INTEA.

Q3
2026

INTEA FASTIGHETER AB (PUBL)

Interim report January–September 2026

July–September 2026

- Rental income increased by 18.1 percent (30.2) to SEK 463 million (392), of which SEK 47 million (81) related to project properties. In a like-for-like portfolio, rental income increased by 2.9 percent.
- Profit from property management increased by 18.8 percent (85.8) to SEK 287 million (242). Growth per Class A and Class B share amounted to 17.6 percent (45.3).
- Changes in the value of investment properties amounted to SEK 147 million (168), of which SEK 91 million (159) was attributable to project properties.
- Profit after tax totalled SEK 617 million (410).
- Profit attributable to the parent company's shareholders amounted to SEK 2.70 per Class A and Class B share[2] (1.73) and SEK 0.50 per Class D share[2] (0.50). Dividend per Class D share amounted to SEK 0.50[2] (0.50).
- Growth in long-term net asset value (EPRA NRV) per Class A and Class B share amounted to 16.2 percent (10.4).
- Total investments in existing investment properties amounted to SEK 368 million (219).

January–September 2026

- Rental income increased by 24.1 percent (25.3) to SEK 1,376 million (1,109), of which SEK 148 million (182) related to project properties. In a like-for-like portfolio, rental income increased by 2.2 percent.
- Profit from property management increased by 28.2 percent (70.2) to SEK 829 million (647). Growth per Class A and Class B share amounted to 23.5 percent (37.2).
- Changes in the value of investment properties amounted to SEK 519 million (457), of which SEK 208 million (384) was attributable to project properties.
- Profit after tax totalled SEK 1,294 million (758).
- Profit attributable to the parent company's shareholders amounted to SEK 5.40 per Class A and Class B share[2] (3.17) and SEK 1.50 per Class D share[2] (1.50). Dividend per Class D share amounted to SEK 1.50[2] (1.50).
- Growth in long-term net asset value (EPRA NRV) per Class A and Class B share amounted to 16.2 percent (10.4).
- Total investments in existing investment properties amounted to SEK 1,133 million (750).
- Property value at the end of the period was SEK 30.3 billion, compared with SEK 25.7 billion as of September 30, 2025.

SELECTED KEY PERFORMANCE INDICATORS	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Oct 2025–Sep 2026	Jan–Dec 2025
Rental income, SEKm	463	392	1,376	1,109	1,828	1,561
Profit from property management, SEKm	287	242	829	647	1,086	904
Profit from property management per Class A and Class B share, SEK	1.16	0.99	3.34	2.71	4.37	3.74
Growth in profit from property management per Class A and Class B share, %[1]	17.6	45.3	23.5	37.2	24.1	34.7
Profit/loss for the period/year, SEKm	617	410	1,294	758	1,840	1,304
Profit/loss for the period/year shareholders of the parent, SEKm	615	401	1,269	742	1,814	1,287
Profit/loss for the period/year shareholders of the parent per Class A and Class B share, SEK[2]	2.70	1.73	5.40	3.17	7.77	5.54
Long-term net asset value (EPRA NRV) per Class A and Class B share, SEK	58.07	50.84	58.07	50.84	58.07	53.84
Growth in long-term net asset value (EPRA NRV) per Class A and Class B share, %[3]	16.2	10.4	16.2	10.4	16.2	18.4
Property value, SEKbn	30.3	25.7	30.3	25.7	30.3	28.0
Loan-to-value ratio, %	47.7	46.3	47.7	46.3	47.7	46.5
Adjusted debt ratio, multiple	7.4	8.1	7.6	8.9	7.7	8.9
Interest coverage ratio, multiple	4.1	3.9	4.1	3.6	4.0	3.7

For the basis of the key performance indicators and definitions, please see pages 28–29 and 32–33. Comparative figures in parentheses refer to the corresponding period of the previous year for income statement items and the end of the previous financial year for balance sheet items. Figures in financial statements, tables and charts may not add up due to rounding.

1) Growth in profit from property management per Class A and Class B share is calculated in relation to the corresponding period of the previous year.
2) There are no dilutive instruments.
3) The calculation includes dividends added back during the period. As of the first quarter of 2026, growth in long-term net asset value is calculated compared with the corresponding period in the previous year. Comparative figures have been recalculated and are presented in the table above.

RENTAL INCOME, SEKM

1,376
(1,109)

SURPLUS RATIO, %

83.7
(84.9)

PROPERTY VALUE, SEKBN

30.3
(25.7)

GROWTH IN NET ASSET VALUE PER CLASS A AND CLASS B SHARE, %

16.2
(10.4)

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Significant events during the quarter

- In June, Intea issued two green bond loans totalling SEK 1,650 million with maturities of two and five years, respectively, and a margin of 60 and 109 bps, respectively, over Stibor 3M. Under the company's existing MTN programme, repurchases of outstanding bonds were also carried out for a total nominal amount of SEK 1,100 million. The settlement date was July 1, 2026.

- In August, Intea issued a green bond of SEK 300 million with a maturity of five years and a 105 bps margin over Stibor 3M.

Significant events after the end of the period

- Intea has been awarded a project to construct a new ambulance station in Trollhättan with a lettable floor area of approximatley 1,900 sqm. The lease will run for a period of 15 years from completion. The annual rental value amounts to approximately SEK 4 million. The investment is estimated at approximately SEK 50 million, and the project is estimated to be completed in the fourth quarter of 2028.

- In October, Intea took possession of the new Ångermanland District Court in Härnösand, which is entirely rented by the Swedish National Courts Administration under a 15-year lease. The lettable floor area is approximately 4,300 sqm. The total investment was approximately SEK 273 million, and the annual rental value amounts to approximately SEK 19 million. The rental value includes a non-indexed annuity-based rent supplement of approximately SEK 5 million per year over 10 years.

Mid Sweden University in Östersund

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Intea in brief

Intea is an entrepreneurial property management company that owns and develops highly specialised social infrastructure for its own long-term management.

By social infrastructure, Intea means premises for essential services that are often customised for their purpose and where the tenant of the premises is a public-sector operator. The company's property portfolio is categorised into justice, higher education, health care, and other public services, with tenants mainly comprising government bodies and authorities, regions, and other public-sector institutions.

As a long-term and reliable partner to the public sector, we have built a strong market presence and a solid property portfolio prioritising sustainability and social benefit. Through close collaboration with our tenants, we develop tailored solutions that address their specific needs – properties that not only satisfy current demands but are also prepared for future challenges.

Intea was founded in 2015 and has consistently grown its business since then. Currently, the company's property portfolio comprises about one hundred property units with a combined lettable floor area of approximately 702,000 sqm.

The company's Class B and Class D shares have been listed on Nasdaq Stockholm since December 2024.

BUSINESS CONCEPT & TARGETS

Intea's business concept is to manage and develop social infrastructure properties using a long-term approach. The Board of Directors of Intea has set financial and operational targets, financial risk limits and dividend policy.

Financial and operational targets

- Annual growth in long-term net asset value per Class A ordinary share and Class B ordinary share over time of at least 12 percent (including any value transfers).
- Annual growth in profit from property management per Class A ordinary share and Class B ordinary share over time of at least 12 percent.
- At least 90 percent of rental income should come from public-sector tenants over time.

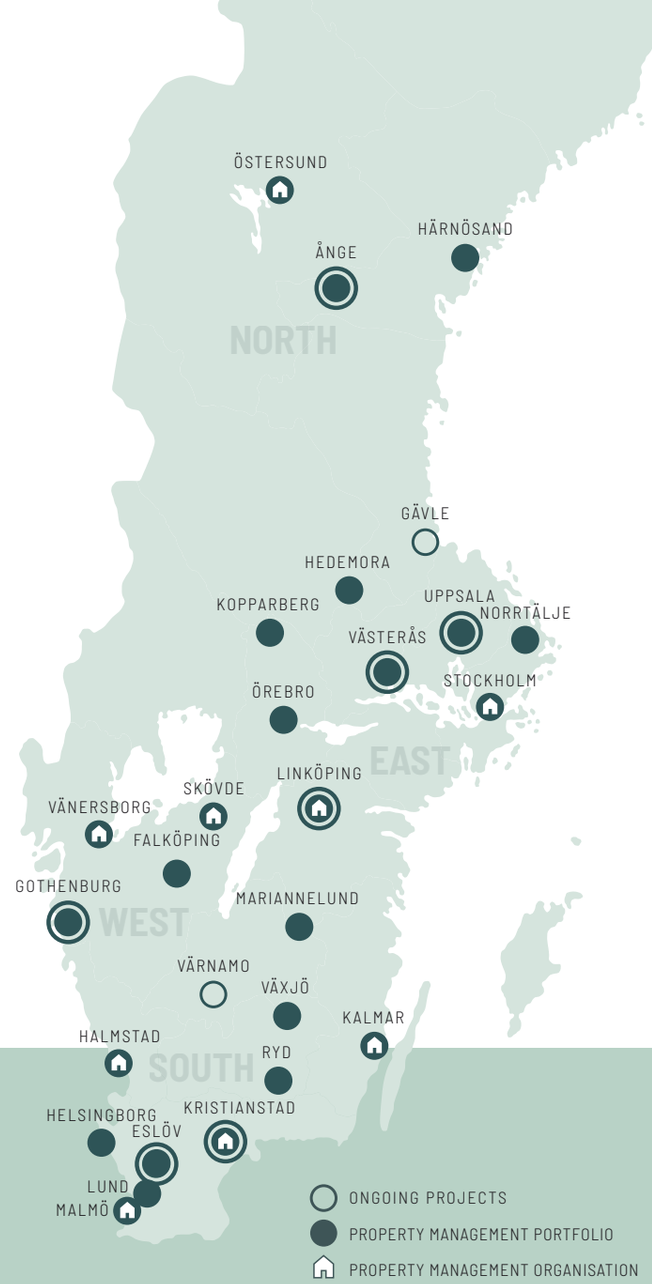
Financial risk limits

- The loan-to-value ratio shall be in the range of 50–55 percent in the long term, and shall not exceed 60 percent.
- The interest coverage ratio shall exceed 2 times in the long term.

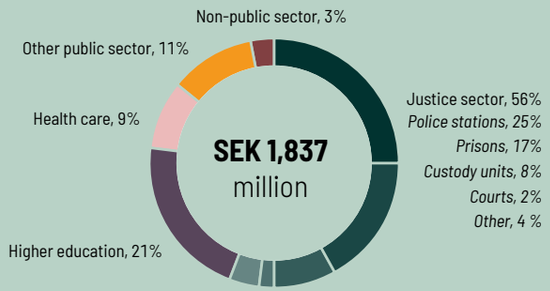
Dividend policy

- The total dividend shall be within the range of 30–50 percent of the profit from property management, of which Class D shares entitle the holder to a dividend of a maximum of SEK 2.00 per Class D share.

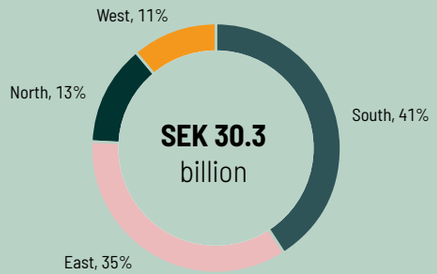
Target	Outcome Rolling 12 months
Annual growth in long-term net asset value per Class A and Class B share over time of at least 12 percent	16.2%
Annual growth in profit from property management per Class A and Class B share over time of at least 12 percent	24.1%
At least 90 percent of rental income must come from public-sector tenants over time	97.1%
The loan-to-value ratio shall be in the range of 50-55 percent in the long term, and shall not exceed 60 percent	47.7%
The interest coverage ratio shall exceed 2 times in the long term	4.0x



INTEA'S TENANTS, SHARE OF CONTRACTUAL ANNUAL RENTAL VALUE



INTEA'S REGIONAL PRESENCE, SHARE OF PROPERTY VALUE



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The CEO's comments

We had a solid third quarter, and the value of our property portfolio has now reached SEK 30 billion with good profitability.

During the year, rising market interest rates have had an overall impact on the property sector. In this environment, predictable and stable income, balanced financing, and properties with a clear social function are particularly important.

The district court in Härnösand

In October, we took possession of the recently completed district court in Härnösand, where the Swedish National Courts Administration Agency is a tenant. The investment amounted to about SEK 273 million, and the initial annual rent is approximately SEK 19 million.

Project operations

Our project portfolio comprises ongoing projects totalling SEK 12.1 billion, of which SEK 9.7 billion is still to be invested, generating predictable growth for many years to come. During the quarter, we invested approximately SEK 370 million in these projects.

Several of Intea's tenants need expanded, modernised premises, requiring renovation work, extensions, and new builds. This creates good opportunities to add new projects.

The latest addition to our project operations is an ambulance station that we will be building in Trollhättan for the Västra Götaland Region. The new building has an area of about 1,900 sqm and will be leased by the region for 15 years. The investment is estimated at approximately SEK 50 million. Intea already owns an ambulance station in Stockholm with Region Stockholm as the tenant, making the addition of another station a natural and welcome step.

In July, Intea completed its infrastructure project in Falköping, where Västtrafik's train depot was developed in two phases. The lease agreement runs until 2050.

The quarter

Rental income increased by just over 18 percent compared with the previous year. Growth in profit from property management per Class A and Class B share was 17.6 percent. We have issued three green bonds totalling almost SEK 2.0 billion on favourable terms, while repurchasing bonds of SEK 1.1 billion under the existing MTN programme. The hedge ratio amounted to 102 percent at the end of the third quarter, with a fixed-interest period of 3.6 years. This limits the impact of rising market rates on our average interest rate, cash flow and profit.

Well positioned for continued value creation

The company's long-term strategy and clear focus on socially critical infrastructure, combined with a strong financial position and good access to capital, means that we are well positioned to to navigate and capitalise on a more challenging market environment, thereby continuing to create long-term value.

Charlotta Wallman Hörlin, CEO

"We had a solid third quarter and the value of our property portfolio has now reached SEK 30 billion with good profitability."

