



Interim report January – September 2026

July – September 2026

- Rental income totalled SEK 181 (123) million
- Net operating income amounted to SEK 156 (109) million
- Net financial items totalled SEK -67 (-37) million
- Profit from property management amounted to SEK 78 (61) million
- Changes in value of properties totalled SEK 465 (56) million, corresponding to an increase in value of 3.8% (0.7)
- Net profit for the period amounted to SEK 524 (108) million, equating to SEK 3.20 (0.66) per share before and after dilution
- Net lettings amounted to SEK 0 (19) million
- Net letting excluding the effect of NRG Pizza's bankruptcy amounted to SEK 11 million
- The impact of NRG Pizza's bankruptcy is reflected in the income statement, net leasing,

earnings capacity and occupancy rate. The impact is considered temporary and is being addressed during Q4.

Significant events during the quarter

- Completion of 13 investment properties, of which nine in Finland, two in Denmark including one project property, as well as two project properties in Sweden. The total underlying property value for the completions amounted to SEK 944 million.
- Agreement on the acquisition of a fully let property in Hvidovre, Denmark, at an underlying property value of DKK 38.6 million. Completion took place in Q4 2026.
- Disposal of a project property in Umeå at a value in line with Prisma's return requirements for development projects.

- Decision to increase the share buyback mandate from SEK 80 million to SEK 140 million until the 2027 Annual General Meeting. During the quarter, 992,645 of the company's own shares were repurchased for a total amount of SEK 25.2 million, at an average price of SEK 25.39/share.

January – September 2026

- Rental income totalled SEK 491 (354) million
- Net operating income amounted to SEK 429 (303) million
- Net financial items totalled SEK -173 (-112) million
- Profit from property management amounted to SEK 217 (154) million
- Changes in value of properties totalled SEK 609 (147) million, corresponding to an increase in value of 5.0% (1.8)
- Net lettings amounted to SEK 33 (50) million

- Net profit for the period amounted to SEK 749 (231) million, equating to SEK 4.56 (1.41) per share before and after dilution

Significant events since the end of the period

- Completion of three properties (in Raasepori and Vaala in Finland, and Hvidovre in Denmark) at a total underlying property value of SEK 175 million.
- Agreement on the acquisition of a property in Pietarsaari, Finland through forward purchase. The acquisition was made at an underlying property value of approximately SEK 87 million. Completion will take place in Q3 2027.

This interim report has been prepared in Swedish and translated into English. In the event of any discrepancies between the Swedish and the translation, the former shall have precedence.

About Prisma Properties

Prisma Properties is a long-term property owner and developer of modern properties for groceries, daily goods and discount stores, as well as for quick service restaurants (QSR) and electric vehicle charging.

Prisma operates in the Nordic region and develops retail parks in strategic high-traffic locations. Our tenants include well-known brands such as Willys, Kesko, Lidl, Dollarstore, Rusta and McDonald's. Adjacent to our sites, we offer fast charging stations for electric cars and thus contribute to the expansion of the Nordic charging infrastructure. The Prisma Properties share is listed on Nasdaq Stockholm Mid Cap under the ticker code PRISMA, and the company is headquartered in Stockholm.



PROPERTY VALUE



WVAULT



OCCUPANCY RATE



LOAN-TO-VALUE RATIO

Key performance indicators SEK/m	Jul-Sep			Jan-Sep			LTM	Full year
	2026	2025	Δ%	2026	2025	Δ%	25/26	2025
Property value	12 501	8 066	55,0%	12 501	8 066	55,0%	12 501	9 631
Rental income	181	123	47,5%	491	354	38,7%	629	492
Net operating income	156	109	43,3%	429	303	41,7%	548	421
Profit from property management	78	61	28,1%	217	154	40,7%	283	220
Profit from property management per share, SEK	0,48	0,37	28,8%	1,32	0,94	41,0%	1,71	1,33
Rental rate	97,6	98,0	-0,4%	97,6	98,0	-0,4%	97,6	98,6
Wault	8,0	7,8	3,8%	8,0	7,8	3,8%	8,0	7,8
Loan to value, net (LTV), %	51	38	34,6%	51	38	34,6%	51	47
Interest coverage ratio, multiple	2,3	2,5	-7,2%	2,3	2,5	-7,2%	2,3	2,4

Alternative performance measures and definitions used in this report are outlined on pages 28–31.

Attractive rent structures provide stable, resilient net operating income

Prisma generates stable net operating income through property management. The long-term stability of the net operating income is founded on the structure of the rental contracts.

1. New agreements are generally signed for 10–15 years ahead for retail properties and up to 20 years ahead for quick service restaurants.
2. Virtually all rental agreements are so-called double or triple net agreements, which means that tenants are responsible for all costs, including electricity, taxes, insurance and maintenance.
3. Most rental agreements are adjusted in line with inflation.

Properties in attractive locations

Prisma's properties stand out by being in attractive, busy locations close to motorways and other major roads, and in retail parks in fast-growing suburbs.

Focus on a non-cyclical underlying market

Prisma focuses on the market for discount-driven grocery and daily goods retail, as well as general discount retail. The segments are growing strongly throughout the Nordic region, driven by a tougher economic situation, rising food prices and changing consumption patterns, with households increasingly prioritising affordable options. The segments are also resilient across economic cycles.

Strong relations with successful, stable tenants

Prisma's main success factor lies in its strong relations and close dialogue with tenants. Our tenants include some of the leading players in their market categories, all with clear growth agendas. We work closely with our tenants to identify new sites, locations and countries where they can set up businesses.

Doubled earnings capacity and continued profitable growth

Since the stock market listing in June 2024, Prisma has doubled in earnings capacity, measured as profit from property management on a twelve-month basis. During the third quarter, we continued to strengthen earnings, while completing new projects and preparing the next steps in our growth. With a modern property portfolio, low maintenance debt and continued high project activity, we have a firm foundation to continue to create growing, long-term cash flows.

Earnings capacity doubled since listing

When Prisma was listed on Nasdaq Stockholm in June 2024, the company's earnings capacity on a twelve-month basis, measured as profit from property management, was SEK 1.13 per share. Today, it is SEK 2.33 per share. This means that we have doubled our earnings capacity in just over two years through selective acquisitions and our own profitable project development. Growth rests on a stable foundation with long lease agreements and strong tenants.

During the third quarter, rental income increased by 48% compared with the corresponding period in the previous year, and amounted to SEK 181 million. Net operating income rose by 43% to SEK 156 million, and profit from property management increased to SEK 78 million, a rise of 28%.

Changes in the value of our properties totalled SEK 465 million, which reflects the significant and ever-increasing interest in our segment, something we have been highlighting for several quarters. In addition to Nordic players, an increasing number of international investors are now turning to the

Nordic market for grocery and discount retail properties.

Our tenants continue to develop strongly, and there is high demand for modern new premises in all our markets. Net lettings for the quarter amounted to SEK 0 million, as a result of the NRG Pizza bankruptcy. Excluding this effect, net lettings totalled SEK 11 million. The bankruptcy impacts a limited number of our properties, and prior to its insolvency NRG Pizza accounted for just over 1.5% of Prisma's total revenue. The premises are located in attractive, high-traffic areas, and there has been a good level of interest from other restaurant operators. We therefore believe that all premises can be re-let and that new restaurants can open during 2027.

Project investments strengthen future earnings

Stable, growing cash flows are the foundation of everything we do. At the same time, the projects we are developing today are creating the cash flows of tomorrow. Therefore, project development is central to Prisma's strategy and a driver for future earnings.



The investments we make today create the cash flows of tomorrow.

Through in-house project development, we can continue to grow profitably while simultaneously building a modern property portfolio of high quality.



We invest where we see a good foundation for creating long-term strong cash flows and attractive returns. As the projects are completed and tenants move in, our earnings capacity is strengthened. This is how we build property management earnings per share, project by project.

Project development is also an effective way to further develop the portfolio. We establish properties in locations that we deem to be strategically important over the coming decades, and design them based on the tenants' present and future needs. We thereby lay the foundation for rental income that lasts over time.

With a normal construction time of nine to fourteen months, investments are relatively quickly transformed into finished modern properties, in segments that hold up well even in more challenging times.

We stand firm in our objective to invest around one billion kronor per year. During the

quarter, we completed projects in Haderslev and Aarhus in Denmark, as well as in Ylivieska in Finland. Looking ahead, we have several project startups planned within all our categories: Groceries & Daily Goods, Discount, and QSR.

Low maintenance debt is an underestimated factor

We already have one of the Nordic region's most modern property portfolios, and a very low maintenance debt compared with many other property companies. This tends to be overlooked, even though it has great significance for profitability over time. A low maintenance debt means lower future investment requirements, and allows a larger portion of earnings to be used for ongoing, value-creating growth.

The modern portfolio is also reflected in the energy performance. Our new properties are built to be energy-efficient from the start. At present, 84% of the portfolio is energy rated

A–C, which means that these properties meet or exceed current energy requirements for new construction, and are therefore well equipped for future regulations and enhanced sustainability requirements from investors and financiers. Our goal is for 90% to be rated A–B by the end of 2027. To succeed, we are carrying out several energy-efficiency projects and are digitising our properties for advanced, automated control.

Grocery is half the portfolio

In the third quarter, we have acquired grocery retail properties in both Finland and Denmark, and grocery now accounts for 50% of Prisma's portfolio. This share will increase further in the long term, partly because several new grocery projects are under construction, and partly as a result of the grocery operators' continued strong interest in new establishments.

A long-term approach will be rewarded

We go into the year's final quarter with high activity and a strong position. By continuing to acquire well-located retail properties and develop profitable projects, we are gradually building a stronger company with growing earnings and stable cash flows.

I am convinced that, over time, the market will value not only present cash flows, but also the value being created in ongoing projects, which is realised as the properties are completed. In the long term, I also believe that factors such as energy performance, technical standard and maintenance requirements will have a more natural place in the valuation of property companies

*Fredrik Mässing,
CEO, Prisma Properties*



During the third quarter, a number of grocery properties were completed in Finland with Kesko as the tenant.

