)
Purchase price of investment assets		(3.109)	0
Sold investment assets		1.410	805
Investment in assets for own use		(67)	(24)
Sold assets for own use		10	5
Changes in non-current receivables		(513)	0
Net cash used in investing activities		(4.568)	(2.123)
Cash flows from financing activities			
Dividends paid		(1.866)	(1.697)
New long-term loans		24.569	5.955
Repayments and final payments of long-term loans		(19.895)	(5.770)
Net cash from financing activities		2.808	(1.512)
Changes in cash and cash equivalents		2.477	114
Cash and cash equivalents at beginning of year		2.769	3.594
Cash and cash equivalents at end of period		5.246	3.708
Investing and financing without payment:			
Sold investment assets		637	15
Other short-term receivables		(637)	(15)
Key figures per share			
Net cash from operating activities		1,25	1,10

Skýringar á blaðsíðum 13 - 19 eru órjúfanlegur hluti árshlutareikningsins

Notes to the Consolidated Financial Statements

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 2026 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 2025. The interim financial statements were approved by the Company's Board of Directors on 18 August 2026.

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.

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.-30.9.2026	Investment properties	Hotel	Offset entries	Total
Lease income	10.027	0	(309)	9.718
Operating income	686	728	0	1.414
Operating expenses	(3.399)	(758)	309	(3.848)
EBITDA	7.314	(30)	0	7.284
Gain on sale of investment properties	125	0	0	125
Change in value of investment properties	6.121	0	0	6.121
Depreciation and impariment	(460)	(25)	0	(485)
Net finance expenses	(8.907)	(1)	0	(8.908)
Income tax	(841)	11	0	(830)
Profit (loss) for the period	3.352	(45)	0	3.307
Assets 30.9.2026	196.822	470	(923)	196.369
Liabilities 30.9.2026	142.131	811	(923)	142.019

Segments 1.1.-30.9.2025				
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	(118)	(25)	0	(143)
Net finance expenses	(5.388)	(1)	0	(5.389)
Income tax	(968)	17	0	(951)
Profit (loss) for the period	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

6. Operating expenses

Operating expenses are specified as follows:	2026 1.1.-30.9.	2025 1.1.-30.9.
Property tax	1.538	1.257
Insurance	119	105
Maintenance of investment properties	202	21
Operating expenses of properties	668	628
Other operating expenses of investment properties	240	257
Operating expenses of hotel	449	466
Impairment of receivables	63	70
Office and administrative expenses	569	659
Total operating expenses	3.848	3.463

7. Finance income and finance expenses

Finance income and finance expenses are specified as follows:	2026 1.1.-30.9.	2025 1.1.-30.9.
Interest income	212	218
Interest expenses	(3.325)	(2.427)
Indexation	(5.561)	(3.031)
Interest expenses of lease liabilities	(198)	(114)
Other finance expenses	(36)	(35)
Total finance expenses	(9.120)	(5.607)
Total finance income and finance expenses	(8.908)	(5.389)

8. Investment assets

Investment assets are specified as follows:	30.9.2026	31.12.2025
Book value at the beginning of the year	167.891	142.959
Transferred from assets for own use	0	277
Investment in current investment assets	2.300	4.068
Investment in new investment assets	4.044	927
Acquired by purchase of subsidiary	0	15.244
Sold investment assets	(1.226)	(936)
Value adjustment	6.121	5.352
Book value at the end of the period	179.130	167.891
Lease assets	5.010	4.869
Investment properties at the end of the year	184.140	172.760

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.

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 and higher market rent. The main factors contributing to a decrease in value is an increase in cost of equity and an increase in property taxes.

The future occupancy rate for the portfolio is estimated at 95% (2025: 95%). Each 1% increase in the occupancy rate for the future corresponds to an increase of just under 0.1% in WACC (2025: just under 0.1%).

Weighted base average cost of capital is used as basis for valuation of the Company's investment property. Additionally, a specific addition or deduction of investment property is used, based on size, location, type and other elements that can influence the valuation. Weighted average cost of capital (WACC) for the company is 6.40% (2025: 6.37%).