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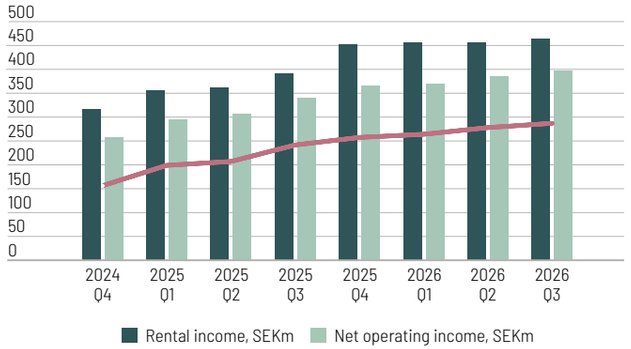
CONSOLIDATED INCOME STATEMENT

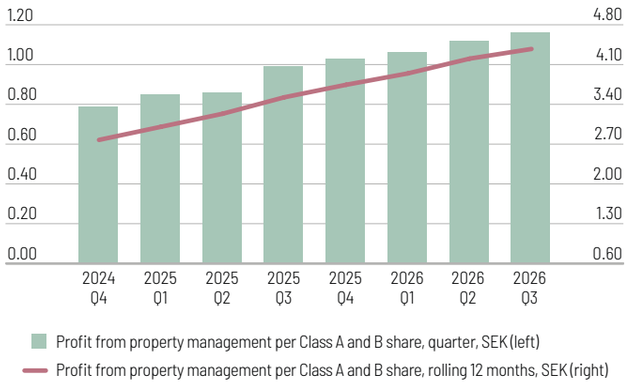
Amounts in SEKm	Note	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Oct 2025–Sep 2026	Full year 2025
Rental income		463	392	1,376	1,109	1,828	1,561
Property expenses, of which		−66	−51	−224	−167	−310	−253
Operating costs		*−43*	*−34*	*−163*	*−116*	*−223*	*−176*
Maintenance costs		*−14*	*−8*	*−34*	*−25*	*−52*	*−43*
Property tax		*−7*	*−8*	*−21*	*−21*	*−27*	*−27*
Rental and property administration		*−2*	*−1*	*−6*	*−5*	*−8*	*−7*
Net operating income		**397**	**341**	**1,152**	**942**	**1,518**	**1,308**
Central administration		−17	−14	−50	−45	−66	−61
Profit/loss before financial items		**380**	**327**	**1,102**	**897**	**1,452**	**1,247**
Finance income		1	2	3	4	4	5
Finance expenses		−93	−86	−274	−252	−367	−345
Interest expense on lease liability		−1	−1	−2	−2	−3	−3
Profit from property management		**287**	**242**	**829**	**647**	**1,086**	**904**
Changes in value							
Investment properties, unrealised	1	147	168	519	457	912	850
Derivative instruments, unrealised	2	349	124	282	−103	346	−39
Other non-current assets		0	−17	−7	−34	−24	−51
Profit before tax		**783**	**517**	**1,623**	**967**	**2,320**	**1,664**
Tax		−166	−107	−329	−209	−480	−360
Profit/loss for the period/year		**617**	**410**	**1,294**	**758**	**1,840**	**1,304**
Profit/loss for the period/year attributable to:							
Shareholders of the parent		615	401	1,269	742	1,814	1,287
Non-controlling interests[1)]		2	9	25	16	26	17
Profit/loss for the period/year[2)]		**617**	**410**	**1,294**	**758**	**1,840**	**1,304**
Profit per Class A and Class B share[3)]		2.70	1.73	5.40	3.17	7.77	5.54
Profit per Class D share[3)]		0.50	0.50	1.50	1.50	2.09	2.23

1) Intea owns 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde including, among others, University of Skövde as tenant.
2) Profit for the period/year is in line with comprehensive income for the period/year; consequently, only one income statement is presented.
3) There are no dilutive instruments. The weighted average number of shares for the period on which the calculation is based amounts to 214,233,936 Class A and Class B shares (206,028,808) and 75,072,290 Class D shares (59,072,290).

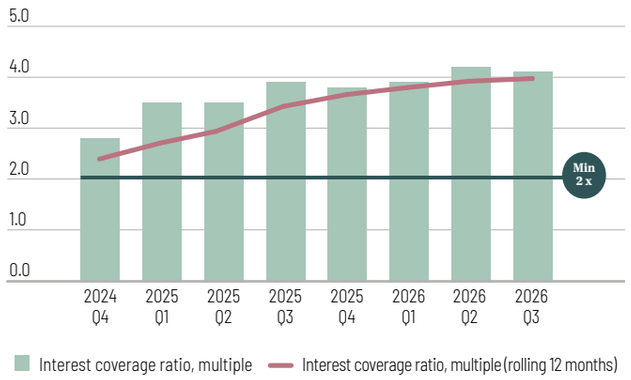
RENTAL INCOME, NET OPERATING INCOME AND PROFIT FROM PROPERTY MANAGEMENT, SEKM



PROFIT FROM PROPERTY MANAGEMENT PER CLASS A AND CLASS B SHARE, SEK



INTEREST COVERAGE RATIO, MULTIPLE



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Comments on income statement January–September 2026

The improvement in net operating income compared with the corresponding period last year is mainly due to completed projects[1] and acquired properties that were successively added in 2025 and 2026[2].

Rental income

Rental income amounted to SEK 1,376 million (1,109), of which SEK 31 million (25) relates to invoicing other than contractual annual rental value. The increase in rental income compared with the previous year amounted to 24.1 percent (25.3) and was mainly attributable to index adjustments, as well as rental income from completed projects and from acquired properties.

Income for a like-for-like portfolio amounted to SEK 1,039 million, representing an increase of 2.2 percent, mainly attributable to index adjustments, re-invoicing of utility costs and the completion of the Optometry and Audiology clinic in Linköping within the existing property.

Income from project properties amounted to SEK 148 million and includes the completed part of the Viskan Prison project in Ånge, Depot 2 in Falköping, and a project within the justice sector.

Income from Intea's hydroelectric power companies[3] amounted to SEK 3 million (3) and refers to the period up to the divestment of the companies in April 2026.

The economic occupancy rate was 98.9 percent (98.7) as at September 30.

CHANGE IN RENTAL INCOME

Amounts in SEKm	Jan–Sep 2026	Jan–Sep 2025	Change %
Like-for-like portfolio	1,039	1,017	2.2%
Project properties[4]	148	80	–
Acquired properties	187	9	–
Other	2	3	–
Rental income	**1,376**	**1,109**	**24.1%**

Property expenses

Property expenses amounted to SEK -224 million (-167), an increase of 33.8 percent (10.6) compared with the previous year. The increase is mainly attributable to property expenses related to utilities, acquired properties, and completed projects.

Direct property expenses for a like-for-like portfolio totalled SEK -168 million, an increase of 10.5 percent. The increase is mainly attributable to costs related to utilities.

Costs relating to Intea's hydroelectric power companies[3] amounted to SEK -1 million (-4) and refer to the period up to the divestment of the companies in April 2026.

CHANGE IN PROPERTY EXPENSES

Amounts in SEKm	Jan–Sep 2026	Jan–Sep 2025	Change %
Like-for-like portfolio	168	152	10.5%
Project properties[4]	6	2	–
Acquired properties	41	2	–
Other	3	6	–
Direct property expenses	***218***	***162***	***34.6%***
Property administration	6	5	–
Property expenses	**224**	**167**	**33.8%**

Net operating income

Net operating income amounted to SEK 1,152 million (942), an increase of 22.3 percent (28.3). The surplus ratio amounted to 83.7 percent (84.9). Net operating income for a like-for-like portfolio amounted to SEK 865 million, an increase of 0.6 percent. The surplus ratio for a like-for-like portfolio was 83.3 percent.

CHANGE IN NET OPERATING INCOME

Amounts in SEKm	Jan–Sep 2026	Jan–Sep 2025	Change %
Like-for-like portfolio	865	860	0.6%
Project properties[4]	142	78	–
Acquired properties	146	7	–
Other	–1	–3	–
Net operating income	**1,152**	**942**	**22.3%**

Central administration

Central administration relates to acquisition and business development activities, as well as administration, accounting, finance and management functions.

Central administration totalled SEK -50 million (-45).

Finance income and expenses

Finance income totalled SEK 3 million (4) and primarily relates to interest on surplus liquidity.

Finance expenses totalled SEK -274 million (-252) and mainly comprise interest expenses. The increase is mainly attributable to higher interest-bearing liabilities, which at the end of the period were SEK 2,760 million higher than at the corresponding date in the previous year. Finance expenses for the period also include expenses of approximately SEK 6 million for early loan repayment. The Group's average interest rate on external borrowings amounted to 2.84 percent (2.91) at the end of the period. Interest excluding unutilised credit facilities amounted to 2.74 percent (2.80). Interest expense in the period for lease liabilities totalled SEK -2 million (-2).

Profit from property management

Profit from property management totalled SEK 829 million (647), with the increase mainly attributable to completed projects and acquired properties.

Changes in value

Property value amounted to SEK 30.3 billion (28.0). Unrealised changes in the value of investment properties for the period amounted to SEK 519 million (457), comprising changes in the value of existing properties of SEK 311 million (18) and of project properties and acquired properties of SEK 208 million (439).

Unrealised changes in the value of derivatives amounted to SEK 282 million (-103). Other non-current assets of SEK -7 million (-34) relate to an impairment of Intea's hydroelectric power plant recognised in the first quarter of 2026. The hydroelectric power companies were fully divested in April 2026 with no material impact on profit.

Taxes

The Group recognised a tax expense for the period of SEK -329 million (-209), of which SEK -282 million (-130) relates to changes in deferred tax and SEK -47 million (-79) relates to current tax. Current tax for the interim period has been calculated based on an estimated effective tax rate for the full year, reflecting historical levels of tax arrangements and current management judgement.

Profit for the period

Profit for the period after tax amounted to SEK 1,294 million (758), of which non-controlling interests represented SEK 25 million (16).

KEY PERFORMANCE INDICATORS FOR THE BUSINESS

	Jan–Sep 2026	Jan–Sep 2025
Rental income, SEKm	1,376	1,109
Net operating income, SEKm	1,152	942
Surplus ratio, %[5]	83.7	84.9
Profit from property management, SEKm[5]	829	647
Changes in the value of investment properties, SEKm	519	457
Changes in the value of derivative instruments, SEKm	282	–103
Tax, SEKm	–329	–209
Profit for the period, SEKm	1,294	758

1) Viskan Prison in Ånge, the Optometry and Audiology Clinic in Linköping, Depot 2 in Falköping and a project in the justice sector.
2) Prison in Kristianstad (February 2025), security properties in several locations (October 2025), a police property in Växjö (December 2025) and the Skärholmen police station (May 2026).
3) Intea owned 11 hydroelectric power plants at the beginning of 2026. All hydroelectric power plants were divested in April 2026.
4) Reclassification from project property to completed property is made on 1 January of the year following completion. In the tables, the comparative year has been adjusted for the reclassification between the like-for-like portfolio and project properties. In the interim report for January–September 2025, SEK 182 million was recognised as rental income from project properties and SEK 10 million as property expenses, corresponding to SEK 148 million and SEK 6 million, respectively, in the tables above. The total rental income and property expenses in the tables remain unchanged.
5) For the basis of the key performance indicators and definitions, please see pages 28-29 and 32-33.

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CONSOLIDATED BALANCE SHEET

Amounts in SEKm	Note	Sep 30, 2026	Sep 30, 2025	Dec 31, 2025
Assets				
Investment properties	1	30,258	25,662	28,021
Right-of-use assets		120	82	82
Other non-current assets		4	96	79
Derivatives	2	518	322	383
Total non-current assets		***30,900***	***26,162***	***28,565***
Derivatives	2	115	0	0
Current receivables		231	292	196
Cash and cash equivalents		520	279	507
Total current assets		***866***	***571***	***703***
Total assets		**31,766**	**26,733**	**29,268**
Equity and liabilities				
Equity attributable to shareholders of the parent		13,532	11,601	12,626
Non-controlling interests[1)]		334	311	311
Total equity		***13,866***	***11,912***	***12,937***
Deferred tax liability		2,002	1,508	1,720
Interest-bearing liabilities		8,192	6,200	6,645
Lease liability		111	77	78
Derivatives	2	18	45	49
Provisions		3	3	3
Total non-current liabilities		***10,326***	***7,833***	***8,495***
Interest-bearing liabilities		6,761	5,993	6,924
Derivatives	2	0	8	0
Other current liabilities		813	987	912
Total current liabilities		***7,574***	***6,988***	***7,836***
Total equity and liabilities		**31,766**	**26,733**	**29,268**

1) Intea owns 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde including, among others, University of Skövde as tenant.

Kristianstad University

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Comments on the balance sheet as at September 30, 2026

Investment properties
Property value amounted to SEK 30,258 million (28,021), of which SEK 124 million (131) relates to building rights and SEK 3,196 million (1,914) to ongoing projects. During the period, investments of SEK 1,133 million[1] (750) were made in the property portfolio, of which SEK 368 million (219) were made in the third quarter. In addition, acquisitions amounting to SEK 585 million (855) were made. Acquisition-related adjustments in the third quarter amounted to SEK 3 million (0), mainly relating to additional consideration for a previous acquisition.

Right-of-use assets
Right-of-use assets amounted to SEK 120 million (82). The increase compared with the end of last year is mainly attributable to a site leasehold acquired through the purchase of Skärholmen police station. As a lessee, the Group has a limited number of leases, consisting of two site leasehold agreements, one leasehold agreement, one rental agreement and car leases.

Other non-current assets
Other non-current assets totalled SEK 4 million (79). The decrease compared with the end of last year mainly relates to the divestment of the group's hydroelectric power companies in April 2026.

Current assets
Current receivables totalled SEK 231 million (196) and cash and cash equivalents SEK 520 million (507).

Shareholders' equity
Shareholders' equity amounted to SEK 13,866 million (12,937), of which non-controlling interests amounted to SEK 334 million (311). Non-controlling interests relate to Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde. Intea holds 57 percent of the shares, while the remaining 43 percent is held by a private individual.

The long-term net asset value attributable to Class A and Class B shares amounted to SEK 12,442 million (11,535), corresponding to SEK 58.07 (53.84) per share, representing growth in long-term net asset value of 9.7 percent (11,9) compared with the end of the previous year. There were 214 million (214) Class A and Class B shares at the end of the period.

For the Class D shares, the long-term net asset value amounted to SEK 2,477 million (2,477), corresponding to SEK 33.00 (33.00) per Class D share. The number of Class D shares totalled approximately 75 million (75) at the end of the period.

Deferred tax liability
Deferred tax liabilities totalled SEK 2,002 million (1,720). The increase compared with the end of the previous year mainly relates to deferred tax attributable to changes in the value of investment properties, including ongoing projects.

Interest-bearing liabilities
Intea's external borrowings consist of bonds, commercial paper and secured bank loans. In addition, there are binding credit commitments such as credit facilities totalling SEK 5,050 million (5,050). Total interest-bearing liabilities amounted to SEK 14,953 million (13,569).

Non-current interest-bearing liabilities amounted to SEK 8,192 million (6,645), including bond loans of SEK 5,050 million (3,350) and secured bank loans of SEK 3,142 million (3,295).

Current interest-bearing liabilities amounted to SEK 6,761 million (6,924), including bond loans totalling SEK 1,302 million (2,200), secured bank loans of SEK 1,116 million (825) and commercial paper totalling SEK 4,343 million (3,899). Unutilised credit facilities amounted to SEK 5,050 million (5,050) at the end of the period.

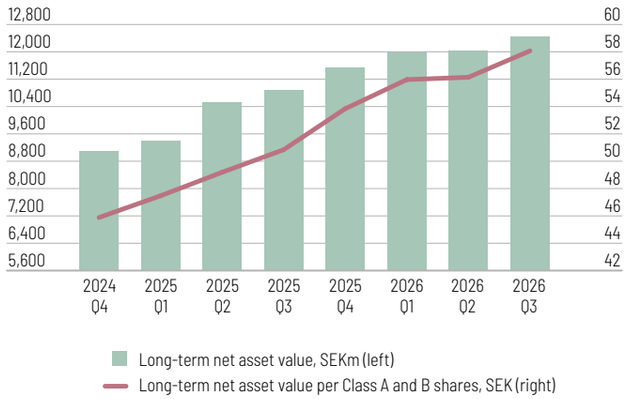
Derivatives
Derivatives totalled SEK 615 million (334), of which SEK 633 million (383) is recognised as an asset and SEK 18 million (49) as a liability.

Other current liabilities
Other current liabilities amounted to SEK 813 million (912).

