

INTERIM REPORT

neobo

Q3

JANUARY–SEPTEMBER 2025

JANUARY–SEPTEMBER 2025

- Rental income increased to SEK 702 m (680). For the like-for-like portfolio, rental income increased by 4.2 percent.
- Net operating income increased to SEK 395 m (363). For the like-for-like portfolio, net operating income increased by 9.5 percent due to higher rental income and lower property management costs.
- Profit from property management increased by 31.8 percent to SEK 161 m (122) despite the absence of net operating income from seven properties that were divested during the preceding year.
- The property portfolio's value at the end of the period amounted to SEK 13,873 m (13,701) and change in value of the properties amounted to SEK 14 m (-238) for the period.
- Net profit for the period totaled SEK 61 m (-211).
- The net asset value amounted to SEK 45.78 per share (44.68).

JULY–SEPTEMBER 2025

- Rental income increased to SEK 236 m (227) as a result of annual rent increases and rent increases for renovated apartments.
- Net operating income increased to SEK 135 m (133), attributable to higher rental income, which was offset somewhat by increased property management costs during the quarter.
- Profit from property management for the third quarter increased to SEK 59 m (55) as a result of higher net operating income and reduced central administration costs, despite the loss of net operating income from seven properties that were divested during the preceding year.

SIGNIFICANT EVENTS DURING AND AFTER THE THIRD QUARTER

- In July, building rights on part of the Träkolet 16 property in Sollentuna were divested at a sale price of SEK 19.5 m. Closing will take place after the property subdivision gains legal force.
- Two loan agreements totaling SEK 1,972 m were extended during the quarter. Both of the refinanced loans have significantly lower margins than the average margin for Neobo's loan agreements.
- In September, the largely vacant Rapphönan 16 commercial property in Karlskoga was divested and transferred at a sale price of SEK 9 m.
- The management team was expanded with Head of Real Estate Andreas Wik, Head of Transactions Ali Ali, and Head of Treasury Daniel Bonn Rosén.
- In October, the Gånsta 2:2 property in Enköping was divested and transferred at a sale price of SEK 130 m.
- The Board of Directors of Neobo Fastigheter AB (publ) decided today to exercise its authorization from the Annual General Meeting on April 24, 2025 to repurchase own shares for a maximum amount of SEK 50 m.

Summary ¹⁾	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
Rental income, SEK m	236	227	702	680	930	908
Net operating income, SEK m	135	133	395	363	505	473
Change in value of investment properties, SEK m	3	-18	14	-238	-44	-296
Profit from property management, SEK m	59	55	161	122	191	152
Profit from property management, SEK/share	0.41	0.38	1.11	0.84	1.32	1.05
Net profit/loss for the period, SEK m	62	-101	61	-211	79	-193
Net profit/loss for the period, SEK/share, before dilution	0.43	-0.69	0.42	-1.45	0.54	-1.33
Market value of properties, SEK m	13,873	13,696	13,873	13,696	13,873	13,701
Market value, SEK/sq. m.	19,870	19,565	19,870	19,565	19,870	19,574
Loan-to-value ratio, %	50.4	50.8	50.4	50.8	50.4	50.9
Interest coverage ratio, multiple	1.9	1.9	1.9	1.7	1.8	1.6
EPRA NRV, net asset value, SEK/share	45.78	44.89	45.78	44.89	45.78	44.68
Economic occupancy rate, %	93.1	92.8	93.1	92.8	93.1	92.8
Surplus ratio, %	57	59	56	53	54	52
Return on equity, %	1.0	-1.6	1.0	-3.3	1.3	-3.1

¹⁾ For the complete table of key metrics, see pages 21–23 and for definitions of key metrics see page 20.

Profit from property management

+32%

Net operating income, LFL

+10%

Interest coverage ratio, LTM

1.8x

Loan-to-value ratio

50.4%

Profit from property management improved by 32 percent

Our operations are continuing to develop positively in all areas. Profit from property management improved by 32 percent to SEK 161 m (122) despite the divestment of seven properties in the preceding year.

At the same time, we have strengthened our management team with Head of Real Estate Andreas Wik, Head of Transactions Ali Ali and Head of Treasury Daniel Bonn Rosén – experts in value-generating property management, project development, transactions and financing – to continue developing Neobo and create value for our customers and shareholders.

VALUE-CREATING REFINEMENT

Since year-end, we have invested SEK 167 m (101) in value-creation measures that have increased our net operating income and refined our properties. This includes our renovation of 73 apartments, implementation of a tenant adaptation for the Swedish Prison and Probation Service, and investment in a number of sustainability measures that have brought us a step closer to achieving our long-term sustainability targets.