Comment on performance

Period July – September 2026

Revenue

Group revenue for the quarter amounted to SEK 198 (135) million, SEK 181 (123) million of which was from rental income and SEK 17 (12) million from service income, which primarily comprises property costs invoiced separately. The economic occupancy rate was 97.6% (98.3). Income from the Segmentet 1 property is included in the amount of SEK 1 (2) million. The property is partially vacant pending project start-up.

Costs

Property costs for the quarter amounted to SEK -34 (-21) million, of which SEK 17 (12) million has been charged to our tenants in accordance with current agreements. The quarter has been impacted by credit losses of SEK -3 million and costs for technical inspection of roofs of SEK -2 million.

Costs in the Segmentet 1 property amounted to SEK -2 (-2) million since the possibility of charging tenants is limited due to the property being partially vacant according to plan. The surplus ratio during the quarter amounted to 86% (89). Excluding Segmentet 1, the surplus ratio totalled 87% (89).

Central administration costs for the period totalled SEK -11 (-11) million, mainly costs for company management and central support functions.

Net financial items

Net financial items in the period amounted to SEK -67 (-37) million and were primarily interest expenses of SEK -70 (-36) million,

interest income of SEK 2 (2) million and other financial income/expenses of SEK 1 (-3) million (of which SEK -2 million relates to the expensing of previously accrued fees due to refinancing). The average interest rate on the balance sheet date was 4.17% (4.06).

Changes in value

Changes in value for the quarter amounted to SEK 465 (56) million, of which SEK 452 (40) million was unrealised and SEK 13 (16) million was realised. Unrealised changes in value are primarily attributable to completed projects and active management work, as well as a reduction in the yield requirement for investment properties. The yield requirement including ongoing projects amounted to 6.25% (6.56%) in the quarter, down 0.31 points on the same quarter in the previous year.

The Group owns interest rate derivatives, and unrealised changes in the value of these totalled SEK 98 (15) million during the period, due to rising market interest rates for the maturities to which the derivatives are tied.

Profit before and after tax

Profit before tax amounted to SEK 641 (132) million. Tax for the period totalled SEK -117 (-23) million, of which current tax was SEK 0 (-1) million and deferred tax SEK -117 (-23) million. The deferred tax figure for the period is primarily attributable to positive unrealised changes in value related to properties and derivatives. Net profit for the period amounted to SEK 524 (108) million.

Period January – September 2026

Revenue

Group revenue for the period amounted to SEK 545 (388) million, SEK 491 (354) million of which was from rental income and SEK 54 (34) million from service income, which primarily comprises property costs invoiced separately. The economic occupancy rate was 97.6% (98.3). Income from the Segmentet 1 property is included in the amount of SEK 5 (7) million. The property is partially vacant pending project start-up.

Costs

Property costs for the period amounted to SEK -89 (-67) million, of which SEK 54 (34) million has been charged to our tenants in accordance with current agreements. Costs in the Segmentet 1 property totalled SEK -6 (-7) million, since the possibility of charging tenants is limited due to the property being partially vacant according to plan. The surplus ratio during the period amounted to 87% (86). Excluding Segmentet 1, the surplus ratio totalled 88% (87).

Central administration costs for the period totalled SEK -38 (-36) million, mainly costs for company management and central support functions. Costs for tax advisory services relating to tax structuring amounted to SEK 2 million during the period. The advisory work has also resulted in a tax refund of SEK 5 million following a reassessment of previous years' taxation.

Net financial items

Net financial items in the period amounted to SEK -173 (-112) million and were primarily interest expenses of SEK -176 (-107) million, interest income of SEK 2 (8) million and other financial income/expenses of SEK 1 (-13) million. The average interest rate on the balance sheet date was 4.17% (4.06).

Changes in value

Changes in value for the period amounted to SEK 609 (147) million, of which SEK 600 (145) million was unrealised and SEK 9 (2) million was realised. Unrealised changes in value are primarily attributable to completed projects and active management work, as well as a reduction in the yield requirement for investment properties. The yield requirement including ongoing projects amounted to 6.25% (6.56%) during the period, a decrease of 0.31 points compared with the corresponding period in the previous year.

Unrealised changes in the value of interest rate derivatives totalled SEK 91 (-4) million in the period, due to rising market interest rates for the maturities to which the derivatives are tied.

Profit before and after tax

Profit before tax amounted to SEK 918 (297) million. Tax for the period totalled SEK -169 (-66) million, of which current tax was SEK 5 (-2) and deferred tax was SEK -174 (-64) million. Net profit for the period amounted to SEK 749 (231) million.

Property portfolio

Property portfolio

Prisma is a Nordic developer and owner of properties in the Food & Grocery, Discount and Quick Service Restaurant (QSR) categories, with tenants including Willys, Kesko, Lidl, Dollarstore, Rusta and McDonald's. On 30 September 2026, Prisma owned a total of 180 properties in Sweden, Denmark and Finland at a value of SEK 12.5 billion. The properties are strategically located, typically close to major road or motorway junctions.

Property portfolio	Letting area, m ²	Property value, SEKm	Property value, SEK/m ²	Rental value, SEKm	Rental value, SEK/m ²	Occupancy rate, economic, %
Sweden	326 016	7 607	23 334	516	1 583	96
Denmark	75 182	2 212	29 423	146	1 945	100
Finland	118 509	2 681	22 626	191	1 608	100
	519 706	12 501		853		98%
Property	490 588	11 692	23 832	795	1 620	98
Project properties	29 118	809	27 783	58	1 991	100
Investment properties, total	519 706	12 501		853		98%

Investments and divestments

During the quarter, the company acquired and completed on 13 properties in the Nordics, including nine in Finland in Groceries & Daily Goods, Discount and QSR. In Denmark, two property acquisitions were completed in the Groceries & Daily Goods segment, whereof one project property. During the period, acquisitions of two project properties were also completed: in Sweden in the Groceries & Daily Goods segment. During the period, properties were acquired at an underlying property value of SEK 1,451 (594) million. During the month of September, a project property was sold in Umeå at an underlying value of SEK 38 million. During the period, sales amounting to SEK 100 (184) million were completed. Investments in Prisma's own property portfolio totalled SEK 708 (287) million during the period.

Changes in the property portfolio

SEKm	2026-09-30	2025-09-30	2025-12-31
Investment properties			
Fair value, opening balance	9 631	7 273	7 273
Acquisition	1 451	594	1 820
Divestment	-100	-184	-184
Investments in held properties	708	287	598
Change in value, unrealised	600	146	232
Currency effect	210	-50	-108
Fair value, closing balance	12 501	8 066	9 631

Property valuation

All properties are valued externally four times a year in connection with quarterly financial reporting, with the exception of properties taken over during the current quarter. In these cases, the agreed property value is used. In exceptional cases, project properties are valued

internally at an early stage on the basis of the external valuation. External valuations are performed by Newsec and Cushman & Wakefield and are in accordance with IFRS 13 Level 3. Investment properties are valued based on a cash flow model, whereby each property is assessed individually on future earnings capacity and the market's return requirements. Rent levels on expiry of contract are assumed to correspond to estimated long-term market rents, while operating costs are based on the company's actual costs. Inflation is assumed to be 1% for 2026 and 2% for the remaining years in the calculation period. Project properties are also valued using this model, with a deduction for remaining investment. Building rights are valued on the basis of an estimated market value, SEK per square metre GFA for established building rights.

At the end of the period, the property portfolio was valued at SEK 12.5 (8.1) billion. For the investment properties excluding project properties and building rights, the market valuation was SEK 11.7 (7.4) billion. The valuation yield at the end of the period was 6.25% (6.56) on average for the entire portfolio.

Investment properties

SEKm	2026-09-30	2025-09-30	2025-12-31
Investment properties			
Investment properties	11 691	7 372	8 559
Project values and building rights	1 220	1 248	1 556
Remaining investments	-410	-554	-484
Fair value, closing balance	12 501	8 066	9 631

Yield by region (%)	2026-09-30 Interval	2026-09-30 Average	2025-09-30 Interval	2025-09-30 Average
Sweden	5,32-7,50	6,12	5,70-8,37	6,57
Denmark	5,40-7,50	6,19	5,75-7,50	6,44
Finland	5,65-8,00	6,71	-	-
	5,32-8,00	6,25	5,70-8,37	6,56

Contracted annual rent and occupancy rate

As at 1 October 2026, contracted annual rent amounted to SEK 776 million. The economic occupancy rate on the same date was 97.6%, while the average remaining contracted term was 8.0 years.

Contract expiry structure

Commercial, maturity	Number of contracts	Leased areas, 000 m ²	Annual contract value, SEKm	Proportion of value, %
2026	49	4 144	5	1
2027	23	15 855	28	4
2028	25	14 724	26	3
2029	22	25 847	32	4
2030	20	36 837	73	9
2031	31	44 598	69	9
2032	35	84 107	93	12
2033	26	39 956	55	7
2034	19	25 866	36	5
>=2035	214	190 295	360	46
Total	464	482 227	776	100

10 largest tenants

Tenant	Category	SEKm*	Annual rent, %**
Tokmanni	Groceries & Daily goods	114	15%
Kesko	Groceries & Daily goods	111	14%
Axfood	Groceries & Daily goods	90	12%
Jysk	Discount	53	7%
Rusta	Discount	47	6%
Rasta	QSR & Charging	21	3%
Jula	Discount	21	3%
Ica	Groceries & Daily goods	17	2%
Europris	Discount	14	2%
Jem & Fix	Discount	12	2%
Total		500	64%

* Contracted rent + index, excl. service charges

** Proportion of contracted rent +index, excl. service charges

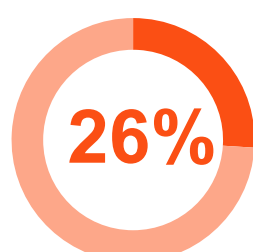
Net lettings

Net lettings, i.e. new contracted annual rent minus annual rent terminated due to tenants moving out, amounted to SEK 33 million during the period January – September. New lettings took place with a rental value of SEK 46 million, of which SEK 38 million is attributable to project properties, while terminations by existing tenants amounted to SEK 13 million. The lag between net lettings and their effect on earnings is estimated at 6–18 months for investment properties and 9–24 months for project properties.