CHANGES IN PROPERTY VALUE

Amounts in SEKm	Sep 30, 2026	Sep 30, 2025	Dec 31, 2025
Property value at beginning of year	28,021	23,600	23,600
Acquired properties	585	855	2,354
Investments in new builds, extensions and redevelopment[1]	1,133	750	1,217
Changes in value	519	457	850
Property value at end of period, of which	**30,258**	**25,662**	**28,021**
Investment properties excl projects	*26,938*	*24,240*	*25,976*
Ongoing projects[2]	*3,196*	*1,291*	*1,914*
Unused building rights	*124*	*131*	*131*
Property value at end of period	**30,258**	**25,662**	**28,021**

CHANGE IN NET ASSET VALUE, SEKM AND SEK PER CLASS A AND CLASS B SHARE



PROPERTY VALUES AND YIELDS, SEKM AND %

1) Including capitalised interest in projects of SEK 49 million (29) during the period, of which SEK 20 million (10) in the third quarter.
2) Including ongoing projects under management (police facility in Gothenburg, NFC in Linköping, Ringsjön Prison expansion and a redevelopment project within higher education) as well as the carrying amount of ongoing projects at an early stage. The carrying amount includes capitalised investments of SEK 2,395 million (1,114).

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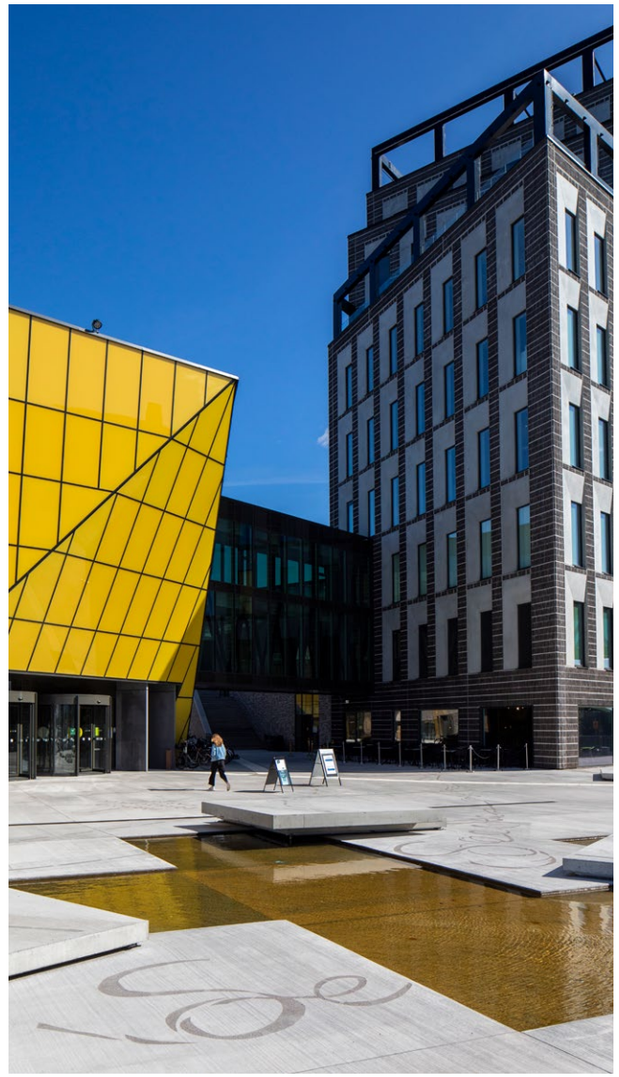
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Amounts in SEKm	Share capital[1)]	Other contributed capital	Retained profit incl profit/loss for the period/year	Equity attributable to shareholders of the parent	Non-controlling interests	Total equity
Opening equity at Jan 1, 2025	**29**	**6,836**	**3,174**	**10,038**	**296**	**10,335**
Total comprehensive income for the year	–	–	1,287	1,287	17	1,304
New issue[2)]	3	1,530	–	1,533	–	1,533
Dividend	–	–	–232	–232	–2	–234
Closing equity at Dec 31, 2025	**32**	**8,366**	**4,229**	**12,626**	**311**	**12,937**
Opening equity Jan 1, 2026	**32**	**8,366**	**4,229**	**12,626**	**311**	**12,937**
Total comprehensive income for the period	–	–	1,269	1,269	25	1,294
Payments received for warrants[3)]	–	2	–	2	–	2
Dividend	–	–	–365	–365	–2	–367
Closing equity at Sep 30, 2026	**32**	**8,368**	**5,133**	**13,532**	**334**	**13,866**

1) As at September 30, 2026, the total number of shares was 6,390,000 Class A shares, 207,843,936 Class B shares and 75,072,290 Class D shares at a nominal value of SEK 0.11. As at December 31, 2025, the total number of shares amounted to 6,390,000 Class A shares, 207,843,936 Class B shares and 75,072,290 Class D shares at a nominal value of 0.11 SEK.
2) Other contributed equity includes costs of approximately SEK 18 million attributable to the directed share issue carried out in the second quarter of 2025 and approximately SEK 8 million attributable to the directed share issue carried out in the fourth quarter of 2025.
3) Payments received for warrants refer to the purchase consideration paid for warrants acquired by employees in the second quarter of 2026 under the company's long-term incentive program (LTIP 2026).



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CONSOLIDATED STATEMENT OF CASH FLOWS

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Full year 2025
Operating activities					
Profit/loss before financial items	380	327	1,102	897	1,247
Reversal of amortisation and impairment losses	2	1	6	5	7
Interest received	1	2	3	4	5
Interest paid	–101	–91	–320	–291	–398
Income tax paid	–8	–1	–30	–17	0
Cash flow before changes in working capital	**274**	**238**	**761**	**598**	**861**
Change in current receivables	1	2	–28	129	53
Change in current liabilities	–146	–34	–169	70	226
Total changes in working capital	**–145**	**–32**	**–197**	**199**	**279**
Cash flow from operating activities	**129**	**206**	**564**	**797**	**1,140**
Investing activities					
Acquisition of investment properties	–3	–	–585	–855	–2,354
Investments in existing properties[1)]	–348	–212	–1,084	–723	–1,181
Acquisition of property, plant and equipment	–1	–	–1	–1	–1
Disposal of property, plant and equipment	–	–	67	–	–
Cash flow from investing activities	**–352**	**–212**	**–1,603**	**–1,579**	**–3,536**

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Full year 2025
Financing activities					
New borrowing	1,950	510	4,991	3,563	4,949
Repayment of loans	–1,415	–523	–3,607	–3,589	–3,599
Repayment of lease liability	–2	–1	–5	–3	–3
New share issue	–	–	–	1,056	1,560
Expenses related to new share issue	–	–1	–	–18	–26
Dividend	–37	–29	–329	–189	–219
Payments received from employees for warrants	–	–	2	–	–
Cash flow from financing activities	**496**	**–44**	**1,052**	**820**	**2,662**
Cash flow for the period/year	**273**	**–50**	**13**	**38**	**266**
Cash and cash equivalents at start of period/year	247	329	507	241	241
Cash and cash equivalents at end of period/year	**520**	**279**	**520**	**279**	**507**

Comments on the statement of cash flows January–September 2026

Cash flow before change in working capital amounted to SEK 761 million (598).

Cash flow from operating activities amounted to SEK 564 million (797).

Investing activities affected cash flow by SEK -1,603 million (-1,579), mainly attributable to property acquisitions of SEK -585 million (-855) and investments in existing properties and projects of SEK -1,084 million (-723).

Financing activities had a positive impact on cash flow of SEK 1,052 million (820), mainly attributable to newly raised loans. In addition, cash flow was affected in the opposite direction by loan repayments and dividends on shares.

In total, cash flow for the period amounted to SEK 13 million (38) and cash and cash equivalents to SEK 520 million (279) at the end of the period.

1) Capitalised planned maintenance (CAPEX) amounted to SEK 41 million (26) during the period, of which SEK 15 million (9) in the third quarter.

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Intea's property portfolio

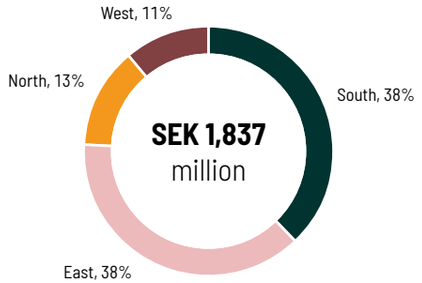
Intea's property portfolio comprised 59 properties (57) at the end of the period, of which 2 properties (1) had site leasehold rights. The properties are divided into 131 property units (129) with a total lettable floor area of 702,000 sqm (694,000).

Contractual annual rental value amounted to SEK 1,837 million. By tenant category, 56 percent was attributable to Justice, 21 percent to Higher education, 9 percent to Health care, 11 percent to Other public sector and 3 percent to Non-public sector. The Justice sector is further broken down as follows: Police Stations 25 percent, Prisons 17 percent, Custody Units 8 percent, Courts 2 percent and Other Justice Sector-Related[1] 4 percent.

The remaining contract period for public-sector tenants amounted to 7.7 years (8.5).

KEY PERFORMANCE INDICATORS	Jan–Sep 2026	Jan–Sep 2025	Full year 2025
Acquisitions and investments in properties, SEKm	1,718	1,605	3,571
Changes in the value of properties, SEKm	519	457	850
Property value, SEKbn	30.3	25.7	28.0
Lettable floor area, 000 sqm	702	609	694
Economic occupancy rate, %	98.9	98.7	98.9
Share of public-sector tenants, %	97.1	96.7	97.0
Remaining contract period public-sector tenants, years	7.7	8.5	8.1
Rental value, SEK/sqm	2,645	2,574	2,592
Rental value excluding annuity rent, SEK/sqm	2,309	2,193	2,252

INTEA'S REGIONAL PRESENCE SHARE OF CONTRACTUAL ANNUAL RENTAL VALUE, %



SHARE OF PUBLIC-SECTOR TENANTS, %

97.1
(96.7)

REMAINING CONTRACT PERIOD PUBLIC-SECTOR TENANTS, YEARS

7.7
(8.5)

INTEA'S PROPERTY PORTFOLIO	Property units	Lettable floor area, 000 sqm	Property value, SEKm	Property value, SEK/sqm	Of which ongoing projects and building rights, SEKm	Rental value, SEKm	Rental value, SEK/sqm	Occupancy rate, %	Contractual annual rental value, SEKm[2]	Net operating income, SEKm[3]	Yield, %
By property category											
Justice	43	325	14,427	44,386	499	1,028	3,163	99.9	1,027	888	6.4
Higher education	25	199	6,714	33,702	98	434	2,180	99.1	430	349	5.3
Health care	15	74	3,196	42,932	1	185	2,479	99.2	183	157	4.9
Other public sector	30	87	2,605	30,059	6	185	2,131	94.2	174	140	5.4
Non-public sector	15	16	375	22,741	1	25	1,524	90.0	23	16	4,4[4]
Total/average property units under management	**128**	**702**	**27,317**	**38,921**	**605**	**1,857**	**2,645**	**98.9**	**1,837**	**1,551**	**5.8**
By region											
South	23	273	11,486	42,025	214	699	2,556	98.8	690	601	5.3
East	44	227	8,998	39,562	124	697	3,066	99.7	696	578	6.5
West	25	101	3,233	32,027	82	210	2,083	99.3	209	177	5.6
North	36	100	3,601	35,945	238	250	2,500	96.8	242	195	5.4
Total/average property units under management	**128**	**702**	**27,317**	**38,921**	**659**	**1,857**	**2,645**	**98.9**	**1,837**	**1,551**	**5.8**
Ongoing projects (not yet under management)[5]	3	–	2,942	–	2,942	–	–	–	–	–	–
Total/average property portfolio	**131**	**702**	**30,258**	**–**	**3,374**	**1,857**	**–**	**98.9**	**1,837**	**1,551**	**–**

The summary relates to the properties owned by Intea at the end of the period. The properties Stora Mörke 18 and Ringaren 6 in Skövde are 57 percent owned. Contractual annual rental value refers to contracted rental income on an annual basis, including rent discounts but excluding vacancy rent. Rental value refers to contractual rental income on an annual basis, excluding rent discounts, including vacancy rent. Net operating income refers to contractual annual rental value less property expenses, including property administration, with property expenses for properties owned during the past 12 months included at actual cost, and properties acquired and projects completed during the past 12 months annualised. The information in this table is based on assessments and assumptions and should not be regarded as a forecast.

1) Includes, among others, the tenant National Board of Institutional Care, SiS.
2) The contractual annual rental value of SEK 1,837 million includes rent discounts of approximately SEK 1 million per year.
3) Refers to net operating income according to earning capacity. See page 16 for a description of earning capacity.
4) The lower yield of 4.4 percent for non-public sector can mainly be attributed to a lower net operating income due to vacant property units.
5) Ongoing projects (not yet under management) consist of project properties for the Kristianstad Prison, the Västerås Custody Unit and a project for a government agency in Uppsala. The Gävle Custody Unit and the carrying amount for projects in early stages are also included where the property has not yet been acquired. The property of the project Viskan Prison expansion is included in the existing portfolio.

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PROJECTS AND DEVELOPMENT

Intea works continuously in close collaboration with its tenants to both develop the existing property portfolio and identify needs that create opportunities for new construction projects. The project organisation has extensive experience in property development across all phases and within various types of projects. Intea currently has projects, including new builds and redevelopments, with an estimated total lettable area of approximately 185,600 sqm (188,800). Total assessed investment in the project portfolio amounted to approximately SEK 12.1 billion (12.6) at the end of the period.

The carrying amount for properties under development in ongoing projects was SEK 3.2 billion (1.9) at the end of the period. Changes in value attributable to ongoing projects amounted to SEK 208 million (384) for the period January to September 2026.

Intea's property portfolio includes unutilised building rights of approximately 143,000 sqm GFA (141,000) on existing properties, and the value of investment properties includes building rights of SEK 124 million (134) at the end of the period.

Investments in investment properties of SEK 1,133 million (750) were made during the period January–September 2026.

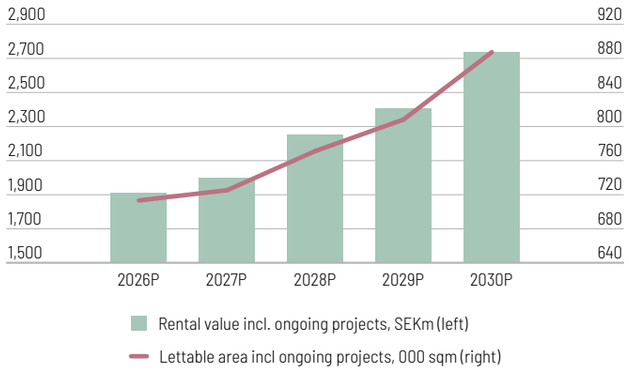
Significant events during the quarter

In July, Västtrafik took possession of the completed train depot and the associated track area in Falköping, marking the completion of stage 2 of the Depot 2 project. The project has been carried out with a strong emphasis on sustainability; for example, the office and warehouse buildings have been constructed using glulam timber frames instead of concrete. Pending final settlement, the investment for phase 2 is estimated at SEK 252 million and the annual rental value at approximately SEK 14 million.