Risk free rate	2,87%
Unlevered Beta	0,40
Market risk premium	5,14%
Alpha premium	0,76%
Cost of equity	10,48%
Cost of debt	4,85%
Weighted base average cost of capital	6,54%

Sensitivity analysis

Effects of changes in fair value of investment properties:

	30.9.2026			31.12.2025		
	Effect on fair value			Effect on fair value		
Increase (decrease) of lease income by 1%	2.182	(	2.182)	2.089	(	2.089)
Increase (decrease) of rental value ratio by 1%-point	2.264	(	2.264)	2.168	(	2.168)
Decrease (increase) of rate of return by 0.5%-points	13.452	(	11.522)	12.925	(	11.045)

9. Assets for own use

Assets for own use are specified as follows:

	Real estate	Interiors and other	Total
Cost			
Balance at the beginning of the year	5.672	626	6.298
Additions during the period	23	44	67
Sold during the period	0	(78)	(78)
Balance at the end of the period	5.694	592	6.286
Depreciation			
Depreciation at the beginning of the year	487	383	870
Depreciation during the period	85	49	134
Sold during the period	0	(68)	(68)
Total depreciation at end of the period	572	364	936
Book value			
Book value at the beginning of the year	5.184	243	5.427
Book value at the end of the period	5.122	228	5.350

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).

10. Depreciation

Depreciation is specified as follows:	2026 1.1.-30.9.	2025 1.1.-30.9.
Intangible assets	351	0
Office	0	2
Hotel	110	110
Interiors and other	24	32
Total depreciation	485	143

During the period, goodwill was impaired by ISK 351 million. The goodwill was recorded with the group's purchase of Heimshotels in 2016 and was allocated to the cash generating unit of hotel operations. In light of development of the hotel operations results, the recoverable amount of the unit was reassessed. According to the results of the impairment test, the book value of the unit was above the recoverable amount and therefore the goodwill was impaired in full. The impairment is recorded in the Consolidated Statement of Comprehensive Income for the period.

11. Trade receivables and other receivables

Trade receivables and other receivables are specified as follows:	30.9.2026	31.12.2025
Mortgage bonds	536	0
Other long-term receivables	180	322
Current maturities of long term receivables	(95)	(184)
Provision for impairment losses	(10)	(12)
Total long-term receivables	611	126
Trade receivables due to lease	609	403
Trade receivables due to deferred lease payments	94	175
Trade receivables due to other operations	92	159
Provision for impairment losses	(206)	(141)
Total trade receivables	589	596
Short-term receivables from sale of investment assets	160	220
Other short-term receivables	273	110
Total other short-term receivables	433	330
Total trade receivables and other short-term receivables	1.022	926

Provision for impairment of receivables is specified as follows:

Provision at the beginning of the year	153	179
Receivables written off during the period	0	(122)
Expensed during the period	63	95
Provision at the end of the period	216	152

The Company's other 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.

12. Interest bearing liabilities

	30.9.2026	31.12.2025
Interest bearing liabilities at the beginning of the year	104.210	85.098
New borrowings	24.737	24.765
Acquired from purchase of subsidiary	0	9.868
Repayments and settlements of long-term liabilities	(19.895)	(18.677)
Indexation	5.615	3.097
Capitalised borrowing cost, change	(115)	40
Other long-term liabilities, change	6	19
Interest bearing liabilities at the end of the period	114.558	104.210
Long-term liabilities		
Listed bonds and bank loans	107.727	94.291
Other long-term liabilities	106	100
	107.833	94.391
Short-term liabilities		
Current maturities of liabilities	6.725	9.819
	6.725	9.819
Total interest bearing liabilities	114.558	104.210

13. Events after the reporting date

On 28 October 2026, the Company held a bond offering. Bonds sold amounted to nominal value of ISK 900 million in EIK 120266 and ISK 440 million in EIK 29 1.