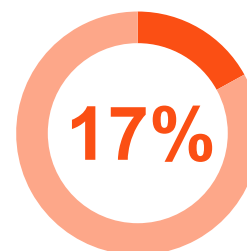
Rental income by category



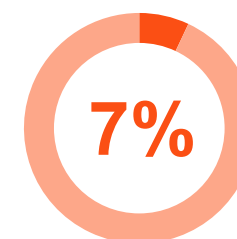
Groceries & Daily Goods*



Discount



QSR and charging



Other Information

* Groceries & Daily Goods encompasses retail chains where a significant portion of the product range consists of fast-moving consumer goods (groceries and household items). For a tenant to come under the Groceries & Daily Goods category, at least 40% of sales must come from these product groups.

Projects

Ongoing projects

Prisma has ongoing projects with investments totalling an estimated SEK 714 million, with a remaining investment of SEK 410 million. Ongoing projects are projects for which a contractor agreement is in place. Average yield on cost for ongoing projects is estimated at 7.4%. All of the properties have been fully let and have a total annual rental value of SEK 55 million, with an average rental period of 15 years.

The average economic occupancy rate for the project portfolio is 100%.

During the quarter, three projects were completed: in Ylivieska, Finland, and Haderslev and Aarhus, Denmark. The annual net operating contribution is estimated at SEK 38 million.

Ongoing projects	Municipality	Category *	Area, sqm	Rental value, SEKm	Remaining term, years	Investment, SEKm	Of which outstanding, SEKm	Book value, SEKm	Year of completion
Ongoing projects, SE									
Flahult 21:39	Jönköping	QSR	790	4,1	19	62	38	24	2027 Q2
Högalund 3	Värnamo	QSR	363	2,4	16	28	21	11	2027 Q2
Motorn 3	Karlskrona	QSR	828	4,1	20	62	52	10	2027 Q2
Kassen 2	Umeå	QSR	413	1,7	20	22	15	8	2027 Q1
Brillinge 11:1	Uppsala	GD	1 858	5,4	15	81	42	47	2027 Q3
Tierp 4:223	Tierp	GD/D/QSR	7 452	10,6	12	133	98	50	2027 Q3
Graniten 6	Strängnäs	QSR	265	1,6	19	25	22	2	2027 Q2
Tuna 3:9	Sandviken	QSR	265	1,6	20	21	19	3	2027 Q2
Total, SE			12 234	31,5	16	434	309	157	
Ongoing projects, DK									
10p Måbjerg Holstebro Jorder	Holstebro	D/QSR	7 073	11,5	15	128	12	139	2026 Q4
6i, Øverup By,	Næstved	GD/D	5 200	9,8	10	126	65	80	2027 Q3
Finsenvej 1E 7430 Ikast	Ikast-Brande	QSR	280	2,0	15	25	24	6	2027 Q1
Total, DK			12 553	23,3	13	279	102	225	
Total			24 787	54,7	15	714	410	382	

* Discount=Discount; GD=Groceries & Daily goods; QSR=QSR & Charging



Opening of Big Dollar in Prisma's ongoing project in Holstebro, Denmark. In late 2026 and early 2027, Lager 157, Hi five and the restaurant concept Linnéa & Basilika will also open here.

Planned projects in the project portfolio

There is great potential in Prisma's project portfolio, and Prisma's current analysis is that projects corresponding to approximately 197,000 m² with an investment volume in the region of SEK 3.7 billion can be started over the next three years. Approximately 105,000 m² of this is expected to comprise Groceries & Daily Goods.

The following table shows a breakdown of planned projects by country and investment volume.

Information on the project portfolio is based on assessments regarding the size, focus and scope of projects. Furthermore, the information is based on judgements of future project costs and rental value. The estimates and assumptions should not be seen as a forecast. Estimates and assumptions involve uncertainties regarding the implementation, design and size of the projects, schedules, project costs and future rental value. Information about the project portfolio is reviewed regularly and estimates and assumptions are adjusted as a result of the completion of ongoing projects, the addition of new projects and changes in conditions.

Planned projects *	Country	Category	Sqm, Assessed investment,		Book value,
			NRA	SEKm	SEKm
Building rights	Sweden	Discount	3,920	54	1
Building rights	Sweden	Groceries & Daily goods	32,388	529	326
Building rights	Sweden	QSR & Charging	518	47	3
Building rights	Denmark	Discount	8,810	148	56
Building rights	Denmark	QSR & Charging	1,510	65	0
Other	Sweden	Discount	12,042	203	10
Other	Sweden	Groceries & Daily goods	43,859	925	0
Other	Sweden	QSR & Charging	300	22	0
Other	Denmark	Discount	64,189	1,095	30
Other	Denmark	Groceries & Daily goods	28,340	590	1
Other	Denmark	QSR & Charging	975	57	2
Total			196,851	3,734	427

* Planned projects must have a signed land contract in place. (Ownership of the land does not have to be registered and rental contracts do not have to be signed.) Projects with a land allocation agreement or an option agreement in place are also included in the table when control of the land is held.

Construction start Q4 2026 – Q4 2027

Prisma Properties aims to invest at least 10% of the existing property value in development projects each year. The table below shows Prisma's planned projects that are expected to start in the upcoming quarters. The table will be supplemented as further projects go ahead.

All planned project startups are projects where Prisma has control of the land and a board decision has been made.

Construction began on four projects during the quarter. We expect Prisma to reach an annual rate of investment in development projects of just over SEK 1 billion in 2026.

Over the next four quarters, project startups with a total investment volume of around SEK 717 million are planned. This volume will increase as future projects go ahead.

Category	Municipality	NLA, sqm	Investment (Msek)	Building rights	Q3 26	Q4 26	Q1 27	Q2 27	Q3 27	Q4 27	Q1 28	Q2 28	Q3 28	Q4 28
QSR & Charging	Ikast-Brande, DK	280	Startad Q3											
QSR & Charging	Strängnäs, SE	265	Startad Q3	X										
QSR & Charging	Sandviken, SE	265	Startad Q3	X										
Groceries & Daily goods, Discount	Næstved, DK	5 200	Startad Q3	X										
Battery storage	Huddinge, SE	N/A	25	X										
QSR & Charging	Laholm, SE	265	23	X										
QSR & Charging	Borås, SE	300	21											
Groceries & Daily goods	Torsby, SE	1 916	44											
QSR & Charging	Vejen, DK	760	64											
Groceries & Daily goods	Malmköping, SE	1 279	32											
Groceries & Daily goods, Discount	Osby, SE	5 888	85											
Groceries & Daily goods	Simrishamn, SE	2 111	48											
Groceries & Daily goods	Stege, DK	1 232	35											
Groceries & Daily goods	Hellerup, DK	1 200	47											
Discount, QSR	Oskarshamn, SE	3 610	66											
Groceries & Daily goods	Ljusdal, SE	3 000	54											
Groceries & Daily goods	Kerteminde, DK	1 200	53											
Groceries & Daily goods	Ronneby, SE	3 350	61											
Groceries & Daily goods	Laholm, SE	3 270	57											
				717										

 = Construction Start
 = Store Opening

Financial overview

55%

LOAN-TO-VALUE RATIO, GROSS

51%

LOAN-TO-VALUE RATIO, NET

42%

EQUITY/ASSETS RATIO

2.3_x

INTEREST COVERAGE RATIO



■ Pledged liabilities
■ Green bonds

Sources of financing

Prisma's financing consists mainly of equity and secured loans from Nordic banks, as well as bonds issued on the Swedish capital market.

Interest-bearing liabilities

At the end of the period, total interest-bearing nominal debt amounted to SEK 6,823 (3,601) million, of which secured bank debt exclusively from Nordic banks accounts for 79%. All liabilities are secured by real estate mortgages and/or shares in subsidiaries. Unsecured bonds account for 21% of the company's total interest-bearing liabilities. The bonds are issued within a green financial framework established in accordance with international guidelines from

the ICMA Green Bond Principles (2025), EU Taxonomy and the UN Sustainable Development Goals (SDGs). The framework has received a Second Party Opinion from Moody's and is published on Prisma's website.

Change in interest-bearing liabilities

During the quarter, new financing amounting to SEK 1,459 million was paid out: SEK 506 million was for financing of new properties, SEK 803 million related to the refinancing of loans in Denmark to a new maturity of 20 years, and SEK 150 million related to issued bonds. Total repayment amounted to SEK 467 million, of which the refinancing of bank loans amounted to SEK 454 million and regular amortisation to SEK 13 million. Interest-bearing liabilities increased by SEK 1,021 million net during the quarter, of which currency effects accounted for SEK +29 million.

Financial risk mitigation

Prisma's Financial Policy sets out guidelines for securing the short- and long-term provision of capital, achieving a stable long-term capital structure, and ensuring limited exposure to financial risks. The company's long-term financial targets are:

- Loan-to-value ratio of no more than 55% over time and no more than 60% in the short term
- Interest coverage ratio of at least 2.0 times
- Equity/assets ratio of at least 30%

Interest rate risk

Interest rate risk refers to the risk of locking in too large a portion of borrowing at a high fixed interest rate when interest rates are falling, and the risk of interest expenses increasing as a result of rising variable interest rates. Prisma uses interest rate derivatives in the form of interest rate swaps to manage exposure to interest rate risk, and to obtain the desired interest rate maturity

structure. As of 30 September 2026, 69% of the loan portfolio was secured with interest rate derivatives. Interest rate swaps amounted to a nominal volume of SEK 4,696 (2,828) million, of which approximately SEK 3,583 million in SEK, the equivalent of SEK 402 million in DKK and the equivalent of SEK 712 million in EUR.