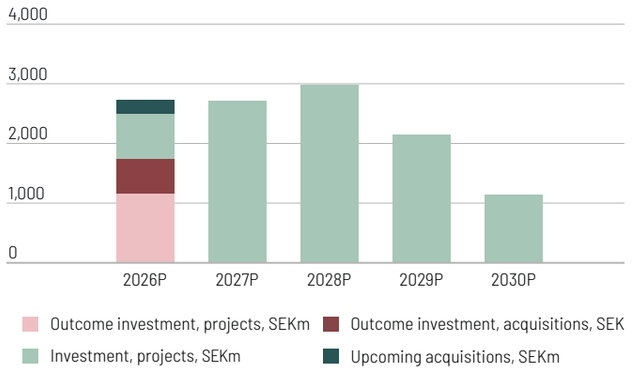
The Värnamo Prison project has, following the completion of the design phase, decreased in scope compared with the Swedish Prison and Probation Service's assessment at the time of tender. The previously estimated floor area of approximately 29,000 sqm, for 250 prison places, has now been reduced to just under 24,000 sqm, while the number of prison places has been increased to 288. This means a significant improvement in project efficiency in terms of both space utilization and capacity optimization, while the reduced investment has a slight negative impact on profitability.

Excavation and blasting for the National Forensic Center (NFC) has begun at the Garnisonen area in Linköping. The project is scheduled for completion in the fourth quarter of 2028.

ESTIMATED RENTAL VALUE AND LETTABLE FLOOR AREA INCLUDING ONGOING PROJECTS, SEKM AND 000 SQM



ESTIMATED ANNUAL INVESTMENT, SEKM[1)]



1) Announced projects and acquisitions.

MAJOR ONGOING PROJECTS

Viskan Prison, Ånge
In the first quarter of 2025, Intea signed an agreement with the Swedish Prison and Probation Service to expand the prison by an additional 120 places. The project has increased in scope and now comprises an investment of approximately SEK 515 million. The expansion includes newly constructed prison rooms as well as adaptations of communal areas and work areas to accommodate the increased occupancy. The project is planned to be commissioned in stages during the fourth quarter of 2027.

Custody Unit project, Västerås
In Västerås, Intea is constructing a custody unit on behalf of the Swedish Prison and Probation Service. Once completed, the unit will comprise approximately 160 custody rooms, as well as areas for probation services, education, a transport unit and administration, together with a garage. The project is scheduled for completion in the fourth quarter of 2028.

National Forensic Centre, Linköping
Intea is carrying out an extension of the Swedish Police's National Forensic Centre, NFC, in the Garnisonen area of Linköping. NFC already leases premises within the Garnisonen area, and the extension will meet the police's need for additional laboratory space. The project is scheduled for completion in the fourth quarter of 2028.

Police station, Värnamo
In Värnamo, Intea will build a new police station comprising approximately 8,600 sqm of lettable floor area. The new building will replace the existing police station, focusing on meeting current requirements and standards in terms of space, functionality, quality and security. The project is estimated to be completed in the first quarter of 2029.

Prison, Värnamo
In 2025, Intea was awarded a new facility project in Värnamo via a landlord tender. The project covers 288 prison places as well as associated premises for administration, employment and care activities. The project is estimated to be completed in the fourth quarter of 2030.

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MAJOR ONGOING PROJECTS FOR WHICH LEASE OR PROJECT DEVELOPMENT AGREEMENTS HAVE BEEN SIGNED[1)]

					The company's assessment				
Projects	*Municipality*	Property category	Share public sector, %	Completion	Lettable floor area, sqm	Rental value, SEKm	Average contract period, years	Total investment, SEKm	Remaining investment, SEKm
Projects for which leases have been signed									
A. Kristianstad Prison phase 1	Kristianstad	Justice	100	Q4 2026	11,200	52	25	760	34
B. Kristianstad Prison phase 2	Kristianstad	Justice	100	Q2 2029	29,000	131	25	1,818	1,805
C. Viskan Prison expansion	Ånge	Justice	100	Q4 2027	2,900	56	17	515	341
D. Police facility Gothenburg	Gothenburg	Justice	100	Q3 2028	5,800	18	17	359	280
E. National Forensic Centre (NFC)	Linköping	Justice	100	Q4 2028	5,000	17	15	221	197
F. Västerås Custody Unit	Västerås	Justice	100	Q4 2028	34,600	217	20	2,739	1,583
G. Värnamo Prison	Värnamo	Justice	100	Q4 2030	24,000	126	25	1,873	1,865
H. Gävle Custody Unit	Gävle	Justice	100	Q2 2030	21,900	96	25	1,450	1,449
I. Government agency	Uppsala		100	Q4 2027	6,600	17	6	266	107
J. Police station, Värnamo	Värnamo	Justice	100	Q1 2029	8,600	25	12	402	388
K. Ringsjön Prison expansion	Eslöv	Justice	100	Q1 2027	2,200	15	6	80	62
L. Redevelopment Higher education		Higher education	100	Q1 2027	500	4	10	40	18
Total/average			***100***		***152,300***	***774***	***21***	***10,523***	***8,130***
Other ongoing projects									
M. Gävle Police Station	Gävle	Justice	100	2030	33,300	104	15	1,615	1,612
Total/average			***100***		***33,300***	***104***	***15***	***1,615***	***1,612***
Total ongoing projects			**100**		**185,600**	**878**	**21**	**12,138**	**9,743**

A. Estimated rental value is based on expected investment. The total estimated rental value includes approximately SEK 1 million with a term of three years.

B. Estimated rental value is based on expected investment. The lease agreement is subject to a building permit.

C. Estimated rental value includes a non-indexed preliminary annuity-based rent supplement of around SEK 49 million per year, payable during the initial 17-year contract period, calculated based on incurred project costs, as well as an operating supplement of SEK 4 million. All conditions in the lease agreement are now met.

D. Estimated rental value is based on the expected investment divided into phases with different estimated completion times, with the entire police facility expected to be completed in the third quarter of 2028. The project comprises the adaptation of existing buildings and new construction with signed lease agreements, as well as additional new construction covered by a signed project development agreement[2)]. The facility includes existing rental agreements. The project is part of the police facility; total rental value, including existing leases, is estimated at around SEK 46 million and the total investment, including the purchase price of the properties, is estimated at around SEK 780 million.

E. Estimated rental value is based on expected investment.

F. Estimated rental value includes a non-indexed preliminary annuity-based rent supplement of around SEK 133 million per year, payable during the initial 20-year contract period, calculated based on incurred project costs.

G. Estimated rental value includes a non-indexed preliminary annuity-based rent supplement of around SEK 88 million per year, payable during the initial 25-year contract period, calculated based on incurred project costs. The lease agreement is subject to, among other things, a building permit.

H. Estimated rental value includes a non-indexed preliminary annuity-based rent supplement of around SEK 59 million per year, payable during the initial 25-year contract period, calculated based on incurred project costs. The lease agreement is subject to, among other things, a building permit.

I. The rental value consists of a fixed base rent.

J. Estimated rental value is based on expected investment. Building permits and government approval have been obtained.

K. The lease agreement covers approximately 3,700 sqm in total, including 2,190 sqm of additional space. The total rental value is estimated to amount to approximately SEK 16 million, of which approximately SEK 15 million pertains to additional space. Rental value includes a non-indexed preliminary annuity-based rent supplement of around SEK 11 million per year, payable during the initial 6-year contract period, calculated based on incurred project costs. The lease agreement is subject to, among other things, a building permit.

L. The lease agreement covers a total of approximately 3,200 sqm, of which about 500 sqm comprises additional space. The total rental value is estimated to amount to approximately SEK 9 million, of which approximately SEK 4 million pertains to additional space and consists of a base rent adjusted for project cost.

M. Award in landlord procurement, includes a project development agreement[2)]. Implementation and rental agreements will be signed after completion of the project planning stage. Estimated rental value is based on expected investment. The lease agreement will be conditional upon various terms, including government approval.

1) Refers to ongoing projects exceeding SEK 20 million.
2) Project development agreements aim to culminate in leases. The involved parties share the project costs, in case the project should be cancelled.

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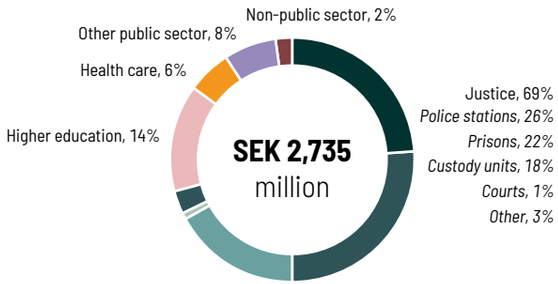
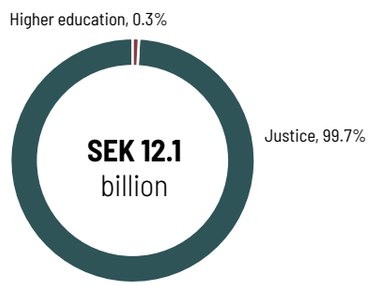
MAJOR ONGOING PROJECTS BY PROPERTY CATEGORY[1]	Lettable floor area, sqm	Rental value, SEKm	Share public sector, %	Average contract period, years	Estimated net operating income, SEKm	Investment, SEK million		Carrying amount[2], SEKm
						Estimated	Accrued	
Justice	185,100	875	100	21	830	12,096	2,374	3,167
Higher education	500	4	100	10	3	40	22	30
Total/average ongoing projects	**185,600**	**878**	**100**	**21**	**834**	**12,136**	**2,395**	**3,196**

UNUTILISED BUILDING RIGHTS, CURRENT LOCAL DEVELOPMENT PLAN	Gross area (GFA), 000 sqm	Lettable floor area, 000 sqm	Carrying amount, SEKm	Carrying amount, SEK/sqm GFA
Garnisonen area, Linköping	51	43	29	561
Campus area, Östersund	21	18	11	500
University campus, Halmstad	41	35	63	1,530
Växjö	6	5	3	417
Uppsala[3]	16	14	16	984
Other	8	6	4	500
Total	**143**	**122**	**124**	**867**

RENTAL VALUE INCLUDING ONGOING PROJECTS, SHARE PER PROPERTY CATEGORY, SEKM[1]



ONGOING PROJECTS, SHARE OF ESTIMATED INVESTMENT, SEKBN



1) Refers to ongoing projects exceeding SEK 20 million.
2) Refers to the current carrying amount of the project, including, where applicable, the accumulated unrealised change in value.
3) The increase in carrying amount by SEK 8 million compared with the second quarter of 2026 is due to an updated assessment of the building right's utilization rate.

ASSESSMENTS AND ASSUMPTIONS – ONGOING PROJECTS AND BUILDING RIGHTS

Information about ongoing projects and unused building rights in the interim report is based on assessments of size, focus and scope, and when projects are expected to start and be completed. Furthermore, the information is based on assessments of future project costs and rental value. Estimates and assumptions should not be regarded as a forecast.

Estimates and assumptions involve uncertainties regarding the implementation, design and size of projects, timetables, project costs and future rental value. Estimates and assumptions about ongoing and planned projects are regularly reviewed and the information is adjusted as conditions change and projects may be modified, added or cancelled.

The valuation of ongoing projects varies depending on the stage of the project and the risk that the project will not meet the financial calculations underlying the project's implementation. The decisive factors are whether the project includes land with a right of disposal, a signed lease, an adopted local development plan and a granted building permit. The share of estimated project profit is calculated as the sum of three project risk mitigating events:

- 20 percent of the estimated project profit when land with a right of disposal for Intea is available and a lease has been signed. If the property is only partially let and the estimated project profit is based on full letting, 20 percent of the estimated project profit is multiplied by the letting rate.
- 5 percent of the estimated project profit when a final local development plan is in place.
- successive profit settlement on the remaining 0–75 percent of the project profit when a building permit has been obtained. This is done by multiplying 75 percent of the estimated project profit by the accumulated investment divided by the estimated total investment. Where applicable, in the case of additional leases signed, an allowance is made for the share of estimated project profit not previously taken into account. Early-stage ongoing projects without signed leases are valued on the basis of the carrying amount of the costs incurred plus the estimated market value of the building rights/potential building rights. Building rights consist of land or the right to land and the associated local development plan. Potential building rights include an ongoing process for a new or amended local development plan. Building rights and potential building rights are valued at an estimated fair value equal to a price that would be received in a sales transaction arranged under current market conditions. The starting point for calculating the value of the building rights is the market value of the building rights if the legally valid local development plan had been in place. If the local development plan has not gained legal force, the value is an assessed value of building rights that have gained legal force, less uncertainties in the planning process and development costs that are likely to be borne by the property owner.

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PROPERTY VALUE AND TRANSACTIONS

Property values and valuations

Property value at the end of the period was SEK 30.3 billion (28.0). Unrealised changes in the value of investment properties totalled SEK 519 million (457) during the period.

An external valuation was carried out as at 30 September 2026 (see Note 1 Property valuation). In the valuation, the initial yield amounted to 5.8 percent (5.5) and the exit yield to 5.0 percent (5.0). The weighted discount rate for the present value calculation of cash flow and residual value was 7.0 percent (7.0) for the property portfolio.

The increase in the initial yield is mainly attributable to the completion of a project in 2025 within the justice sector with an annual rental value of approximately SEK 102 million, including a non-indexed annuity-based rent supplement of approximately SEK 84 million payable during the initial contract period of 6 years. The project's investment totalled approximately SEK 400 million, leading to a high initial direct yield that affects Intea's overall initial direct yield. The acquisition of the portfolio of security properties in the fourth quarter of 2025 also contributed a higher initial yield.

Acquisitions and transactions

In December 2025, Intea entered into an agreement to acquire the new Ångermanland District Court building in Härnösand, which is entirely rented by the Swedish National Courts Administration under a 15-year lease. Intea completed the acquisition in October. The lettable floor area is approximately 4,300 sqm. The total investment was approximately SEK 273 million, and the annual rental value amounts to approximately SEK 19 million. The rental value includes a non-indexed annuity-based rent supplement of approximately SEK 5 million per year over 10 years.

In January 2026, Intea acquired a property with an ongoing project in Uppsala. Upon completion, the lettable floor area will amount to approximately 6,600 sqm and will be fully leased by a government agency. The underlying property value in the transaction was SEK 160 million. The tenant is expected to take on the least for phase 1 during the fourth quarter of 2026 and phase 2 in the fourth quarter of 2027.

In April 2026, Intea entered into an agreement to acquire the Skärholmen police station with a lettable floor area of approximately 6,400 sqm. The underlying property value in the transaction was SEK 442 million. Intea took possession of the property at the end of May 2026.

YIELD

Amounts in SEKm	Sep 30, 2026	Sep 30, 2025	Dec 31, 2025
Investment properties	30,258	25,662	28,021
Unused building rights and ongoing projects	–3,320	–1,422	–2,045
Property value excl. unused building rights and ongoing projects	**26,938**	**24,240**	**25,976**
Net operating income, earnings capacity	1,551	1,345	1,541
Yield, %	**5.8**	**5.5**	**5.9**

FACTORS INFLUENCING VALUE

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Full year 2025
Change in the yield requirement/discount rate	62	34	269	36	22
Change in net operating income	–6	–25	42	–18	–2
Projects and acquired properties (incl. building rights)	91	159	208	439	830
Changes in value of investment properties	**147**	**168**	**519**	**457**	**850**

CHANGE IN VALUE BY CATEGORY AND REGION

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Full year 2025
By property category					
Justice[1)]	–27	77	224	–191	407
Higher education[1)]	–60	–35	–7	–102	–126
Health care[1)]	49	–28	25	479	–24
Other public sector[1)]	93	5	82	–87	1
Non-public sector	1	–9	–13	–26	1
Total property management	**56**	**10**	**311**	**73**	**257**
Projects	91	159	208	384	593
Total	**147**	**168**	**519**	**457**	**850**
By region					
South	45	–23	206	16	53
East	–51	41	15	57	226
West	33	–3	75	1	–5
North	29	–5	16	0	–17
Total property management	**56**	**10**	**311**	**74**	**257**
Projects	91	159	208	384	593
Total	**147**	**168**	**519**	**457**	**850**

1) Reclassifications of property units were made in the third quarter of 2026.

