Summary of the period Q2 2026

Significant events during the quarter

- On 9 April 2026, the group acquired all outstanding preference shares from P Capital Partners, resulting in a streamlined capital structure with only senior secured bank loans and a lower overall financing cost. The acquisition was funded through proceeds from a new share issue and increased senior bank financing.
- A new lease has been signed with the Municipality of Västerås for the existing 2,500 sqm padel hall and an adjacent 900 sqm vacancy in Köpmannen 5. The premises will be used for a new football hall replacing the padel hall, subject to obtaining a building permit.
- During the period, individual acquisitions were completed in Vilhelmina, Munkedal, Älmhult and Ekerö at a total value of approximately SEK 170 million. In addition, a retail site in Erikslund, Västerås, was acquired for approximately SEK 470 million. Grocery accounts for approximately 58 percent of the rental value in the acquired properties.

Significant events after the end of the quarter

- On 1 July, 51 retail properties were acquired at an underlying value of approximately SEK 2.7 billion. As part of the transaction, ICA Fastigheter and Bonnier Fastigheter became shareholders alongside Nordika and MEL & ME. The deal includes 35 properties purchased from Trecore Fastigheter for SEK 1.7 billion and 16 properties bought directly from ICA Fastigheter for SEK 1.0 billion. All properties are leased to ICA under long-term agreements. Grocery accounts for approximately 97 percent of the rental value in the acquired properties.
- In July, an agreement was signed to acquire three properties in Finland, located in Jyväskylä, Oulu and Turku, at an agreed property value of approximately SEK 180 million. The portfolio comprises approximately 10,500 sqm of lettable area. Grocery accounts for approximately 50 percent of the rental value.

Financials

	Apr-Jun 2026	**Apr-Jun 2025**	**Jan-Jun 2026**	**Jan-Jun 2025**	**Jan-Dec 2025**
Rental income, SEKm	63.4	50.6	131.4	94.5	203.5
Net operating income, SEKm	44.5	39.4	92.0	70.1	156.6
Unrealised changes in property value, SEKm	31.7	25.0	42.7	72.1	136.2
Profit before tax, SEKm	12.0	25.4	52.1	80.6	188.2
Investment properties, fair value, SEKm	4,220	2,994	4,220	2,994	3,368
Investment properties, fair value, SEK/sqm	19,615	18,150	19,615	18,150	18,559
Number of properties	83	65	83	65	71
Lettable area, thousand sqm	215.2	164.9	215.2	164.9	181.1
Economic occupancy rate, %	95.8	94.9	95.8	94.9	95.5
Surplus ratio, R12, %	74.2	77.5	74.2	77.5	77.0
NAV/share, SEK	60.5	58.7	60.5	58.7	61.6
Equity ratio, %	40.2	53.1	40.2	49.1	49.1
Interest coverage ratio, R12, multiple	1.8	1.7	1.8	1.7	1.9
Net debt LTV ratio, %	53.7	39.8	53.7	39.8	43.8
Loan-to-maturity, years	2.7	2.5	2.7	2.5	2.7
Interest maturity, years	2.9	2.7	2.9	2.7	2.9