Due to a systematic calculation error, the average interest rate of the swap portfolio was understated from Q4 2025 through Q2 2026. The correct rates were 2.59 percent in Q4 2025, 2.59 percent in Q1 2026 and 2.57 percent in Q2 2026, compared with the previously reported 2.34 percent, 2.37 percent and 2.18 percent, respectively. The error had no impact on the Group's average interest rate, profit, financial position, cash flow, interest expense or valuation of interest rate derivatives.

In accordance with accounting standard IFRS 9, derivatives are recognised at market

Fixed interest rates and capital structure

Maturity	Fixed interest		Loan maturity *		Maturity structure interest rate swaps		
	SEKm	Share, %	SEKm	Share, %	Nominal volume, SEKm	Fair value, SEKm	Average interest, % swap portfolio
Within 1 year	2 697	40	-	-	570	-2	2,77
1-2 years	500	7	1 639	24	500	1	2,70
2-3 years	835	12	3 274	48	835	6	2,72
3-4 years	1 070	16	1 107	16	1 070	21	2,49
4-5 years	533	8	-	-	533	13	2,70
5-6 years	961	14	-	-	961	35	2,63
6-7 years	-	-	-	-	-	-	-
7-8 years	227	3	-	-	227	18	2,32
>8 years	-	-	803	12	-	-	-
Total/average	6 823	100	6 823	100	4 696	91	2,63

* Total interest-bearing liabilities in the balance sheet include arrangement fees allocated to a period, which explains the discrepancy between the table and the statement of financial position.

Distribution of loans by currency

Valuta	Lånevolym, m lokal valuta	Lånevolym, mkr	Andel %
SEK	4 718	4 718	69
DKK	530	803	12
EUR	115	1 303	19

value. For interest rate derivatives, this means that a surplus or deficit arises if the contracted interest rate in the derivative varies from the current market rate; this change in value is recognised in profit or loss. Changes in the value of derivatives during the period amounted to SEK 91 (-4) million.

Fixed interest rates and capital structure

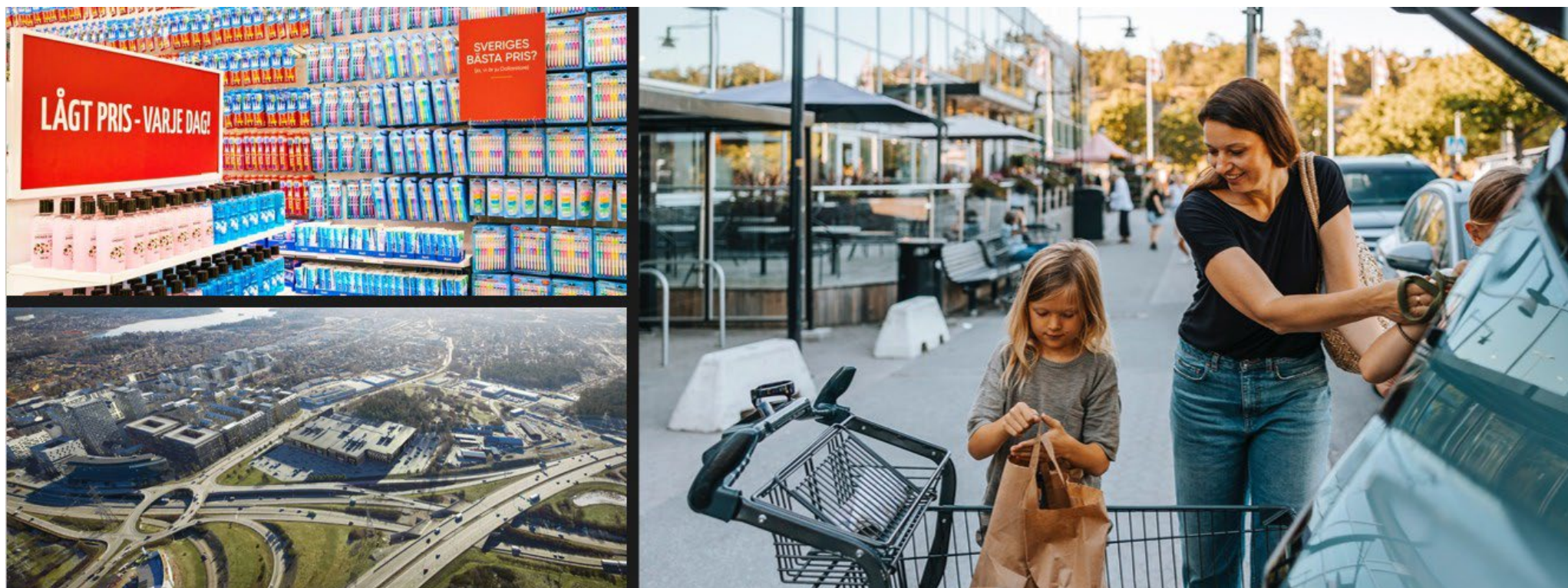
The average fixed-interest period for the loan portfolio at the end of the period was 2.4 years, with 40% of interest maturities due within one year. The average interest rate for the portfolio at the end of the period was

4.17% (4.06). The average interest rate does not include the cost of accrued borrowing fees and site leasehold fees. The average period for capital tied up was 4.4 years.

Sensitivity analysis

Based on existing loans and derivatives on 30 September 2026, a change of +/- 1

percentage point in the market rate of interest would increase/decrease the average interest rate by +/- 0.31 percentage points, which equates to +/- SEK 21 million a year in annual interest expense/income.



Earnings capacity

Current earnings capacity

The table illustrates Prisma's current earnings capacity excluding projects on a twelve-month basis on 1 October 2026. Properties acquired and occupied, along with projects completed during the period, have been converted to an annual rate. The aim is to highlight the Group's earnings capacity. It is important to note that current earnings capacity does not equate to a forecast for the coming twelve months, since earnings capacity does not include aspects such as changes in rents, vacancy, foreign exchange rates or interest rates.

Earnings capacity is based on the contracted earnings of the property portfolio on the balance sheet date, with deductions for any rent discounts granted. Net property costs are based on the remaining operating and maintenance costs over the past twelve months, along with property tax after separate invoicing. Property administration is based on the organisation established on the balance sheet date, and is mainly in-house since 2025. Central administration is based on the organisation established on the balance sheet date, excluding cost items affecting comparability. Net financial items has been calculated on the basis of outstanding interest-bearing liabilities and Prisma's average interest rate including interest rate hedging on the balance sheet date, including accrued arrangement fees and reduced by interest charges to be applied to projects. Cash and cash equivalents on 30 September 2026 amounted to SEK 417 million and interest on deposits on the balance sheet date is estimated at approximately 1.6%. Cash and

cash equivalents are assumed to be constant. The three acquisitions that were completed in the beginning of October are included in the earnings capacity.

Future earnings capacity

The chart on the right shows the estimated development of earnings capacity over the next four quarters. The assessment is based on current earnings capacity, adjusted quarterly with earnings capacity from ongoing projects and announced project acquisitions that are expected to be completed in each quarter. Net operating income from each project and acquisition is reduced by a financing cost corresponding to 100% borrowing on the remaining investment amount. The interest expense is assumed to be the Group's current average interest rate of 4.2%.

Index and inflation adjustments of 2% are made to income and expenses from 1 January. The forward-looking earnings capacity is a simplified calculation based on projects started to date and acquisitions agreed to date.

Projects that have not been started and acquisitions that have not been formally agreed are not included in the calculation. Earnings are converted to SEK per share based on the number of outstanding shares in each period.

Profit from property management

SEKm	2026-10-01
Annual contract value, SEKm	789
Accrued rental discounts	-17
Rental income	772
Net Property costs	-35
Net operating income before property administration	737
Yield adjusted (%)	6,4%
Property administration	-36
Net operating income	701
Surplus ratio, %	91%
Yield earnings capacity (%)	5,9%
Central administration	-46
Finance net	-275
Profit from property management	380
Number of outstanding shares at the end of the period, million	163,1
Profit from property management per share, SEK	2,33

* Yield adjusted is calculated before property administration and accrued rental discounts.

Earnings capacity over time



Sustainability

Prisma Properties creates lasting value by being an active property company that sustainably develops and owns properties. Our properties should be perceived as safe and accessible, and be located in attractive areas.

Our sustainability work

Prisma supports the United Nations Sustainable Development Goals (SDGs) and has joined the UN Global Compact, the world's largest sustainability network in the private sector.

The company's double materiality assessment provides a clear prioritisation of our material sustainability matters. These form the basis of our sustainability work, focusing on integration in management and growth strategy. The assessment shows that the company's greatest climate impact arises in connection with property development, where emissions are primarily linked to construction processes, choice of materials and energy consumption.

Prisma is also working actively to reduce energy consumption and increase the proportion of renewable energy. The property portfolio maintains a consistently high energy performance, with the majority of properties found in the higher energy classes (A–C). During the autumn, three of the properties in Alvesta were certified Miljöbyggnad Silver –

New Construction, proof that the buildings meet high environmental requirements.

To strengthen the financing of environmentally sustainable properties, in 2025 Prisma established a green financial framework and issued its first green bond.

Sustainability targets and reporting

Prisma has chosen to voluntarily report its sustainability work in accordance with the VSME standard for small and medium-sized enterprises developed by the EU. The sustainability statement and target fulfilment are published in connection with the Annual Report and Sustainability Report for 2026. To ensure effective and robust sustainability work, Prisma aims to clearly prioritise and further develop its work in the following focus areas:

Target area: Environmental

- Reduce carbon emissions within Scope 1 and 2 by at least 42% up to 2030, compared to 2023
- 90% of the properties to have energy ratings A–B by 2027
- Increase the proportion of self-produced renewable energy annually
- All developed properties to have chargers for electric vehicles
- Due diligence regarding the environment and climate risk analyses to be carried out prior to all acquisitions

Target area: Social

- No cases of discrimination or harassment within the organisation
- Suppliers operating in high-risk industries to undergo supplier audits
- Initiate at least one collaboration with tenants to create job opportunities for young people

Target area: Governance

- All Prisma employees and suppliers to have signed and reviewed the respective Code of Conduct
- Annually monitor, report and improve on the company's sustainability work
- Zero cases of corruption and bribery



As part of the company's QSR and charging category, Prisma makes a contribution in developing the Nordic region's charging infrastructure for electric vehicles. As of 30 September 2026, 391 fast chargers are in operation and a further 491 fast chargers have been contracted.