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EARNING CAPACITY

Earning capacity

The Earning Capacity table reflects the company's earning capacity on a 12-month basis. This information should not be regarded as a forecast for the coming 12 months, as no assessments have been made regarding future vacancies, interest rates, currency effects, rental trends, changes in value, etc. The table is based on the following assumptions:

Rental income is based on the contractual annual rental value at the end of the period (on an annual basis excluding rent discounts and vacancies) as well as on other income from re-invoiced property expenses.

Property expenses are based on actual outcome over the last 12 months, with property expenses for properties owned in the last 12 months included at actual cost. Projects completed and taken over in the last 12 months have been annualised.

Central administration is based on actual outcome over the last 12 months taking a normal year into account.

Net financial items are based on Intea's average interest rate for outstanding loan debt on the balance sheet as well as estimated investments according to the current project portfolio for the next 12 months. From this, deductions are made for capitalised interest related to ongoing projects. The capitalised interest is currently estimated to be around SEK 76 million on a 12-month basis, but the level varies over time depending on investment volume and project progress.

Profit from property management for minority interest relates to the Stora Mörke 18 and Ringaren 6 properties in Skövde, of which Intea owns a 57 percent stake.

EARNING CAPACITY

Amounts in SEKm	Oct 1, 2026	Jul 1, 2026	Oct 1, 2025	Change 12 months, %
Contractual annual rental value	1,837	1,812	1,547	19
Other income	21	18	13	62
Rental income	**1,858**	**1,830**	**1,560**	**19**
Property expenses[1)]	–307	–281	–215	43
Net operating income	**1,551**	**1,549**	**1,345**	**15**
Central administration[2)]	–68	–68	–61	11
Profit/loss before financial items	**1,483**	**1,481**	**1,285**	**15**
Net financial items	–370	–369	–332	11
Profit from property management, incl. minority interest	**1,113**	**1,112**	**953**	**17**
(-) Dividend Class D shares	–150	–150	–118	27
(-) Profit from property management attributable to non-controlling interests	–15	–16	–15	3
Profit/loss from property management attributable to Class A and Class B shares	**947**	**946**	**820**	**16**
(/) Number of Class A and Class B shares at end of period, millions	214	214	214	0
Profit from property management per Class A and Class B share, SEK	**4.42**	**4.42**	**3.83**	**16**

Halmstad University

1) Rental income and property expenses in the table above exclude costs related to the hydroelectric power plants, whereas on page 30 these costs are included until the divestment in April 2026.
2) For 2026, consideration has been given to a growing business.

Intea's tenants

Through long-term leases with public-sector tenants, Intea creates predictable income with limited risk over time. The share of income from public-sector tenants at the end of the period was 97.1 percent (96.7) and the remaining contract period for public-sector tenants was 7.7 years (8.5).

Of Intea's total contractual annual rental value, an average of 73 percent (72) is adjusted using the consumer price index (CPI). 87 percent of the contractual annual rental value has an annual indexation of an average of 84 percent. 13 percent is not subject to index adjustment, with the majority pertaining to annuity-based rental supplements totalling SEK 236 million.

The company's largest tenants are the Swedish Prison and Probation Service, the Swedish Police, Linnaeus University, Halmstad University and Region Skåne. The Swedish Prison and Probation Service and the Swedish Police are tenants in several locations and the total number of leases with these tenants amounts to 93. The remaining and average contract period varies between contracts.

Net lettings, i.e. new contractual annual rental value less annual rent under contracts terminated for vacancy, amounted to SEK 67 million (59) during the year. New lettings amounted to SEK 19 million (17), terminations to SEK -9 million (-13) and projects to SEK 56 million (55).

At the end of the period, the known impact of net lettings on the presentation of the lease maturity structure was SEK 4 million for 2026, SEK 11 million for 2027 and SEK 12 million for 2028.

LARGEST TENANTS AT SEPTEMBER 30, 2026

	Contractual annual rental value, SEKm	Share[1], %	Remaining contract period, years	Average contract period, years	No. of leases
Swedish Prison and Probation Service	464	25.3	10.6	18.5	39
Swedish Police	461	25.1	7.0	13.8	54
Linnaeus University	96	5.2	2.8	7.3	3
Halmstad University	92	5.0	5.3	13.6	15
Region Skåne	75	4.1	6.7	20.0	1
Malmö University	59	3.2	8.8	20.3	1
Mid Sweden University	58	3.1	2.2	21.7	19
Västtrafik AB	55	3.0	23.8	25.0	1
Kristianstad University	46	2.5	3.4	25.3	15
SiS[3]	44	2.4	9.8	24.3	4
Other public sector	333	18.1	5.3	15.3	173
Total public sector	**1,783**	**97.1**	**7.7**	**16.6**	**325**
Non-public sector	53	2.9	3.7	10.0	194
Total	**1,837**	**100.0**	**7.6**	**16.4**	**519**

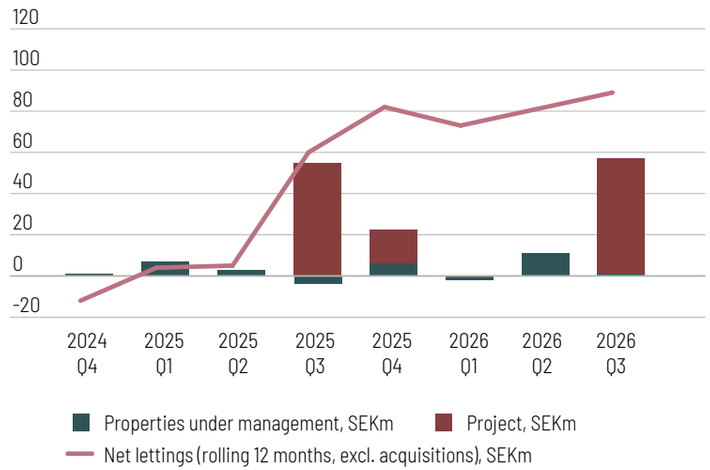
CONTRACT INDEXATION AT SEPTEMBER 30, 2026

	Contractual annual rental value, SEKm	Share[1], %	Annual indexation[4] %
CPI-indexed contracts	1,591	87	84
Non-CPI-indexed contracts	2	0	–
Fixed upward adjustment 1-2%	2	0	100
Fixed upward adjustment 2.5-5%	6	0	100
Annuity-based rent supplement	236	13	–
Total/average	**1,837**	**100**	**73**

LEASE MATURITY STRUCTURE AT SEPTEMBER 30, 2026

	No. of leases	Leased area, 000 sqm	Contractual annual rental value, SEKm	Of which annuity-based rent supplement[2], SEKm	Share[1], %
Public sector, maturity					
2026	16	1	1	6	0.1
2027	80	47	88	3	4.8
2028	58	82	209	14	11.4
2029	55	87	184	1	10.0
2030	42	79	175	5	9.5
2031	29	82	329	87	17.9
>2031	45	267	797	120	43.4
Total public sector	**325**	**646**	**1,783**	**235**	**97.1**
Non-public sector	194	30	53	0	2.9
Total	**519**	**676**	**1,837**	**236**	**100.0**

NET LETTINGS, SEKM



1) Share of total contractual annual rental value.
2) For annuity-based rent supplements maturing after 2031, 10 percent will mature in 2037, 21 percent in 2045 and 14 percent in 2049. Certain annuity-based rent supplements may be included in lease agreements, with the contractual annual rental value falling due at a later date.
3) National Board of Institutional Care.
4) Average annual indexation.

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At the end of June, the company issued green bonds totalling SEK 1,650 million, of which SEK 800 million has a two-year maturity at Stibor 3M +0.60 percentage points and SEK 850 million has a five-year maturity at Stibor 3M +1.09 percentage points. At the same time, short-term bonds totalling SEK 1,100 million were repurchased. The issues had a settlement date of July 1, 2026 and are therefore recognised in the third quarter. In August, another green bond of SEK 300 million with a five-year maturity was issued at Stibor 3M +1.05 percentage points.

In September, an existing credit facility of SEK 1,000 million was extended with a maturity of 3 years, ensuring continued strong financial preparedness. At the end of the third quarter, outstanding commercial paper amounted to SEK 4,343 million, a decrease of SEK 305 million compared with the end of the second quarter of 2026.

During the quarter, a cost of approximately SEK 2 million was recognised due to the early repayment of loans. The cost has been charged to finance expenses.

Shareholders' equity

Total equity amounted to SEK 13,866 million (12,937) at September 30, 2026, of which non-controlling interests amounted to SEK 334 million (311). The long-term net asset value attributable to Class A and Class B shares at the end of the period amounted to SEK 12,442 million (11,535), corresponding to SEK 58.07 (53.84) per Class A and Class B share. For the Class D shares, the long-term net asset value at the end of the period amounted to SEK 2,477 million (2,477), corresponding to SEK 33.00 (33.00) per Class D share.

Interest-bearing liabilities

Intea's external borrowings include bonds, secured bank loans and commercial paper. In addition, there are binding credit commitments such as credit facilities totalling SEK 5,050 million (5,050). The Group's total interest-bearing liabilities at the end of the period amounted to SEK 14,953 million (13,569) and consist of bond loans of SEK 6,352 million (5,550), secured bank loans of SEK 4,258 million (4,120) and commercial paper of SEK 4,343 million (3,899). A one percentage point rise in short-term market rates would increase Intea's average borrowing rate by +0.02 percentage points (+0.20) and finance expenses by SEK 2.3 million (24.9) on an annual basis.

Interest-rate derivatives

Derivative instruments, mainly in the form of interest rate swap contracts, are used to reduce Intea's interest rate exposure. At the end of the third quarter of 2026, the interest rate hedge ratio was 102 percent (115), which means that the interest rate-hedged volume still corresponds to practically the entire interest-bearing debt portfolio. At the end of the period, the average fixed-interest period, including interest rate derivatives, was 3.6 years (4.0). As of September 30, 2026, derivative contracts amounted to a total nominal amount of SEK 14,300 million (13,300). These relate to interest rate swap contracts in which a variable rate is exchanged for a fixed rate, of which SEK 4,300 million (4,300) also contains an option whereby the counterparty has the right to extend the derivative on unchanged terms for a further number of years.

The fair value of the derivative portfolio at the end of the period was SEK 615 million (334). Interest expense is recognised in the income statement under the line item "Finance expenses,"while changes in the fair value of derivatives are recognised under "Derivative instruments, unrealised". Unrealised changes in the value of the derivatives amounted to SEK 349 million (124) during the quarter. The increase in the derivatives' market value during the quarter is attributable to rising market interest rates.

Cash and cash equivalents

At September 30, 2026, the Group's cash and cash equivalents amounted to SEK 520 million (507).

Rating

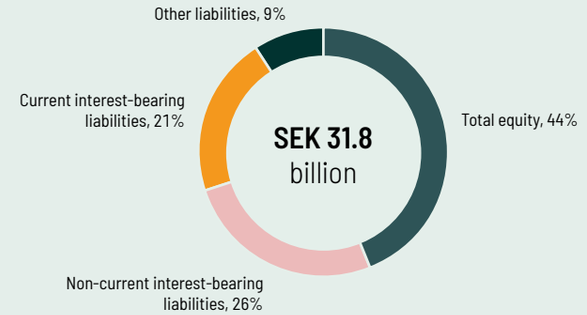
Intea has a long-term rating of BBB with a stable outlook from Nordic Credit Rating AS (NCR). Intea also has a short-term rating of N3. The credit ratings refer to both secured and unsecured debt.

Green financing

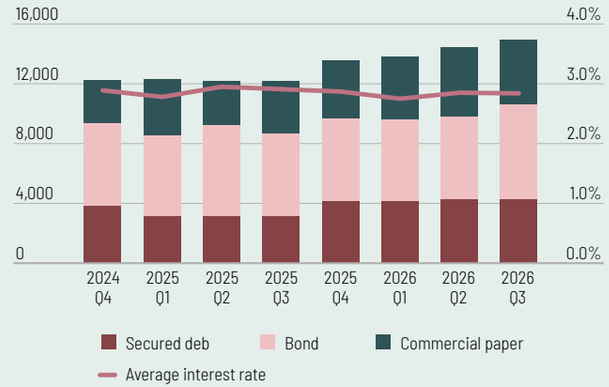
Green financing consists of green bonds and green loans with the Nordic Investment Bank, as well as green bonds. Intea's green financing amounted to SEK 8,711 million (6,474), corresponding to 58 percent (48) of the total debt volume. Of the outstanding bonds, 99 percent (72) correspond to green bonds.

For the Nordic Investment Bank to consider financing to be green, the properties financed must be better adapted, provide greater social benefit and have a sufficiently high environmental certification compared with other environmentally certified properties.

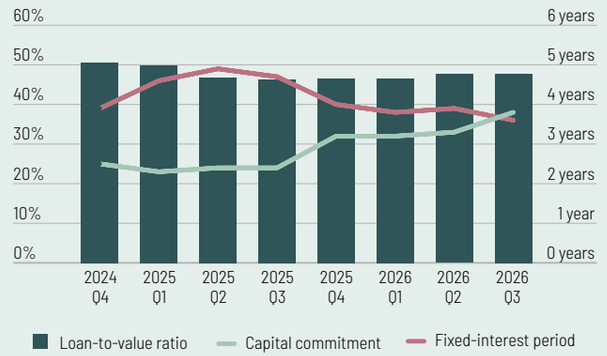
CAPITAL STRUCTURE, %



INTEREST-BEARING LIABILITIES AND AVERAGE INTEREST RATE, SEKM AND %



LOAN-TO-VALUE RATIO, CAPITAL COMMITMENTS AND FIXED-INTEREST PERIOD, % AND YEAR



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FINANCIAL KEY PERFORMANCE INDICATORS

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Interest-bearing liabilities, SEKm	–	14,953	12,193	13,569
Net debt, SEKm	–	14,433	11,914	13,062
Equity/assets ratio, %	–	43.7	44.6	44.2
Loan-to-value ratio, %	50–55	47.7	46.3	46.5
Share of secured debt, %	< 30.0	13.4	11.7	14.1
Interest coverage ratio, multiple	> 2.0	4.1	3.6	3.7
Debt maturity, years	> 2.0	3.8	2.4	3.2
Fixed-interest period, years	> 2.0	3.6	4.7	4.0
Average interest rate, %	–	2.84	2.91	2.87
Average interest rate excl. unutilised credit facilities, %	–	2.74	2.80	2.76
Average interest rate, excl. interest rate derivatives, %	–	3.05	3.00	3.02
Fair value of derivatives, SEKm	–	615	269	334

INTEREST RATE DERIVATIVES AS AT SEPTEMBER 30, 2026[1)]

Interest rate derivatives, maturity years	Fixed interest rate, %	Nominal amount, SEKm	Fair value, SEKm
2026	1.92	1,000	93
2027	1.72	3,300	9
2028	1.18	1,500	38
2029	1.23	850	40
2030	1.34	1,000	57
2031	1.83	1,400	80
2032	1.71	1,500	111
2033	2.50	1,500	36
2034	2.34	2,000	134
2035	2.45	250	16
Total		**14,300**	**615**

INTEREST RATE MATURITY STRUCTURE AT SEPTEMBER 30, 2026, INCLUDING DERIVATIVES

Maturity	Amount, SEKm	Average interest rate, %	Average fixed-interest period, years
0–1 year	1,000	2.83	0.2
1–2 years	3,723	2.58	0.6
2–3 years	1,500	2.04	1.6
3–4 years	850	3.17	2.7
4–5 years	1,000	2.20	3.4
> 5 years	6,650	2.99	6.3
Total/average	**14,723**	**2.74**	**3.6**
Unutilised credit facilities	5,050	0.30	–
Incl. unused credit facilities	**19,773**	**2.84**	**3.6**

CREDIT DEFAULT STRUCTURE AT SEPTEMBER 30, 2026, SEKM

Credit agreements	Bank	MTN/Cert	Total interest-bearing liabilities	Unutilised credit facilities	Total available loans
0–1 year	1,074	5,645	6,719	–	6,719
1–2 years	503	1,600	2,103	2,350	4,453
2–3 years	–	1,100	1,100	1,000	2,100
3–4 years	279	1,200	1,479	1,000	2,479
4–5 years	992	1,150	2,142	700	2,842
> 5 years	1,410	–	1,410	–	1,410
Total	**4,258**	**10,695**	**14,953**	**5,050**	**20,003**

1) Variable interest is paid on interest rate derivatives corresponding to Stibor 3M, which amounted to 2.01 percent as at September 30, 2026.

