



# East Capital Real Estate celebrates 20 years of growth with events across the Baltic region - Tallinn, Vilnius and Riga

East Capital Real Estate (ECRE), part of East Capital Group, kicked off its 20th anniversary celebrations yesterday, September 9th with a milestone event at the newly renovated National Library of Estonia in Tallinn, the very first event to take place following the library's extensive renovations. The celebration gathered over 100 guests, including employees, investors, partners, and suppliers, to reflect on two decades of growth and to look ahead at upcoming initiatives from East Capital Real Estate. Events in Vilnius and Riga are being planned to continue the celebration throughout the fall.

## Two decades of growth and expertise

Over the past two decades, ECRE has become one of the largest and most experienced institutional investors in the region, managing iconic properties and modern sustainable developments across Estonia, Latvia, and Lithuania. Today, the portfolio includes **23 properties with 500,000 square metres of lettable space and an occupancy rate exceeding 95%**.

Key properties include the SEB headquarters, Hilton Tallinn Park hotel and Nehatu Logistics Park in Estonia, the Place Eleven office complex, Rimi Baltic distribution centre and Galleria Riga shopping centre in Latvia, and the Duetto business complex, Zalgirio 112 office complex and PIGU distribution centre in Lithuania. Previously, ECRE has also owned and managed iconic projects such as Mustamäe Keskus shopping centre, Gedimino 9 in Vilnius, and Metro Plaza in Tallinn.

As of June 30, 2025, East Capital Group manages **EUR 3.6 billion in assets**, with ECRE's cumulative contribution over time having reached nearly **EUR 1 billion in AuM**.

## Market advantage and belief in the region

Despite geopolitical challenges, ECRE sees significantly more positives than negatives in the regional outlook. Strong institutions, advanced digital economies, and open trade orientation continue to support economic growth and competitiveness. With Baltic real estate yields approximately two percentage points higher than the European average, the region remains a highly attractive destination for capital seeking long-term value at moderate risk.

NATO-related commitments dedicating 5% of GDP to defence, of which up to 1.5% can be used for defence-linked infrastructure as well as large-scale connectivity projects like Rail Baltic and Via Baltica are generating long-term opportunities across logistics, commercial, and support facilities.

Albin Rosengren, Partner and Head of Real Estate at East Capital Group, comments, *"Over the past 20 years, our growth has mirrored the fantastic growth of the region. We are doubling down on our presence here, investing in the region's success and positioning ourselves to capture the opportunities that continued integration and development will bring."*

## Sustainability at the core

In 2024, East Capital Real Estate achieved Ecovadis Gold certification, placing the company



among the top 5% of rated peers globally. This positions ECRE as one of the few professional real estate managers in the Baltics with such a ranking and highlights its ability to meet the ESG standards of global brands.

All ECRE properties in Latvia and Lithuania are BREEAM certified, reflecting a consistent commitment to internationally recognized sustainability standards. The company continues to certify all properties it acquires and has digitized property maintenance in Estonia to support energy monitoring and consumption reduction.

Madis Raidma, CEO of East Capital Real Estate, says, *"The Baltic real estate market offers one of the most attractive risk-return profiles in Europe, backed by strong institutions and digital economies that adapt quickly to change. Our business is about creating long-term value with responsible investment, where ESG is a clear driver of returns as well as resilience. With our portfolio, partners, and dedicated team, we are confident the next 20 years will take us, and the region, to new heights."*

#### **Looking ahead – pre-marketing of a new Fund V**

At the anniversary celebration, ECRE announced the start of pre-marketing activities for a new East Capital Real Estate Fund V this autumn. This marks the next step in ECRE's long-term growth strategy, and the company looks forward to sharing more details with partners, investors, and the wider market in the weeks and months to come.

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#### **About East Capital Real Estate**

East Capital Real Estate is a leading real estate manager that focuses on commercial real estate investments in the Baltics and Central Europe, primarily in the office, logistics and retail segments. We manage three funds and one investment mandate, with a total investment value of EUR 610 million, distributed across 23 properties with a lettable area of 500,000 square metres.

East Capital Real Estate is part of East Capital Group – a global asset manager based in Sweden since 1997. We offer a range of investment solutions within equities, fixed income securities, real estate and alternatives. The essence of our business is not only to find attractive investment opportunities, but also to work to drive positive change, influencing industries around the world to become more sustainable. We have a broad range of international investors including leading institutions, companies and private individuals. For further information, please visit [www.eastcapitalrealestate.com](http://www.eastcapitalrealestate.com)

**Risk information:** Past performance is no guarantee for future performance. Fund units may go up or down in value and may be affected by changes in exchange rates. Investors may not get back the amount invested.



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**Image Attachments**

[Albin Rosengren And Madis Raidma By Magnus Heinmets](#)

[Hilton Tallinn Park Hotel 3 By Magnus Heinmets](#)

[Nehatu Logistics Park By Magnus Heinmets](#)

[SEB Tallinn Headquarter By Magnus Heinmets](#)

[Zalgirio 112 Office In LT](#)

[Rimi Baltic Distribution Centre In LV 2](#)

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