The share

The Prisma share has been listed on Nasdaq Stockholm Mid Cap since 18 June 2024. The closing price on 30 September 2026 was SEK 24.80 per share. Prisma has one type of share and each share entitles the holder to one vote. The number of outstanding shares on 30 September was 163,104,624 (164,521,538). The average number of shares for the period was 164,172,711 (164,521,538). On 30 September 2026, the company held 1,416,914 treasury shares, corresponding to 0.86% of the number of registered shares.

Share data	2026 Jan-Sep	2025 Jan-Sep
Share price, SEK		
- Lowest	22,30	21,80
- Highest	27,30	27,29
- Closing price	24,80	23,50
Market capitalisation, SEK b	4,0	3,9
Share price/Long-term net asset value	66%	81%
P/E	5,4	12,4
Share dividend yield	n.a.	n.a.

The ten largest individual owners on 30 September 2026 are shown in the table below.

Major shareholders as of 30/09/2026	No. of shares	Ownership
Alma Property Partners II	57 711 693	35,1%
Alma Property Partners I	33 169 325	20,2%
Per Arwidsson med närstående	14 913 642	9,1%
Capital Group	10 058 229	6,1%
Bonnier Fastigheter Invest AB	8 807 382	5,4%
Länsförsäkringar Fonder	4 691 998	2,9%
Swedbank Försäkring	4 383 318	2,7%
Case Kapitalförvaltning	3 423 530	2,1%
ODIN	3 414 131	2,1%
Alcur Fonder	2 035 836	1,2%
Other owners, including treasury shares	21 912 454	13,3%
Total No. of shares	164 521 538	100,0%
Of which, foreign ownership	14 022 317	8,52%

Source: Data from, among others, Euroclear, Morningstar and Finansinspektionen, collected and analysed Modular Finance AB.

Dividend policy

Prisma's goal is to generate the highest possible long-term total return for its shareholders. When deciding on capital allocation, including dividends and the repurchase of treasury shares, the company's investment needs, financial position, development and valuation are taken into account. Prisma will continue to grow and the board of directors assesses that a significant portion of profits should continue to be reinvested in the business to enable value-creating new development and acquisitions. With this in mind, the ordinary dividend is expected to be low or non-existent in the coming years. Repurchases of treasury shares may simultaneously be carried out when the board of directors deems that it constitutes an attractive capital allocation and is consistent with the company's growth plans and financial targets.

Net asset value

The long-term net asset value on 30 September 2026 was SEK 6,132 (5,093) million and is calculated in accordance with EPRA guidelines. The long-term net asset value per share was SEK 37.6 (31.0).

Share capital development

Year	Events	Change in No. of shares	Total No. of shares	Change in share capital	Share capital	Quotient value (SEK)
2022	Founded	25 000	25 000	25 000	25 000	1,000000
2022	Share split	99 975 000	100 000 000	-	25 000	0,000250
2022	New share issue	100 000	100 100 000	25	25 025	0,000250
2023	Share split	1 100 000	101 200 000	-	25 025	0,000247
2023	New share issue	10 214 156	111 414 156	2 526	27 551	0,000247
2024	New share issue	8 807 382	120 221 538	2 178	29 729	0,000247
2024	Bonus issue	-	120 221 538	475 362	505 090	0,004201
2024	New share issue (stock mark	45 500 000	165 721 538	191 161	696 251	0,004201
2024	Withdrawal of debenture sha	-1 200 000	164 521 538	-5 042	691 209	0,004201
2024	Bonus issue	-	164 521 538	5 042	696 251	0,004232

Other information

Employees

The number of employees in the Group at the end of the period totalled 29 (22). The average number of employees during the period was 26 (19).

Incentive programmes

The company has three ongoing incentive programmes for key individuals in the Group. At the end of the period, the programmes had no dilutive effect on earnings per share. In total, the programmes comprise 6,635,728 warrants, which entitle the holders to subscribe for an equivalent number of new shares. The warrants have been acquired at market value according to the Black-Scholes model, and run for three years.

Non-controlling interests

In December 2025, as part of the Keskoport portfolio, a garage building in Finland was acquired with a 57.12% stake, meaning that the Group reports this as a non-controlling interest.

Risks and uncertainties

Prisma is exposed to many different risks and uncertainties. The company has procedures for minimising these risks; see the Annual Report and Sustainability Report 2025, pp. 38–43.

Changes in value of properties

The property portfolio is measured at fair value. Fair value is based on a market value arrived at by an independent valuation

institute. All properties are valued by external valuers each quarter, with the exception of properties taken over during the current quarter. Any deviation from the external parties valuation is more conservative and carried out by the company management in consultation with Prisma's board of directors. There have been no changes in the valuation method since the latest annual report.

Prisma focuses on offering active property management focused on tenants in order to create good, long-term relationships with the tenant, which creates the foundation for maintaining stable value development in the property portfolio. The company's property development expertise also enables it to proactively manage risks relating to property value by ensuring the quality of the portfolio.

Rental income

Prisma's earnings are affected by the vacancy rate of the portfolio, bad debt losses and any reduction in rent. At the end of the period, the economic occupancy rate of the portfolio was 97.6% and the weighted average remaining contract period was 8.0 years. The majority of the company's revenue can be attributed to properties let to tenants operating in food and grocery. The risk of vacancies, bad debt losses and reductions in rent are affected by the tenant's willingness to continue to rent the property, the tenant's financial circumstances and external market factors.

Property costs and maintenance costs

The Group runs the risk of experiencing cost increases that it cannot offset through changes to its rental contracts. However, the risk is limited because virtually all rental contracts are double net, triple net, or net rental contracts where the tenant pays most of the costs related to the property, in addition to the rent.

Unforeseen required repairs also pose a risk to the operation. Active, ongoing work is therefore under way to maintain and improve the condition of the properties to reduce the risk of repairs being required.

Financing

The Group is exposed to risks associated with financing activities in the form of currency risk, interest rate risk and refinancing risk. At the end of the period, the Group owned properties in Denmark and Finland, which means that the Group is exposed to currency risk. The currency risk is managed partly by assets being financed by borrowing in the same currency. Interest rate risk arises when the Group's earnings and cash flow are impacted by changes in interest rates. To reduce the risk of interest rate increases, the Group has interest rate derivatives in the form of interest rate swaps. Refinancing risk is the risk that the company will be unable to refinance its loans when they mature. To mitigate the refinancing risk, Prisma works with several Nordic banks and institutions and has a debt maturity profile

such that the loans do not mature at the same time.

Implementation of IFRS 18

The company is preparing for the implementation of IFRS 18 Presentation and Disclosure in Financial Statements, which enters into force for financial years beginning on 1 January 2027 and will therefore be applied from the first quarter of 2027. The company currently assesses that IFRS 18 will primarily affect the presentation and disclosures in the financial reports, and will not result in any significant change to the Group's earnings or financial position.

Repurchase of treasury shares

Prisma Properties initiated a repurchase programme for treasury shares on 18 May 2026. As of 30 September, the company had repurchased 1,416,914 of its own shares at an average price per share of SEK 25.22. During the third quarter, the buyback mandate for the repurchase programme was increased from SEK 80 million to SEK 140 million until the 2027 Annual General Meeting.

Events after the balance sheet date

There have been no significant events since the end of the period other than the completed acquisitions disclosed on page 1 above.

The Group

Consolidated statement of profit or loss in summary

SEKm	Note	Jul-Sep		Jan-Sep		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Rental income	5	181	123	491	354	629	492
Service revenue	5	17	12	54	34	67	47
Property Costs		-34	-21	-89	-67	-114	-92
Property administration		-9	-6	-27	-19	-34	-26
Net operating income		156	109	429	303	548	421
Central administration		-11	-11	-38	-36	-50	-48
Finance net		-67	-37	-173	-112	-215	-153
Profit from property management		78	61	217	154	283	220
Change in value of investment properties		465	56	609	147	696	234
Change in value of derivatives, unrealised		98	15	91	-4	109	13
Profit/loss before tax		641	132	918	297	1 088	467
Paid tax		0	-1	5	-2	5	-2
Deferred tax		-117	-23	-174	-64	-226	-115
Net profit (-loss) for the period		524	108	749	231	867	350
Earnings per share, SEK							
Earnings per share before and after dilution, SEK		3,20	0,66	4,56	1,41	5,27	2,13

Consolidated statement of comprehensive income in summary

SEKm	Note	Jul-Sep		Jan-Sep		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Net profit (-loss) for the period		524	108	749	231	867	350
Other comprehensive income							
<i>Items that have or may be reclassified to profit for the period</i>							
Translation difference for the period		61	-9	115	-33	78	-69
Other comprehensive income		61	-9	115	-33	78	-69
Total comprehensive income		585	99	863	199	945	281
Comprehensive income for the period attributable to:							
Parent Company's shareholders		585	99	863	199	945	281
Non-controlling interest		-	-	-	-	-	-

Consolidated statement of financial position in summary

SEKm	Note	30 Sep		31 Dec
		2026	2025	2025
Assets				
Fixed assets				
Intangible fixed assets				
Goodwill	6	174	174	174
Other intangible assets		4	4	4
Tangible fixed assets				
Investment properties	7	12 501	8 066	9 631
Equipment, tools and installations		21	2	10
Right of use assets		8	8	7
Financial assets				
Derivates		91	11	18
Other long term receivables		2	2	2
Deferred tax asset		1	3	1
Total non-current assets		12 802	8 270	9 848
Current assets				
Rental receivables		2	4	6
Other receivables		192	359	167
Prepaid expenses and accrued income		100	83	85
Cash and cash equivalents		417	289	162
Total current assets		709	736	420
Total assets		13 512	9 006	10 268