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Intea seeks to integrate sustainability throughout its operations, embedding sustainability issues in both strategic decisions and day-to-day activities. As a long-term owner of public-service properties, this entails a clear focus on developing, owning and managing buildings that are energy efficient, climate smart and safe for both tenants and society.

The company works systematically with energy efficiency, climate adaptation and security matters, prioritising solutions that reduce environmental impact throughout the entire life cycle of its properties. Through local management, the company maintains close and continuous dialogue with its tenants, fostering effective collaboration towards shared sustainability objectives. This also helps to identify needs at an early stage, drive joint initiatives and strengthen the long-term value of the properties.

During the year, Intea established an energy forum, which incudes representatives from all of the company's management areas. The forum aims to identify and prioritise buildings with regard to energy efficiency, focusing on optimization and value-enhancing investments.

EPBD

The revised EU directive on the energy performance of buildings (EPBD) is being implemented successively in Swedish legislation, involving the gradual tightening of requirements for buildings' energy performance. Intea follows the development of Swedish regulation and continually evaluates how the new requirements could affect the property portfolio and the need for future energy-efficiency measures.

Climate risk analysis of the company's properties

Climate and vulnerability assessments for Intea's property portfolio have been carried out in close collaboration with the property management organisations. The assessments serve as an important basis for the proactive identification, prevention and mitigation of climate-related risks within the portfolio.

The company has prepared action plans for the properties considered most at risk, creating favourable conditions for long-term, structured climate adaptation efforts.

EU taxonomy

Approximately 21 percent of Intea's property value is estimated to perform in line with the EU taxonomy. The estimate is based on taxonomy objective 1 (climate change mitigation) and activity 7.7 (acquisition and ownership of buildings), reflecting how the management portfolio contributes to reducing the climate footprint. The assessment does not constitute full taxonomy reporting but serves as an overall indication of the portfolio's current position in relation to the regulatory framework.

Leases with sustainability partnerships

Currently, approximately 41 percent of the company's leases, measured in contractual annual rental value, include an addendum regulating sustainability cooperation between the tenant and the landlord. One of Intea's sustainability goals is for all new leases over 200 sqm to include such collaboration, thereby supporting joint efforts to reduce the properties' climate impact and drive sustainable improvements over time.

Green framework

In June 2023, Intea established a green financing framework that enables the issuance of green bonds. The framework was updated in June 2026.

Buildings completed before 2021 qualify for Intea's pool of green properties by achieving a certain level of environmental certification and having an energy class A or demonstrating an energy performance that places them among the 15 percent most energy-efficient buildings in the country. Buildings completed after 2021 are included in Intea's pool of green properties if they achieve a certain environmental certification rating and achieve a primary energy figure that is at least 20 percent better than the Swedish National Board of Housing, Building and Planning's building regulations. The full policy statement is available on the Intea website. For more information on Intea's green financing, see the "Green Financing Investor Report June 2026" on Intea's website.

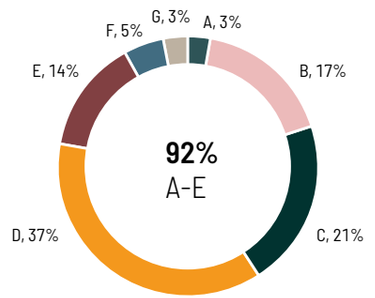
EMISSIONS

Outcome	Oct 2025–Sep 2026	Jan–Dec 2025
Total emissions, tonnes CO_2e	2,632	2,068
Scope 1[1)]	*27*	*302*
Scope 2[2)]	*2,605*	*1,766*

ENERGY

Outcome	Oct 2025–Sep 2026	Jan–Dec 2025
Total energy consumption, GWh, of which	68	52
Electricity, GWh	*25*	*15*
District heating, GWh	*38*	*31*
District cooling, GWh	*5*	*5*
kWh/sqm	139	140

ENERGY CLASS BREAKDOWN AS AT SEPTEMBER 30 2026[3)]



1) CO2 emissions from company cars, boilers and refrigerant leakage. The reduction in Scope 1 emissions is mainly attributable to lower refrigerant leakage.
2) CO2 emissions due to electricity, district heating and district cooling distributed over the lettable floor area for which Intea has contracts for the respective utilities. The increase in Scope 2 emissions is mainly attributable to the properties acquired from Specialfastigheter (in Q4 2025) now being included in the reporting.
3) Share of property value, excluding project properties as they do not have an energy performance certificate.

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CONDENSED PARENT COMPANY INCOME STATEMENT

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Oct 2025–Sep 2026	Jan–Dec 2025
Income	19	18	57	55	78	76
Administrative expenses	–18	–15	–56	–51	–77	–72
Operating profit/loss	**1**	**3**	**1**	**4**	**1**	**4**
Profit/loss from investments in Group companies	–	–	–2	2	–41	–37
Other interest income and similar profit or loss items	210	159	607	464	800	657
Interest expenses and similar profit or loss items	–135	–112	–387	–334	–512	–459
Profit/loss after financial items	**76**	**50**	**219**	**136**	**248**	**165**
Appropriations						
Group contributions	–	–	–	–	57	57
Profit before tax	**76**	**50**	**219**	**136**	**305**	**222**
Tax	–	–	–	0	0	0
Profit/loss for the period/year[1)]	**76**	**50**	**219**	**136**	**305**	**222**

Comments on the parent company income statement January–September 2026

Property management income from subsidiaries during the period totalled SEK 57 million (55) and the operating result was SEK 1 million (4).

Other interest income and similar profit or loss items amounted to SEK 607 million (464), of which interest income from subsidiaries was SEK 605 million (461) and other financial income SEK 2 million (3). Interest expenses and similar profit or loss items amounted to SEK -387 million (-334), of which internal interest expenses to subsidiaries were SEK -67 million (-56) and external interest expenses including finance expenses were SEK -320 million (-278).

No current tax was calculated for the period.

Profit after tax for the period totalled SEK 219 million (136).

1) Profit for the period/year is in line with comprehensive income for the period/year; consequently, only one income statement is presented.

Vänerparken School in Vänersborg

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CONDENSED PARENT COMPANY BALANCE SHEET

Amounts in SEKm	Sep 30, 2026	Sep 30, 2025	Dec 31, 2025
Assets			
Non-current assets			
Property, plant and equipment	1	–	1
Investments in Group companies	9,176	7,110	8,614
Investments in associated company	0	0	0
Receivable from Group companies	13,936	10,496	12,154
Receivables from associated company	0	0	0
Deferred tax assets	5	5	5
Total non-current assets	***23,118***	***17,611***	***20,774***
Current assets			
Receivables from Group companies	2,285	4,388	2,858
Other current receivables	15	4	3
Prepaid expenses and accrued income	53	39	46
Cash and bank balances	469	249	467
Total current assets	***2,822***	***4,680***	***3,374***
Total assets	**25,940**	**22,291**	**24,148**

Amounts in SEKm	Sep 30, 2026	Sep 30, 2025	Dec 31, 2025
Equity and liabilities			
Shareholders' equity			
Restricted equity	32	30	32
Non-restricted equity	7,562	7,140	7,705
Total equity	***7,594***	***7,170***	***7,737***
Non-current liabilities			
Interest-bearing liabilities	8,137	6,175	6,565
Liabilities to Group companies	1,280	1,280	1,280
Total non-current liabilities	***9,417***	***7,455***	***7,845***
Current liabilities			
Interest-bearing liabilities	6,736	5,938	6,924
Liabilities to Group companies	1,996	1,577	1,505
Other current liabilities	116	88	83
Accrued expenses and deferred income	81	63	54
Total current liabilities	***8,929***	***7,666***	***8,566***
Total equity and liabilities	**25,940**	**22,291**	**24,148**

Comments on the parent company balance sheet as at September 30, 2026

The parent company's fixed assets consist mainly of investments in Group companies and receivables from them, totalling SEK 23,112 million (20,768).
External interest-bearing liabilities totalled SEK 14,873 million (13,489).

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The share

Intea's B and D shares have been listed on Nasdaq Stockholm since December 12, 2024. In 2025, directed issues of new B and D shares generated proceeds of SEK 1,560 million for the company before transaction costs.

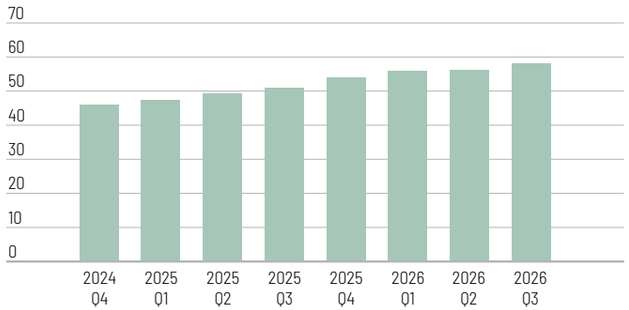
As at September 30, 2026, the share price for the Class B share was SEK 66.20 and for the Class D share SEK 29.00. The market capitalisation as of September 30, 2026 was SEK 16,359 million.

The shareholders

Intea had 6,705 shareholders at the end of the period. The company has three different classes of shares: Class A, Class B and Class D ordinary shares. Class A ordinary shares carry one vote per share, while Class B and Class D ordinary shares carry one-tenth (1/10) of a vote per share. The 10 single largest shareholders in terms of voting rights as at September 30, 2026 are shown in the table below.

According to the Articles of Association, each Class D share entitles the holder to five times the total dividend on the Class A and Class B shares, but not more than SEK 2.00 per Class D share per year, to be paid in four equal instalments with record dates on the last banking day of March, June, September and December each year. The next record date is December 30, 2026.

LONG-TERM NET ASSET VALUE (EPRA NRV) PER CLASS A AND CLASS B SHARE, SEK



LARGEST SHAREHOLDERS AT SEPTEMBER 30, 2026[1)]

Shareholder	Class A shares	Class B shares	Class D shares	Capital, %	Votes %
Henrik Lindekrantz and related parties	3,195,000	5,305,372	1,020,650	3.3	11.0
Christian Haglund, privately and through companies	3,195,000	5,219,747	–	2.9	10.7
Saab Pension Fund	–	10,477,840	6,467,361	5.9	4.9
Volvo Pension Fund	–	9,985,124	5,832,111	5.5	4.6
Third Swedish National Pension Fund	–	11,478,716	–	4.0	3.3
The Foundation for Baltic and East European Studies	–	7,570,006	4,096,001	4.0	3.4
Insurance company PRI Pensionsgaranti, mutual	–	11,359,450	–	3.9	3.3
Bell Rock Capital Management	–	10,597,000	–	3.7	3.1
Lantbrukarnas Ekonomi AB	–	6,197,108	4,389,457	3.7	3.1
Fourth National Pension Insurance Fund (AP4)	–	8,798,826	1,175,000	3.4	2.9
10 largest shareholders	**6,390,000**	**86,989,189**	**22,980,580**	**40.2**	**50.1**
Other shareholders	–	120,854,747	52,091,710	59.8	49.9
Total	**6,390,000**	**207,843,936**	**75,072,290**	**100.0**	**100.0**

1) Source: Modular Finance.

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Note 1 Valuation of properties

A full internal valuation of the Group's property portfolio is carried out every quarter. At least twice a year, the internal valuations are supplemented with external valuations performed by independent authorised property valuers. The valuations are based on established valuation methods and include assumptions regarding market-related parameters. The external valuations are normally carried out during the second and fourth quarters.

A property valuation is an estimate of the price an investor would be willing to pay in a sale on an open and well-functioning market. Fair value corresponds to the price that would be received in a transaction between market participants under normal market conditions at the valuation date.

The valuation is based on a combination of the discounted cash flow method and the sales comparison method. All properties are classified in level 3 of the fair value hierarchy under IFRS 13. Changes in value are recognised in profit or loss. The valuation of ongoing projects is based on the project's stage and the assessed risk level, taking into account factors such as the right of disposal to the land, signed leases, an adopted local development plan and a granted building permit.

The estimates of future cash flows and yield requirements involve a degree of uncertainty. The uncertainty mainly relates to assumptions regarding market developments, rent levels, vacancy rates and yield requirements, which means that the fair value of the properties may differ from the values recognised.

Note 2 Valuation of derivatives

Interest rate derivatives are measured at fair value in the balance sheet and classified within level 2 of the fair value hierarchy in accordance with IFRS 13. Changes in fair value are recognised in profit or loss.

The instruments measured at fair value comprise interest rate swaps and relate to OTC contracts. Fair value is determined by discounting future cash flows based on observable market data such as relevant market interest rates and yield curves.

Other information

Employees and organisation

As at September 30, 2026, the Group had 74 employees (63), including employees of the parent company and its subsidiaries.

Related-party transactions

Intea Fastigheter AB (publ) has purchased advisory services amounting to approximately SEK 2.6 million (3.3) during the period January–September 2026 in accordance with agreements with two companies owned by Henrik Lindekrantz and Christian Haglund, respectively. Henrik Lindekrantz and Christian Haglund are members of the Board of Directors and shareholders of Intea Fastigheter AB (publ).

During the period, related parties of individuals in senior management positions have also been employed by the company. All related-party transactions have been conducted on an arm's length basis.

Incentive Program (LTIP 2026)

The Annual General Meeting 2026 resolved to adopt a long-term incentive program (LTIP 2026) for the company's employees. Under this programme, employees acquired 233,300 warrants in May 2026 at a price of SEK 11.07 per warrant, corresponding to the estimated market value. The programme runs over three years, and the options vest by one-third each year.

The subscription price was set at SEK 89.91, corresponding to 120 percent of the volume-weighted average price of Intea's Class B share during the five trading days preceding the offer to subscribe.

If an employee's employment is terminated, Intea has the right, but not the obligation, to repurchase the warrants that have not vested. In such event, compensation shall correspond to the lower of the current market value of the warrants and the fair value determined at the grant date.