SEKm		30 Sep		31 Dec
		2026	2025	2025
Equity and liabilities				
Equity				
Share capital		1	1	1
Equity attributable to the Parent Company's shareholders		5 693	4 779	4 861
Equity attributable to non-controlling interests		6	-	6
Total equity		5 699	4 779	4 867
Non-current liabilities				
Long-term interest-bearing liabilities	8	6 724	3 494	4 524
Derivates		-	30	20
Lease liabilities		6	4	4
Other long-term liability		2	3	1
Deferred tax liability		704	471	522
Total non-current liabilities		7 436	4 002	5 071
Current liabilities				
Short-term interest-bearing liabilities	8	63	89	95
Trade payables		19	14	31
Lease liabilities		1	-	3
Tax liabilities		41	4	9
Other current liabilities		99	6	31
Prepaid income and accrued expenses		155	111	160
Total current liabilities		377	224	329
Total equity and liabilities		13 512	9 006	10 268

Consolidated statement of changes in equity

SEKm	Share capital	Other contributed capital	Translation reserve	Retained earnings incl. profit/loss for the year	Total equity attributable to the Parent Company's shareholders	Non-controlling interest	Total equity
Opening balance 2025-01-01	1	4 511	27	36	4 575	-	4 575
Net profit (-loss) for the period	-	-	-	231	231	-	231
Other comprehensive income	-	-	-33	-	-33	-	-33
Comprehensive income for the period	-	-	-33	231	199	-	199
Long-term incentive program	-	6	-	-	6	-	6
Closing balance 2025-09-30	1	4 517	-5	267	4 780	-	4 780
Net profit (-loss) for the period	-	-	-	119	119	-	119
Other comprehensive income	-	-	-36	-	-36	-	-36
Comprehensive income for the period	-	-	-36	119	83	-	83
LTIP (Long-Term Incentive Programme)	-	-	-	-	-	-	-
Transactions with non-controlling owners	-	-	-	-	-	6	6
Total transactions with owners	-	-	-	-	-	6	6
Closing balance 2025-12-31	1	4 517	-42	386	4 862	6	4 867

SEKm	Share capital	Other contributed capital	Translation reserve	Retained earnings incl. profit/loss for the year	Total equity attributable to the Parent Company's shareholders	Non-controlling interest	Total equity
Opening balance 2026-01-01	1	4 517	-42	386	4 862	6	4 867
Net profit (-loss) for the period	-	-	-	749	749	-	749
Other comprehensive income	-	-	114	-	114	-	114
Comprehensive income for the period	-	-	114	749	863	-	863
LTIP (Long-Term Incentive Programme)	-	5	-	-	5	-	5
Repurchase of own shares	-	-36	-	-	-36	-	-36
Total transactions with owners	-	-31	-	-	-31	-	-31
Closing balance 2026-09-30	1	4 486	73	1 135	5 694	6	5 699

Condensed consolidated statement of cash flows

SEKm	Note	Jul-Sep		Jan-Sep		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Operating activities							
Profit/loss before tax		641	132	918	297	1 088	467
Adjustments for non-cash items		-550	-70	-686	-139	-789	-242
<i>Financial items</i>		-	-1	-	1	0	1
<i>Realised changes in value, investment properties</i>		-3	-	-0	-	-0	-
<i>Unrealised changes of value, investment properties</i>		-452	-56	-600	-147	-685	-232
<i>Unrealised changes in value derivatives</i>		-98	-15	-91	4	-109	-13
<i>Depreciation and amortization</i>		1	1	3	3	4	4
Paid tax		-2	-14	3	-26	7	-22
Cash flow from operating activities before change in working capital		89	47	235	132	307	204
Cash flow from operating activities							
Change in trade receivables		-21	-225	13	-270	201	-81
Change in other operating liabilities		-206	-237	-383	-293	-676	-586
Cash flow from operating activities		-139	-415	-135	-431	-167	-463
Investing activities							
Investments in intangible assets		-	-1	-	-1	1	-
Investments in held properties		-135	-121	-708	-287	-1 019	-598
Acquisition of properties		-711	-185	-1 019	-286	-1 851	-1 118
Sale of subsidiaries		6	-	26	106	26	106
Investments in tangible assets		-	-	-	-	-10	-10
Cash flow from (-used in) investing activities		-840	-307	-1 701	-469	-2 852	-1 620
Financing activities							
Borrowings		1 459	237	2 649	3 030	3 730	4 111
Repayment of debts		-467	-36	-532	-2 624	-552	-2 645
Shareholders' contributions received		-	-	-	-	-	-
Repurchase of own shares		-25	-	-36	-	-36	-
Long-term incentive program/Cash received		-	-	5	6	5	6
Cash flow from financing activities		967	201	2 087	413	3 146	1 472
Cash flow for (-used in) the period		-12	-521	251	-487	127	-612
Cash and cash equivalents at the beginning of the period		415	810	162	780	289	780
Exchange difference in cash and cash equivalents		14	-	4	-3	1	-6
Cash and cash equivalents at the end of the period		417	289	417	289	417	162
Additional cash-flow statement disclosures							
Interest received		1	3	2	5	5	8
Interest paid		-70	-35	-176	-71	-254	-150

Period January – September 2026

Cash flow for the period amounted to SEK 251 (-487) million.

Cash flow from operating activities amounted to SEK -135 million (-431), of which SEK -358 million (-251) related to operating liabilities added through the acquisition of properties via companies.

Cash flow from investing activities amounted to SEK -1,701 (-469) million, and cash flow from financing activities amounted to SEK 2,087 (413) million.

Cash flow from investing activities relates primarily to investments in own properties relating to project activities, as well as acquired properties.

The change in cash flow from financing activities relates to the repayment of long-term loans, and newly raised loans. During the quarter, repurchases of treasury shares were carried out amounting to SEK 25 million (0) and a total of SEK 36 million (0) during the period.

Notes to the consolidated accounts

Note 1 General information

Prisma Properties AB (publ) ('Prisma'), corp. ID no. 559378-1700, is a limited company registered in Sweden with a registered office in Stockholm. The company's share has been listed on Nasdaq Stockholm Mid Cap since 18 June 2024. The address of the head office is Mäster Samuelsgatan 42, SE-111 57 Stockholm. The operations of the company and subsidiaries ('the Group') involve owning and managing grocery retail properties.

Note 2 Accounting policies

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS®). This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting. The Parent Company applies RFR 2 Accounting for Legal Entities and Sweden's Annual Accounts Act. The introduction of IFRS 18, which replaces IAS 1 from 1 January 2027, will entail changes in the presentation and disclosures in the financial statements. Prisma is currently assessing the impact of the new standard, and work has begun to ensure the Group is

well prepared and can apply the standard immediately when it comes into force.

From Q3 2024, translation differences attributable to intra-group loans are recognised in Other comprehensive income in accordance with IAS 21, as the lending is considered to be part of Prisma's net investment in the international operation and the lending is not planned to change in the foreseeable future. Comparison periods have not been recalculated. Other accounting policies applied in the interim report correspond to those applied when preparing the annual report for 2025. Other amended and new IFRS standards and interpretations from IFRS® IC coming into effect during the year or in future periods are not expected to have a material impact on the Group's reporting and financial statements. Assets and liabilities are recognised at cost, except for investment properties and interest rate derivatives, which are measured at fair value.

The preparation of the interim report requires the company management to make a number of assumptions and judgements that influence earnings and financial position. The

same judgements and accounting and valuation policies have been applied as in the annual report for Prisma Properties AB 2025. The company publishes five reports a year: three interim reports, one year-end report and one annual report.

Certain figures have been rounded, and the tables and calculations therefore do not always add up to the totals stated.

Note 3 Financial instruments

Financial instruments measured at fair value in the statement of financial position comprise interest rate derivatives. The fair value of interest rate swaps is based on discounting estimated future cash flows in accordance with the contract's terms and maturity dates and using the market rate of interest on the balance sheet date. The interest rate swaps are classed as level 2 in the fair value hierarchy.

The carrying amount of financial assets and liabilities is considered to be a reasonable approximation of fair value. In the company's assessment, there has been no change in market rates of interest or credit margins

since raising the interest-bearing loans that would have a material impact on the fair value of the liabilities. The fair value of rental receivables, other receivables, cash and cash equivalents, accounts payable – trade and other liabilities, does not differ significantly from the carrying amount because they have short maturities.

Note 4 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM is the function responsible for allocating resources and assessing the performance of the operating segments. Prisma's CEO is identified as the CODM. An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, and for which separate financial information is available. Prisma monitors its activities as a unit, the results of which are reported in their entirety to and evaluated by the CODM. The Group therefore reports only one segment.

Note 5 Distribution of revenue

SEKm	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Revenue per significant area			
Rental income	491	354	492
Service revenue from tenants	54	34	47
Total	545	388	539
Revenue by geography			
Sweden	383	324	445
Norway	1	3	4
Denmark	66	61	81
Finland	94	-	9
Total	545	388	539

Note 6 Goodwill

Goodwill arose in connection with acquisitions on the Group's formation in 2022. These were classified as business combinations and as a result deferred tax was recognised. At the end of the period, goodwill amounted to SEK 174 (174) million. Impairment testing of goodwill is based on the discounting of future cash flows in underlying investment properties. No impairment of goodwill has been made for the period (0).

Note 7 Investment properties

SEKm	2026-09-30	2025-09-30	2025-12-31
Fair value, opening balance	9 631	7 273	7 273
Acquisition	1 451	594	1 820
Divestment	-100	-184	-184
Investments in held properties	708	287	598
Unrealised changes in value	600	146	232
Currency effect	210	-50	-108
Fair value, closing balance	12 501	8 066	9 631

Valuation process

All properties are valued externally four times a year in connection with the quarterly financial statements, with the exception of properties taken over during the current quarter. In these cases, the agreed property value is used. In exceptional cases, project properties are valued internally at an early stage on the basis of the external valuation. All external valuations are performed by Newsec and Cushman & Wakefield and are in accordance with IFRS 13 Level 3. Investment properties are valued based on a cash flow model, whereby each property is assessed individually on future earnings capacity and the market's return requirements. Rent levels on expiry of contract are assumed to correspond to estimated long-term market rents, while operating costs are based on the company's actual costs. The inflation assumption is 1% for 2026 and 2% for remaining years in the calculation period. Project properties are also valued using this model, with a deduction for remaining investment. Building rights are valued on the basis of an estimated market value, SEK per square metre GFA for established building rights.

Note 8 Interest-bearing liabilities

Interest-bearing liabilities at the end of the period according to the balance sheet totalled SEK 6,787 (3,583) million. The item consists of nominal liabilities of SEK 6,823 million (3,601) and accrued arrangement fees of SEK 36 million (19). The net loan-to-value ratio was 51% (38) and the average interest rate was 4.17% (4.06).

Parent Company

The Parent Company's activities consist of Group-wide functions and organisation for managing the properties owned by the subsidiaries. Operating revenues totalled SEK 63 (47) million, and operating profit/loss amounted to SEK -12 (-19) million. Profit after financial items was SEK 59 (49) million.

Parent Company statement of profit or loss in summary

SEKm	Jul-Sep		Jan-Sep		LTM	Full year
	2026	2025	2026	2025	25/26	2025
Operating income	26	14	63	47	79	63
Operating expenses	-25	-17	-74	-66	-97	-89
Operating loss	0	-3	-12	-19	-19	-26
Interest income and similar profit/loss items	92	32	177	108	217	147
Interest expenses and similar profit/loss items	-48	-10	-107	-39	-122	-54
Income after financial items	44	19	59	49	76	67
Group contribution received and given	-	-	-	-	25	25
Profit/loss before tax	44	19	59	49	101	92
Paid tax	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-
period	44	19	59	49	101	92

Parent Company statement of financial position in summary

		30 Sep		31 Dec
SEKm	Note	2026	2025	2025
Assets				
Fixed assets				
Intangible fixed assets				
Other intangible assets		4	4	4
		4	4	4
Tangible fixed assets				
Equipment, tools and installations		2	2	1
		2	2	1
Financial assets				
Investments in Group companies		1 879	1 871	1 878
Receivables from Group companies		2 126	1 982	1 905
Other long term receivables		1	1	1
Deferred tax receivable		1	0	1
Total financial assets		4 007	3 854	3 785
Total non-current assets		4 012	3 860	3 790
Current assets				
Other current receivables		1	-	2
Receivables from Group companies		1 236	688	1 202
Prepaid expenses and accrued income		29	6	18
Total current receivables		1 266	694	1 221
Cash and cash equivalents				
Cash and cash equivalents		1 381	549	700
Total cash and cash equivalents		1 381	549	700
Total current assets		2 647	1 242	1 921
Total assets		6 660	5 102	5 711

SEKm	30 Sep		31 Dec
	2026	2025	2025
Equity and liabilities			
Equity			
<i>Restricted equity</i>			
Share capital	1	1	1
<i>Non-restricted equity</i>			
Retained earnings incl. profit/loss for the year	5 148	5 078	5 120
Total equity	5 149	5 079	5 121
Liabilities			
Long-term interest-bearing liabilities	1 400	-	500
Long-term liabilities to Group companies	-0	-	0
Total non-current liabilities	1 400	-	500
Current liabilities to Group companies	81	13	72
Other current liabilities	29	11	21
Total current liabilities	111	24	93
Total equity and liabilities	6 660	5 102	5 711

Notes to the Parent Company accounts

Note 1 Accounting policies

The Parent Company has prepared its interim report in accordance with the Swedish Annual Accounts Act and the Swedish Corporate Reporting Board's recommendation RFR 2 Accounting for Legal Entities.

Differences between the accounting policies applied by the Group and Parent Company are shown below. The accounting policies stated below for the Parent Company have been applied consistently for all periods presented in the Parent Company's financial statements, unless otherwise stated.

Subsidiaries

Participations in subsidiaries and associated companies are recognised using the cost method, which means they are entered at cost less any impairment. Transaction fees are included in the carrying amount of holdings in subsidiaries.

Financial assets and liabilities

Due to the link between reporting and taxation, the Parent Company as a legal entity does not apply rules on financial instruments in accordance with IFRS 9, instead it applies as per the Annual Accounts Act and the cost method. Consequently, in the Parent Company, financial non-current assets are measured at cost less any

impairment and financial current assets are measured at the lower of cost or net realisable value. Impairment of expected credit losses is measured in accordance with IFRS 9. Other financial assets are based on the impairment of market values for assets that are debt instruments.

Group contributions and shareholders' contributions

Group contributions paid and received are recognised as appropriations in accordance with the alternative rule. Shareholders' contributions are recognised directly against equity for the recipient and capitalised in shares and participations for the provider to the extent impairment is not required.

Leasing

The Parent Company has opted to apply the relief rules found in RFR 2, Accounting for Legal Entities. This means that all lease payments are recognised as a cost linearly across the lease period.

Cash and cash equivalents

The Group applies centralised liquidity management through a cash pool structure, which includes subsidiaries. The Parent Company's accounting policy is to treat the Parent Company's share of the cash pool as cash and cash equivalents, given its immediate availability.

Signatures

The CEO hereby offers their assurance that the interim report presents a fair review of the Parent Company and Group's operations, financial position and profit, and that it describes the material risks and uncertainties faced by the Parent Company and the companies included in the Group.

Stockholm, 22 October 2026

Fredrik Mässon,
CEO

Auditor's review statement

Prisma Properties AB, corporate identity number 559378-1700

Introduction

We have reviewed the condensed interim report for Prisma Properties as at September 30, 2026 and for the nine months 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 Swedish 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 the International Standard on Review Engagements, ISRE 2410 *Review of Interim Financial Statements Performed by the Independent Auditor of the Entity*. A review 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 standards in Sweden. The procedures performed in a review do 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, in accordance with IAS 34 and the Swedish Annual Accounts Act regarding the Group, and in accordance with the Swedish Annual Accounts Act regarding the Parent Company.

Stockholm, on the date indicated by the electronic signature

Ernst & Young AB

Gabriel Novella

Authorized Public Accountant

Key ratios

	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Property-related key metrics			
No. of properties	180	138	159
Letting area, m²	519 706	374 118	436 262
Investment properties, SEKm	12 501	8 066	9 631
Investment properties, excluding projects, SEKm	11 691	7 372	8 559
Investment properties, SEK/sq.m.	24 054	21 561	22 077
Rental value, SEKm (excl. project properties)	795	518	608
Rental value, SEK/m² (excl. project properties)	1 621	1 552	1 585
Average remaining term, years	8,0	7,8	7,9
Net lettings, SEKm	33	50	65
Occupancy rate, economic, %	97,6	98,3	98,6
Occupancy rate, by area, %	98,3	98,4	98,5
Yield, properties (%)	4,9	5,9	4,9
Surplus ratio, %	87,4	85,5	85,7
Data per share			
Number of outstanding shares at the end of the period, millic	163,1	164,5	164,5
Average number of outstanding shares, million	164,2	164,5	164,5
Profit from property management, SEK	1,32	0,94	1,34
Net Profit/Loss for the period, SEK	4,56	1,41	2,13
Equity per share, SEK	34,9	29,1	29,5
NAV per share, SEK	37,6	31,0	31,7

	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Financial key metrics			
NAV, SEKm	6 132	5 093	5 210
Equity ratio, %	42,2	53,1	47,5
Return on equity, %	14,2	6,0	7,4
Interest-bearing net debt, SEKm	6 407	3 071	4 484
Loan to value, net (LTV), %	51,3	38,1	46,6
Average closing interest rate, %	4,2	4,1	4,0
Loan maturity, years	4,4	2,8	2,7
Average fixed interest rate term, years	2,4	2,8	2,5
Interest coverage ratio, multiple	2,3	2,5	2,4
EPRA key metrics			
EPRA vacancy ratio, %	2,4	1,7	1,4
EPRA LTV, %	51,4	36,7	46,4
EPRA EPS, SEK per share	1,3	0,8	1,3
Net reinstatement value (EPRA NRV), SEKm	6 132	5 093	5 210
Net tangible assets (EPRA NTA), SEKm	5 680	4 763	4 880
Net disposal value (EPRA NDV), SEKm	5 520	4 606	4 688

Alternative performance measures & definitions

According to these guidelines, an alternative performance measure is a financial measure of historical or future earnings development, financial position, financial results or cash flows that is not defined or specified in applicable rules for financial reporting (IFRS and the Swedish Annual Accounts Act).

Property related

Investment properties excluding projects, SEK m	Fair value of investment properties excluding values relating to project properties at the end of the period.
Investment properties, SEK per m ²	Fair value of investment properties at the end of the period in relation to lettable area.
Rental value, SEK m (excl. project properties)	Contracted rent at the end of the period plus estimated market rent for vacant premises.
Rental value, SEK m per m ² (excl. project properties)	Contracted rent at the end of the period plus estimated market rent for vacant premises in relation to lettable area.
Average remaining contract period, years	Remaining total contract value in relation to total annual rent.
Net lettings, SEK m	Rental contracts entered into during the period, including renegotiated existing contracts, minus terminated annual rent.
Occupancy rate, economic, %	Contracted rent for rental contracts in effect at the end of the period in relation to rental value.
Occupancy rate, by area, %	Let area in relation to lettable area.
Yield, properties, %	Estimated net operating income on an annual basis (net operating income for the period extrapolated to a full year) in relation to the fair value of properties excluding project properties at the end of the period.
Surplus ratio, %	Net operating income in relation to rental income for the period.