Notification, subscription and payment for the warrants took place in May 2026. Intea funded 50 percent of the purchase price, up to SEK 50,000 per participant, through salary payments to participants prior to the investment in the warrants. The salary payments have been recognised as personnel costs, and the consideration paid by participants for the warrants has been recognised in equity.

Risks and uncertainties

Intea is continuously exposed to various risks that may affect the operations, financial position and results of the company and the Group. The external environment continues to be characterised by geopolitical unrest and an uncertain security policy situation, with heightened tensions in several regions contributing to increased uncertainty in the financial markets and rising market rates. Uncertainty persists in relation to macroeconomic conditions such as inflation, interest rate levels and developments in the capital market.

Management continuously monitors and evaluates the significant risks and uncertainties to which the company is exposed. Intea's business model is based mainly on public-sector tenants, providing stable and predictable cash flows. The leases are largely inflation-protected, allowing compensation for increased costs, and parts of the energy costs are borne by the tenants.

The company has a medium-term debt maturity and a long fixed interest period, which limits short-term exposure to changes in interest rates and credit margins. Overall, the company's revenue is considered stable in the near term, while the cost level may be affected by changing market conditions.

There have been no material changes in the company's assessment of risks and uncertainties since the publication of the 2025 Annual Report. For a more detailed description of risks, please refer to Intea's 2025 Annual Report, pages 71–75.

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Accounting policies

This interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the applicable disclosure requirements of the Annual Accounts Act. The interim report for the parent company has been prepared in accordance with Chapter 9, Interim Reports, of the Swedish Annual Accounts Act. Disclosures in accordance with IAS 34.16A are presented in the financial statements and in other parts of the interim report.

The accounting policies and calculation methods remain unchanged from last year.

New or revised IFRS accounting standards or other IFRIC interpretations that have come into effect after January 1, 2026 have had no impact on the Group's financial statements.

New Accounting Standards

IFRS 18 replaces IAS 1 and becomes effective on 1 January 2026. The standard primarily introduces changes to the presentation of the income statement and expanded disclosure requirements. The Group is currently analysing the effects of its implementation.

Chief Executive Officer's assurance

The Chief Executive Officer hereby certifies that this interim report provides a true and fair overview of the parent company's and Group's business operations, financial position and profit and describes material risks and uncertainties faced by the company and Group companies.

Stockholm, October 22, 2026 Intea Fastigheter AB (publ).

Charlotta Wallman Hörlin
Chief Executive Officer

This interim report has been reviewed by the company's auditors.

This information is information that Intea Fastigheter AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, on October 22, 2026 at 7:30 CET.

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Auditor's review report

To the Board of Directors of Intea Fastigheter AB (publ) company reg. no. 559027-5656

Introduction

We have reviewed the condensed interim financial information (interim report) of Intea Fastigheter AB (publ.) as of 30 September 2026 and the nine-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 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 matters, 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 and consequently does not enable us to obtain 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.

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, October 22, 2026

KPMG AB

Mattias Johansson,
Authorised Public Accountant

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Key performance indicators

Refers to alternative performance measures and reconciliation tables as defined by the European Securities and Markets Authority (ESMA), which, like other key performance indicators, are defined on pages 32–33. For reconciliation tables, see pages 28–29.

Key performance indicators	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
Property and operational key performance indicators					
Property value, SEKbn	30.3	25.7	30.3	25.7	28.0
Yield, %	5.8	5.5	5.8	5.5	5.9
Lettable floor area, sqm	701,850	609,228	701,850	609,228	694,216
Rental value, SEK/sqm	2,645	2,574	2,645	2,574	2,592
Economic occupancy rate, %	98.9	98.7	98.9	98.7	98.9
Surplus ratio, %	85.7	86.9	83.7	84.9	83.8
Share of public-sector tenants, %	97.1	96.7	97.1	96.7	97.0
Remaining contract period public-sector tenants, years	7.7	8.5	7.7	8.5	8.1
Net investments, SEKm	371	219	1,718	1,605	3,571
Profit from property management, SEKm	287	242	829	647	904
Financial key performance indicators					
Loan-to-value ratio, %	47.7	46.3	47.7	46.3	46.5
Interest coverage ratio, multiple	4.1	3.9	4.1	3.6	3.7
Debt maturity, years	3.8	2.4	3.8	2.4	3.2
Fixed-interest period, years	3.6	4.7	3.6	4.7	4.0
Average interest rate, %	2.84	2.91	2.84	2.91	2.87
Average interest rate excl. unutilised credit facilities, %	2.74	2.80	2.74	2.80	2.76
Share of secured debt, %	13.4	11.7	13.4	11.7	14.1
Equity/assets ratio, %	43.7	44.6	43.7	44.6	44.2
Debt ratio, times (net debt/EBITDA)	9.5	9.1	9.8	10.0	10.5
Adjusted debt ratio, times (net debt/EBITDA)	7.4	8.1	7.6	8.9	8.9

Key performance indicators	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
Key performance indicators per Class A and Class B share					
EPRA NRV, long-term net asset value, SEK	58.07	50.84	58.07	50.84	53.84
Growth in EPRA NRV, %[1]	16.2	10.4	16.2	10.4	18.4
EPRA NTA, net tangible assets, SEK	54.84	48.45	54.84	48.45	51.01
EPRA NDV, net disposal value, SEK	51.60	45.05	51.60	45.05	47.37
Profit from property management, SEK	1.16	0.99	3.34	2.71	3.74
Growth in profit from property management, %	17.6	45.3	23.5	37.2	34.7
EPRA EPS, adjusted profit from property management, SEK	1.07	0.82	3.07	2.27	3.58
Dividend, SEK	–	–	1.00	0.48	0.48
Profit for the period/year attributable to shareholders of the parent, SEK	2.70	1.73	5.40	3.17	5.54
Number of shares at end of period/year, million	214	214	214	214	214
Average number of shares during the period/year, million	214	214	214	206	208
Key performance indicators per Class D share					
Equity, SEK	33.00	33.00	33.00	33.00	33.00
Profit, SEK[2]	0.50	0.50	1.50	1.50	2.23
Dividend, SEK	0.50	0.50	1.50	1.50	2.00
Number of shares at end of period/year, million	75	59	75	59	75
Average number of shares during the period/year, million	75	59	75	59	60

1) The calculation includes dividends added back during the period/year. As of the first quarter of 2026, growth in long-term net asset value is reported relative to the corresponding period in the previous year. Comparative figures have been restated.
2) Earnings per Class D share are calculated as the total dividend per respective record date divided by the average number of Class D shares during the period/year.

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Basis for key performance indicators

Intea publishes a number of financial key performance indicators that are not defined by IFRS Accounting Standards and are therefore alternative performance measures according to the European Securities and Markets Authority (ESMA). The company believes that these key performance indicators provide valuable additional information about its performance and position. European Public Real Estate Association (EPRA) is an interest group for listed property management companies and investors in Europe that sets standards for financial reporting as a complement to IFRS. EPRA accounting and reporting recommendations are described in the EPRA Best Practices Recommendation Guidelines (EPRA BPR). The recommendation aims to improve transparency and comparability among listed property management companies in Europe. Intea also reports key performance indicators in accordance with this recommendation in the table below.

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
PROPERTY AND OPERATIONAL KEY PERFORMANCE INDICATORS					
Share of public-sector tenants, %					
Contractual annual rental value, public-sector tenants, SEKm	1,783	1,496	1,783	1,496	1,726
(/) Contractual annual rental value, total, SEKm	1,837	1,547	1,837	1,547	1,779
Share of public-sector tenants, %	**97.1**	**96.7**	**97.1**	**96.7**	**97.0**
Economic occupancy rate, %					
Contractual annual rental value, SEKm	1,837	1,547	1,837	1,547	1,779
(/) Rental value, SEKm	1,857	1,568	1,857	1,568	1,799
Economic occupancy rate, %	**98.9**	**98.7**	**98.9**	**98.7**	**98.9**
Net investments, SEKm					
Acquisitions during the period/year, SEKm	3	–	585	855	2,354
Investments in new builds, extensions and redevelopment, SEKm[1]	368	219	1,133	750	1,217
Net investments, SEKm	**371**	**219**	**1,718**	**1,605**	**3,571**
Surplus ratio, %					
Net operating income for the period/year, SEKm	397	341	1,152	942	1,308
(/) Rental income for the period/year, SEKm	463	392	1,376	1,109	1,561
Surplus ratio, %	**85.7**	**86.9**	**83.7**	**84.9**	**83.8**

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
FINANCIAL KEY PERFORMANCE INDICATORS					
Loan-to-value ratio, %					
Interest-bearing liabilities, SEKm[2]	14,953	12,193	14,953	12,193	13,569
(-) Cash and cash equivalents, SEKm	–520	–279	–520	–279	–507
Net debt, SEKm	**14,433**	**11,914**	**14,433**	**11,914**	**13,062**
Fair value of properties, SEKm	30,258	25,662	30,258	25,662	28,021
Investments in associated company, SEKm	0	0	0	0	0
Receivables from associated company, SEKm	0	0	0	0	0
Other non-current assets, SEKm	4	96	4	96	79
(/) Total, SEKm	**30,262**	**25,758**	**30,262**	**25,758**	**28,100**
Loan-to-value ratio, %	**47.7**	**46.3**	**47.7**	**46.3**	**46.5**
EPRA NRV, long-term net asset value, SEKm					
Equity attributable to shareholders of the parent, SEKm	13,532	11,601	13,532	11,601	12,626
Class D shares, SEKm	–2,477	–1,949	–2,477	–1,949	–2,477
Deferred tax liabilities, SEKm	2,002	1,508	2,002	1,508	1,720
Derivatives, SEKm	–615	–269	–615	–269	–334
EPRA NRV, SEKm	**12,442**	**10,891**	**12,442**	**10,891**	**11,535**
EPRA NTA (net tangible assets), SEKm					
EPRA NRV, SEKm	12,442	10,891	12,442	10,891	11,535
Estimated actual deferred tax, SEKm (-)	–693	–510	–693	–510	–607
Non-current intangible assets SEKm (-)	–	–	–	–	–
EPRA NTA, SEKm	**11,749**	**10,381**	**11,749**	**10,381**	**10,928**
EPRA NDV (net disposal value), SEKm					
EPRA NTA, SEKm	11,749	10,381	11,749	10,381	10,928
Derivatives, SEKm (+)	615	269	615	269	334
Adjustment of deferred tax in full, SEKm (-)	–1,309	–998	–1,309	–998	–1,114
Non-current intangible assets, SEKm (+)	–	–	–	–	–
EPRA NDV, SEKm	**11,055**	**9,652**	**11,055**	**9,652**	**10,149**

1) Including capitalised interest in projects.
2) Interest-bearing liabilities excluding lease liability.

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Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
Average interest rate at end of period/year, %					
Interest expense on an annual basis at end of period/year, SEKm	425	354	425	354	390
(/) Interest-bearing liabilities[1] at the end of the period/year according to the balance sheet, SEKm	14,953	12,193	14,953	12,193	13,569
Average interest rate at end of period/year, %	**2.84**	**2.91**	**2.84**	**2.91**	**2.87**
Interest coverage ratio, multiple					
Profit/loss before financial items, SEKm	380	327	1,102	897	1,247
(/) Net financial items for the period/year excl. interest on site leasehold, SEKm	–92	–84	–271	–248	–340
Interest coverage ratio, multiple	**4.1**	**3.9**	**4.1**	**3.6**	**3.7**
Equity/assets ratio, %					
Equity, SEKm	13,866	11,912	13,866	11,912	12,937
(/) Assets, SEKm	31,766	26,733	31,766	26,733	29,268
Equity/assets ratio, %	**43.7**	**44.6**	**43.7**	**44.6**	**44.2**
Debt ratio, times (net debt/EBITDA)					
Interest-bearing liabilities, SEKm[1]	14,953	12,193	14,953	12,193	13,569
(-) Cash and cash equivalents, SEKm	–520	–279	–520	–279	–507
Net debt, SEKm	**14,433**	**11,914**	**14,433**	**11,914**	**13,062**
Net operating income, SEKm	397	341	1,152	942	1,308
(-) Central administration, SEKm	–17	–14	–50	–45	–61
EBITDA, SEKm	**380**	**327**	**1,102**	**897**	**1,247**
Debt ratio, times (net debt/EBITDA), annualised	**9.5**	**9.1**	**9.8**	**10.0**	**10.5**
Adjusted debt ratio, multiple (net debt/EBITDA)					
Interest-bearing liabilities, SEKm[1]	14,953	12,193	14,953	12,193	13,569
(-) Cash and cash equivalents, SEKm	–520	–279	–520	–279	–507
(-) Carrying amount, ongoing projects, SEKm	–3,196	–1,291	–3,196	–1,291	–1,914
Net debt, SEKm	**11,237**	**10,623**	**11,237**	**10,623**	**11,148**
Net operating income, SEKm	397	341	1,152	942	1,308
(-) Central administration, SEKm	–17	–14	–50	–45	–61
EBITDA, SEKm	**380**	**327**	**1,102**	**897**	**1,247**
Adjusted debt ratio, times (net debt/EBITDA), annualised	**7.4**	**8.1**	**7.6**	**8.9**	**8.9**

1) Interest-bearing liabilities excluding lease liability.
2) Equivalent to "Non-controlling interests".