Share related

Average number of shares during the period before dilution, million	Number of shares at the beginning of the period, adjusted for the number of shares issued during the period weighted by the number of days the shares have been outstanding, in relation to the total number of days during the period.
Profit from property management per share, SEK	Profit from property management attributable to the Parent Company's shareholders in relation to the average number of shares during the period.
Earnings per share for the period, SEK	Earnings for the period attributable to the Parent Company's shareholders in relation to the average number of shares during the period.
Equity per share, SEK	Equity attributable to the Parent Company's shareholders in relation to the number of shares at the end of the period.
Long-term net asset value per share, SEK	Long-term net asset value relative to the number of shares excluding preference shares at the end of the period. Preference shares were withdrawn during Q2 2024.

Financial		EPRA performance indicators	
Long-term net asset value, SEK m	Equity attributable to the Parent Company's shareholders with add-back of interest rate derivatives, deferred tax and goodwill. The definition is in line with definitions provided by EPRA.	EPRA Vacancy Rate	Estimated market rent for vacant premises divided by the annualised rental value of the entire property portfolio, excluding properties classified as project projects.
Equity/assets ratio, %	Equity in relation to total assets at the end of the period.	EPRA LTV – Loan to Value	Interest-bearing liabilities minus cash and cash equivalents. Negative working capital increases interest-bearing liabilities, whereas positive working capital is added to the value of investment properties.
Average equity	Average of equity at the beginning of the period and equity at the end of the period.	EPRA EPS – Earnings per Share	Profit from property management less nominal tax, divided by the average number of shares. Current tax has been calculated taking into account tax-deductible depreciation and other factors. For quarters 1–3, current tax is calculated based on a preliminary tax calculation without taking into account Group contributions, interest equalisation or other appropriations. For Q4, the actual current tax is used.
Return on equity, %	Net profit in relation to average equity for the period.	EPRA NRV – Net Reinstatement Value	Recognised equity with reversal of declared but not paid dividend, book value of derivatives, goodwill relating to deferred tax and nominal deferred tax.
Interest-bearing net debt, SEK m	Interest-bearing liabilities minus cash and cash equivalents.	EPRA NTA – Net Tangible Assets	Reported equity with reversal of the book value of derivatives and goodwill, adjusted for the fair value of deferred tax rather than nominal deferred tax.
Loan-to-value ratio, net, %	Interest-bearing liabilities minus cash and cash equivalents in relation to the total fair value of properties at the end of the period.	EPRA NDV – Net Disposal Value	Recognised equity with reversal of declared but not paid dividends and book value of goodwill.
Loan-to-value ratio, gross, %	Interest-bearing liabilities in relation to the total fair value of properties at the end of the period.		
Average interest at the end of the period, %	Weighted interest on interest-bearing liabilities taking into account interest rate derivatives on the balance sheet date.		
Interest coverage ratio, times	Profit from property management with add-back of net financial items in relation to net financial items for the period (rolling 12 months).		
Net operating income	Rental income less operating and maintenance costs.		
Items affecting comparability	Material non-recurring items not attributable to the Group's ordinary activities.		

Derivation of property-related key metrics		2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Investment properties, SEKm		12 501	8 066	9 631
Project properties, SEKm	-	-809	-694	-1 072
Investment properties, excluding projects, SEKm	=	11 691	7 372	8 559
Investment properties, SEKm		12 501	8 066	9 631
Letting area, 000 m ²	/	520	374	436
Investment properties, SEK/sq.m.	=	24 054	21 561	22 077
Contracted rent, SEKm		776	509	599
Assessed market rent vacant areas, SEKm	+	19	9	9
Rental value, SEKm (excl. project properties)	=	795	518	608
Rental value, SEKm		795	518	608
Letting area, excluding project properties, 000 m ²	/	491	333	384
Rental value, SEK/m² (excl. project properties)	=	1 621	1 552	1 585
Remaining total contract value, SEKm		6 246	3 947	4 707
Annual rent, SEKm	/	776	509	599
Average remaining term, years	=	8,0	7,8	7,9
Entered leases during the period (incl renegotiated), SEKm		46	56	71
Terminated leases during the period, SEKm	-	-13	5	6
Net lettings, SEKm	=	33	50	65
Contracted rent by the end of the period, SEKm		776	509	599
Rental value, SEKm	/	795	518	608
Occupancy rate, economic, %	=	97,6%	98,3%	98,6%
Leased areas, 000 m ²		482	328	378
Letting area, excluding project properties, 000 m ²	/	491	333	384
Occupancy rate, by area, %	=	98,3%	98,4%	98,5%
Rental income, SEKm		546	388	539
Property Costs, SEKm	-	-116	-86	-118
Net operating income, SEKm	=	429	303	421
Net operating income annual basis, SEKm		572	435	421
Investment properties, excluding project properties, SEKm	/	11 691	7 372	8 559
Yield, properties (%)	=	4,9%	5,9%	4,9%
Net operating income, SEKm		429	303	421
Rental income, SEKm	/	491	354	492
Surplus ratio, %	=	87,4%	85,5%	85,7%

Derivation of financial key metrics		2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
Profit from property management attributable to Parent Company shareholders, SEKm		217	154	221
Average number of outstanding shares, million	/	164,2	164,5	164,5
Profit from property management per share, SEK	=	1,32	0,94	1,34
Profit/loss for the period attributable to Parent Company shareholders, SEKm		749	231	350
Average number of outstanding shares, million	/	164,2	164,5	164,5
Net Profit/Loss for the period per share, SEK	=	4,56	1,41	2,13
SEKm		5 694	4 779	4 861
million	/	163,1	164,5	164,5
Equity per share, SEK	=	34,9	29,1	29,5
SEKm		5 694	4 779	4 861
Interest-rate derivatives, SEKm	-/+	-91	19	2
on goodwill, SEKm	-	-174	-174	-174
Deferred tax, SEKm	+	703	468	521
NAV, SEKm	=	6 132	5 093	5 210
NAV, SEKm		6 132	5 093	5 210
Number of outstanding shares excluding debenture shares at the end of the period, million	/	163,1	164,5	164,5
NAV per share, SEK	=	37,6	31,0	31,7
Equity, SEKm		5 700	4 779	4 867
Total assets, SEKm	/	13 513	9 006	10 237
Equity ratio, %	=	42,2%	53,1%	47,5%
Net profit, SEKm		749	283	350
Average equity, SEKm	/	5 283	4 677	4 721
Return on equity, %	=	14,2%	6,0%	7,4%
Interest-bearing debt, SEKm		6 823	3 601	4 646
Cash and cash equivalents and deposits, SEKm	-	417	530	162
Interest-bearing net debt, SEKm	=	6 407	3 071	4 484
Interest-bearing net debt, SEKm		6 407	3 071	4 484
Investment properties, SEKm	/	12 501	8 066	9 631
Loan to value, net (LTV), %	=	51,3%	38,1%	46,6%
Profit from property management R12, SEKm		282	201	221
One-off items, SEKm	+	0	0	0
Finance net, SEKm	+	215	142	153
Net interest expenses, SEKm	/	215	138	153
Interest coverage ratio, multiple	=	2,3	2,5	2,4

Derivation of EPRA key performance measures	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
EPRA vacancy ratio			
Assessed market rent vacant areas, SEKm	19	9	9
Rental value, SEKm	/ 795	518	608
EPRA vacancy ratio, %	= 2,4%	1,7%	1,4%
EPRA LTV (loan to value)			
Interest-bearing debt, SEKm	6 823	3 601	4 646
Working capital, net (if liabilities greater than receivables), SEKm	+ 18	0	0
Cash and cash equivalents and deposits, SEKm	- -417	-530	-162
Net liabilities, SEKm	= 6 425	3 071	4 484
Investment properties, SEKm	12 501	8 066	9 631
Working capital, net (if receivables greater than liabilities), SEKm	+ 0	311	23
Total assets, SEKm	= 12 501	8 377	9 654
EPRA LTV, %	= 51,4%	36,7%	46,4%

Derivation of EPRA key performance measures	2026 Jan-Sep	2025 Jan-Sep	2025 Jan-Dec
EPRA EPS, SEK			
Profit from property management, SEKm			
Income before tax, SEKm	918	297	467
Reversed:			
Change in values on properties, SEKm	-/+ -609	-147	-234
Changes in value on goodwill, SEKm	+ 0	0	0
Change in values on derivatives, SEKm	-/+ -91	4	-13
Profit from property management, SEKm	= 217	154	221
EPRA Earnings (Income from property management after tax)			
Profit from property management, SEKm	217	154	221
Current tax on income from property management, SEKm	- 0	-15	-2
EPRA Earnings, SEKm	= 217	139	219
Average number of outstanding shares, million	/ 164,2	164,5	164,5
EPRA EPS, SEK per share	= 1,3	0,8	1,3
Net asset value			
SEKm	5 694	4 779	4 861
Reversed:			
Derivatives according to the balance sheet, SEKm	-/+ -91	19	2
Goodwill attributable to deferred tax, SEKm	- -174	-174	-174
Deferred tax according to the balance sheet, SEKm	+ 703	468	521
Net reinstatement value (EPRA NRV), SEKm	= 6 132	5 093	5 210
Deduction:			
Estimated fair value, deferred tax, SEKm	- -452	-330	-330
Net tangible assets (EPRA NTA), SEKm	= 5 680	4 763	4 880
Derivatives according to above, SEKm	-/+ 91	-19	-2
Deferred tax, SEKm	- -251	-138	-190
Net disposal value (EPRA NDV), SEKm	= 5 520	4 606	4 688



Financial calendar

Year-end report 2026	19 February 2027
Annual Report and Sustainability Report 2026	March 2027
Q1 interim report 2027	23 April 2027
Annual General Meeting 2027	28 April 2027
Q2 interim report 2027	9 July 2027
Q3 Interim report 2027	22 October 2027

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