Amounts in SEKm	Jul–Sep 2026	Jul–Sep 2025	Jan–Sep 2026	Jan–Sep 2025	Jan–Dec 2025
SHARE-RELATED KEY PERFORMANCE INDICATORS					
Profit from property management per Class A and Class B share, SEK					
Profit from property management, SEKm	287	242	829	647	904
(-) Dividend Class D shares, SEKm	–38	–30	–113	–89	–126
Total	**249**	**212**	**716**	**558**	**778**
(/) Average number of Class A and Class B shares, million	214	214	214	206	208
Profit from property management per Class A and Class B share, SEK	**1.16**	**0.99**	**3.34**	**2.71**	**3.74**
EPRA EPS, adjusted profit from property management per Class A and Class B share, SEK					
Profit from property management, SEKm	287	242	829	647	904
(-) Current tax, SEKm	–17	–31	–47	–79	–18
(-) Minority interest in profit from property management, SEKm[2]	–4	–4	–12	–11	–15
(-) Dividend Class D shares, SEKm	–38	–30	–113	–89	–126
Total	**228**	**177**	**658**	**468**	**745**
(/) Average number of Class A and Class B shares, million	214	214	214	206	208
EPRA EPS per Class A and Class B share, SEK	**1.07**	**0.82**	**3.07**	**2.27**	**3.58**
EPRA NRV, long-term net asset value, per Class A and Class B share, SEK					
EPRA NRV, long-term net asset value, SEKm	12,442	10,891	12,442	10,891	11,535
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NRV per Class A and Class B share, SEK	**58.07**	**50.84**	**58.07**	**50.84**	**53.84**
EPRA NTA (net tangible assets) per Class A and Class B share, SEKm					
EPRA NTA, SEKm	11,749	10,381	11,749	10,381	10,928
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NTA per Class A and Class B share, SEK	**54.84**	**48.45**	**54.84**	**48.45**	**51.01**
EPRA NDV (net disposal value) per Class A and Class B share, SEK					
EPRA NDV, SEKm	11,055	9,652	11,055	9,652	10,149
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NDV per Class A and Class B share, SEK	**51.60**	**45.05**	**51.60**	**45.05**	**47.37**

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INCOME STATEMENT

Amounts in SEKm	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
Rental income	463	457	456	452	392	361	356	316
Property expenses	–66	–72	–86	–86	–51	–54	–62	–59
Net operating income	**397**	**385**	**370**	**366**	**341**	**307**	**294**	**257**
Central administration	–17	–19	–14	–16	–14	–16	–15	–16
Profit/loss before financial items	**380**	**366**	**356**	**350**	**327**	**291**	**279**	**242**
Share in profit from associated companies	–	–	–	–	–	–	–	1
Finance income and expenses	–93	–88	–92	–93	–85	–84	–81	–86
Profit from property management	**287**	**278**	**264**	**257**	**242**	**207**	**198**	**156**
Change in value of investment properties	147	155	217	393	168	143	146	81
of which change in value of project properties	*91*	*55*	*62*	*209*	*159*	*175*	*50*	*6*
Change in value of derivative instruments	349	–184	117	64	124	–286	59	218
Other non-current assets	0	–	–7	–17	–17	–17	0	0
Profit before tax	**783**	**249**	**591**	**697**	**517**	**47**	**403**	**455**
Tax	–166	–42	–121	–151	–107	–9	–93	–92
Profit/loss for the period	**617**	**207**	**470**	**546**	**410**	**38**	**310**	**363**
of which attributable to shareholders of the parent	*615*	*189*	*465*	*545*	*401*	*36*	*305*	*358*
of which non-controlling interests	*2*	*18*	*5*	*1*	*9*	*2*	*5*	*5*

BALANCE SHEET

Amounts in SEKm	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
Investment properties	30,258	29,739	28,682	28,021	25,662	25,275	24,138	23,600
Right-of-use asset	120	119	83	82	82	83	84	85
Other non-current assets	4	4	4	79	96	114	131	128
Derivative instruments	633	288	500	383	322	249	432	372
Current receivables	231	227	204	196	292	122	217	250
Cash and cash equivalents	520	247	427	507	279	329	241	241
Assets held for sale	–	–	68	–	–	–	–	–
Total assets	**31,766**	**30,624**	**29,968**	**29,268**	**26,733**	**26,172**	**25,243**	**24,678**
Equity attributable to shareholders of the parent	13,532	12,917	13,091	12,626	11,601	11,201	10,344	10,038
Non-controlling interests	334	332	316	311	311	302	301	296
Deferred tax liability	2,002	1,853	1,826	1,720	1,508	1,433	1,448	1,378
Interest-bearing liabilities	14,953	14,417	13,791	13,569	12,193	12,205	12,318	12,219
Lease liabilities	111	113	79	78	77	77	78	79
Derivatives	18	22	50	49	53	103	0	0
Other liabilities	816	970	815	915	990	851	754	668
Total equity and liabilities	**31,766**	**30,624**	**29,968**	**29,268**	**26,733**	**26,172**	**25,243**	**24,678**

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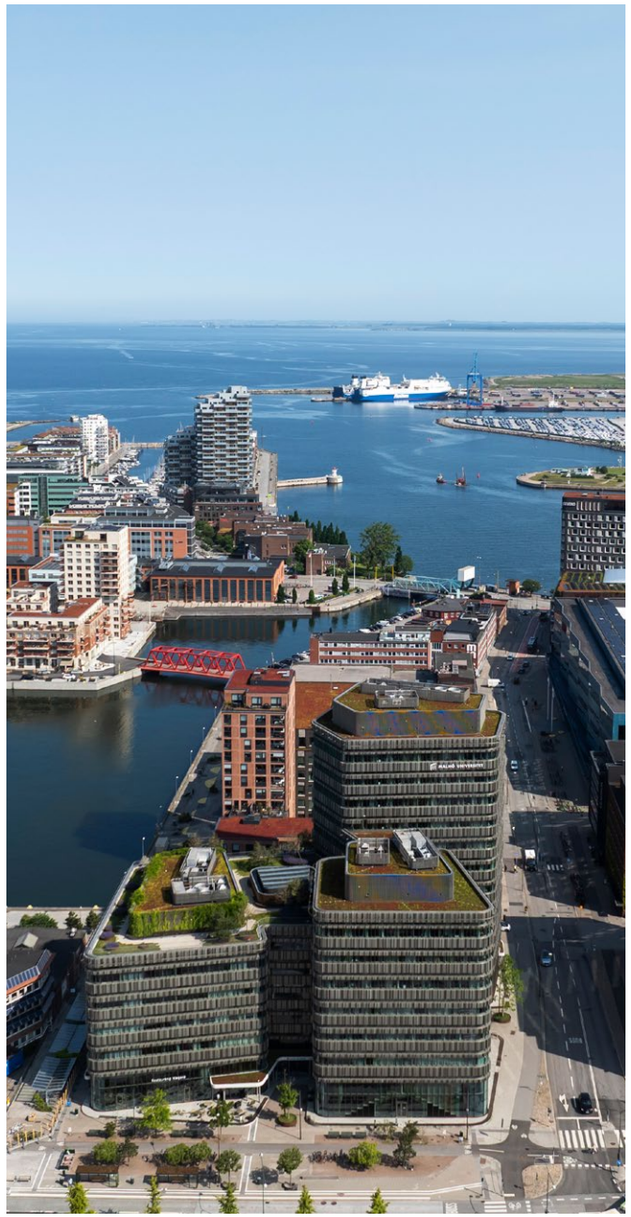
KEY PERFORMANCE INDICATORS

Property and operational key performance indicators	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
Yield, %	5.8	5.8	5.8	5.9	5.5	5.5	5.2	5.2
Economic occupancy rate, %	98.9	98.9	98.8	98.9	98.7	98.7	97.5	97.5
Surplus ratio, %	85.7	84.2	81.1	81.1	86.9	85.0	82.6	81.4
Share of public-sector tenants, %	97.1	97.0	97.0	97.0	96.7	96.5	96.2	95.7
Remaining contract period public-sector tenants, years	7.7	7.8	8.0	8.1	8.5	8.1	8.3	7.8
Financial key performance indicators								
Loan-to-value ratio, %	47.7	47.6	46.5	46.5	46.3	46.8	49.8	50.5
Interest coverage ratio, multiple	4.1	4.2	3.9	3.8	3.9	3.5	3.5	2.8
Average interest rate, %	2.84	2.85	2.75	2.87	2.91	2.95	2.78	2.89
Equity/assets ratio, %	43.7	43.3	44.7	44.2	44.6	44.0	42.2	41.9
Debt ratio, times (net debt/EBITDA)	9.5	9.7	9.4	9.3	9.1	10.2	10.8	12.4
Adjusted debt ratio, multiple (net debt/EBITDA)	7.4	7.7	7.7	8.0	8.1	9.0	9.6	10.1
Share-related key performance indicators								
EPRA NRV, long-term net asset value, per Class A and Class B share, SEK	58.07	56.14	55.97	53.84	50.84	49.19	47.47	45.88
Profit from property management per Class A and Class B share, SEK[1)]	1.16	1.12	1.06	1.03	0.99	0.86	0.85	0.79
EPRA EPS per Class A and Class B share, SEK[1)]	1.07	1.04	0.96	1.29	0.82	0.72	0.72	1.05

1)The key performance indicators "Profit from property management per Class A and Class B share" and "EPRA EPS, adjusted profit from property management per Class A and Class B share" as reported in the interim report for January–March 2025 have been corrected. The correct values for the key performance indicators "Profit from property management per Class A and Class B share" and "EPRA EPS, adjusted profit from property management per Class A and Class B share" for the period January to March 2025 should be SEK 0.85 and SEK 0.72, respectively, which have been adjusted in the interim report for January to June 2025. The corrected key performance indicators have a calculation method that is based on deductions for dividends on Class D shares, which were not calculated correctly in the interim report for January to March 2025.



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Key performance indicators	Definition	Purpose
Adjusted debt ratio, multiple (net debt/EBITDA)	Interest-bearing liabilities less cash and cash equivalents and carrying amount for ongoing projects divided by net operating income adjusted for central administration.	The performance indicator is used to illustrate earnings in relation to indebtedness.
Average contract period, years	The average contract period for public-sector tenants weighted based on contractual annual rental value.	
Average interest rate at the end of the period/year, %	Average interest rate on interest-bearing liabilities excluding lease liabilities, including costs of committed lines of credit and interest coupon derivatives.	The performance indicator is used to highlight the interest rate risk of the company's interest-bearing liabilities.
Contractual annual rental value, SEKm	Contractual rental income on an annual basis, including rent discounts, excluding vacancy rent.	
Debt maturity, years	Average remaining maturity at the end of the period/year of interest-bearing liabilities.	The performance indicator is used to highlight risk associated with refinancing. A long maturity indicates lower refinancing risk.
Debt ratio, times (net debt/EBITDA)	Interest-bearing liabilities less cash and cash equivalents divided by net operating income adjusted for central administration.	The performance indicator is used to illustrate earnings in relation to indebtedness.
Economic occupancy rate, %	Contractual annual rental value at the end of the period/year in relation to the sum of contractual income, estimated market rent for unlet space and, where applicable, discounts on an annual basis.	The performance indicator illustrates the economic utilisation rate of the Company's lettable area.
EPRA EPS, adjusted profit from property management per Class A and Class B share, SEK	Profit/loss from property management less the profit/loss for the period/year attributable to Class D shares, current tax and minority interest in profit from property management, in relation to the average number of Class A and Class B shares outstanding during the year.	The performance indicator is used to illustrate the company's profit from property management per Class A and Class B share calculated in a way that is consistent for property management companies.
EPRA NDV (net disposal value), SEKm	EPRA NTA with reversal of intangible assets, derivatives and with full deferred tax according to the balance sheet.	The performance indicator shows the net value that would be realised in a hypothetical sale. Reflects the value of the company on disposal.
EPRA NRV per Class A and Class B share, SEK	Long-term net asset value in relation to the number of Class A and Class B shares outstanding at the end of the period/year.	The performance indicator highlights the long-term net asset value share of holders of Class A and Class B shares.
EPRA NRV – net reinstatement value, SEKm (long-term net asset value)	Equity attributable to shareholders of the parent less a maximum of SEK 33 per Class D share multiplied by the number of Class D shares outstanding, with reversal of interest rate derivatives and deferred tax according to the balance sheet.	The performance indicator reflects the replacement cost of properties/assets and indicates what would be required to recreate the company's assets.
EPRA NTA (net tangible assets), SEKm	EPRA NRV less intangible assets and estimated actual deferred tax (for the property portfolio calculated on the basis of 25 percent of the current tax rate (i.e. 5.15 percent)).	The performance indicator reflects the company's long-term net asset value based on continued management of the property portfolio.
Equity/assets ratio, %	Total equity divided by total assets at the end of the period/year.	The performance indicator is used to show the proportion of the company's assets that are financed by equity and is included to enable investors to assess the company's capital structure.
Fixed-interest period, years	Average fixed-interest period at the end of the period/year of interest-bearing liabilities and lease liability, including the coupon rate of interest-rate derivatives.	The performance indicator is used to highlight interest rate risk. A long fixed-interest period indicates lower interest rate risk.
Growth in EPRA NRV, %	Change in EPRA NRV (long-term net asset value) per Class A and Class B share, including dividends added back, during the period/year.	
Interest coverage ratio, multiple	Profit/loss for the period/year before financial items in relation to net financial income for the period/year excluding site leaseholds.	The performance indicator illustrates interest rate risk by highlighting the sensitivity of the company's profit from property management to changes in interest rates.
Interest rate hedging ratio, %	The sum of the nominal amounts of derivatives and fixed-rate loans, divided by net debt.	
Like-for-like portfolio	Properties owned for entire comparable periods that have not been classified as project properties during those periods.	

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Key performance indicators	Definition	Purpose
Loan-to-value ratio, %	Interest-bearing liabilities less lease liabilities, cash and cash equivalents and short-term investments in relation to the fair value of the properties, investments in associated companies, receivables from associated companies, other non-current assets and assets held for sale.	The performance indicator is used to highlight the interest rate risk of the company's interest-bearing liabilities.
Net investments, SEKm	The sum of cash flow from investments made in project and investment properties, adjusted for any sales during the year.	Performance indicator to highlight the company's ability to achieve operational targets.
Net lettings, SEKm	The difference between the contractual annual rental value for newly signed leases and the contractual annual rental value for leases terminated during the period/year. Including projects (with fulfilled conditions in leases).	
Profit from property management per Class A and Class B share, SEK	Profit/loss from property management less the profit/loss for the period/year attributable to Class D shares in relation to the average number of Class A and Class B shares outstanding during the period.	
Profit from property management, SEKm	Profit before changes in value and tax.	The performance indicator illustrates the profitability of the property management.
Project property	Property or well-defined part of a property that has been vacated for the purpose of converting and developing the property. Project properties also include buildings under construction and properties with an investment of at least 20 percent of its fair value. Reclassification from project property to completed property is made at January 1 of the year following completion.	
Property category	Based on the main use of each property, the properties have been categorised as Justice, Higher Education, Health Care, Other Public Sector and Non-Public Sector. For properties with multiple buildings used for different purposes, a corresponding classification is made for each building. The calculation is based on contractual annual rental value.	
Property units	A registered property, or, in cases where the registered property contains several buildings used for different purposes, an individual building.	
Public-sector tenants	Tenants for which the credit risk of the tenancy is borne by the state, region, or municipality.	The performance indicator is used to highlight the credit risk in the company's income.
Remaining contract period public-sector tenants, years	The average remaining contract period for public-sector tenants weighted based on contractual annual rental value.	The performance indicator is used to highlight the company's rental risk.
Rental value, SEKm	Contractual rental income on an annual basis, excluding rent discounts, including vacancy rent.	
Share of public-sector tenants, %	Contractual annual rental value from public-sector tenants divided by total contractual annual rental value.	The performance indicator is used to highlight the overall credit risk of the company's tenants. A high proportion of income from public-sector tenants contributes to lower credit risk.
Share of secured debt, %	Secured debt as a share of total assets.	The performance indicator is a measure of the degree of structural subordination to unsecured debt.
Surplus ratio, %	Net operating income in relation to total rental income during the period/year.	The performance indicator illustrates the profitability of the property management activities.
Tenant category	Based on the activities of each tenant, the tenants have been categorised as Justice, Higher education, Health care, Other Public Sector and Non-Public Sector. The calculation is based on contractual annual rental value per lease.	
Underlying property value	The value of a property based on its market value, without considering any debt or financial obligations associated with the property.	
Yield, %	The net operating income on an annual basis for the property portfolio at the end of the period in relation to the value of the property portfolio at the end of the period less the value of ongoing projects and unused building rights.	The performance indicator shows the profit generation before finance expenses and central administration.

Financial calendar

Year-end report 2026	February 5, 2027
Annual Report 2026	March 18, 2027
Interim report January–March 2027	Apr 21, 2027

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Invitation to the presentation of the report

CEO Charlotta Wallman Hörlin and CFO Magnus Ekström will present the interim report in an audiocast October 22, 2026 at 10:30 a.m. The presentation will be held in English. Subsequent questions can be posted directly to CFO Magnus Ekström by email: magnus.ekstrom@intea.se

Link to the presentation and webcast:
https://www.finwire.tv/webcast/intea/q3-2026-2/

The presentation will be posted on Intea's website.

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