The increase in net operating income has led to positive unrealized value changes of SEK 14 m (-244) in the property portfolio, despite the average yield requirement used in the valuations having increased slightly during the quarter.

LOWEST VACANCY RATE IN OUR HISTORY

Our commercial vacancy rate decreased sharply by 4.1 percentage points during the quarter. This is attributable to the fact that the six-year rental contract with the Swedish Prison and Probation Service is now in effect, that an almost entirely vacant property in Karlskoga has been divested, and that we successfully leased some larger premises that had stood empty for some time.

Meanwhile, our residential vacancy rate increased slightly, which is attributable to factors such as a higher pace of renovation. We are continuing to work hard to increase the occupancy rate in our portfolio, and all together we are reporting the lowest total vacancy

rate since we were founded. As of October 1, Neobo's vacancy rate is 6.9 percent, compared to 8.0 percent when the company began.

INCREASED TRANSACTION PACE

We continue to optimize our property portfolio, and since the summer we have divested two non-cash-flow-generating properties: a development right in Sollentuna and a largely vacant commercial property in Karlskoga as well as a residential property in Enköping. The later property was acquired by a tenant-owner association that our tenants had formed. All three of these transactions were concluded at sale prices that were in line with the most recent external valuations.

The total transaction volume in Sweden increased by 38 percent year-on-year. Combined with renewed activity in the market for converting rental apartments into owner-occupied units, this is creating exciting business opportunities for us.

“All together we are reporting the lowest total vacancy rate since we were founded. As of October 1, Neobo's vacancy rate is 6.9 percent, compared to 8.0 percent when the company began.”

REFINANCING IN AN IMPROVED FINANCING ENVIRONMENT

The global situation continues to be marked by turbulence, and in September the Swedish Central Bank announced a cut of its policy rate to 1.75 percent as a response to the slowing pace of inflation and signs of flagging economic activity.

During the third quarter, we refinanced and extended bank loans for nearly SEK 2 billion at significantly lower margins than the average margins in our loan agreements. This is a sign of strength for Neobo and a clear indication that the financing market has continued to improve over the year.



FOCUS ON SHAREHOLDERS

Our key mission is to create value for our shareholders, and today the Board of Neobo has therefore decided to utilize its authorization from the Annual General Meeting to repurchase shares. Under prevailing market conditions, and in combination with continued value-creating investments in the property portfolio, this is deemed to be favorable and help us to achieve the best possible total yield for our shareholders.

Stockholm, October 22, 2025

Ylva Sarby Westman, CEO



Homes for everyone

Strategic focus and targets

VISION

We create attractive and sustainable living environments where people can thrive and feel secure

STRATEGY

- Long-term ownership, management and refinement of residential properties with stable cash flows in order to generate an attractive total yield.
- Sustainability activities are an integrated part of all of our operations and are continuously adapted to meet the requirements of stakeholders and future legislation.
- A local property management organization that works closely with the customer with a focus on leasing and value-creating refinement.
- A geographically well-diversified property portfolio in municipalities with long-term demand for residential properties.

BUSINESS MODEL



FINANCIAL TARGETS

Return on equity over time to exceed	10%
The loan-to-value ratio shall not exceed	65%
Interest coverage ratio (LTM) shall exceed	1.5x

SELECTED SUSTAINABILITY TARGETS

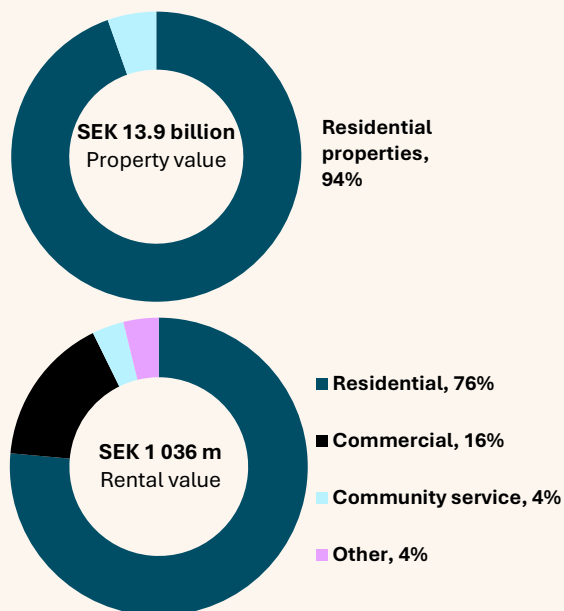
Reduced GHG emissions by 2030, Scope 1 and 2	-50%
Reduced energy use by 2030	-20%
Tenant turnover by year, 2030	<20%
Employee commitment (eNPS), 2030	>20

Property portfolio

Neobo owns, manages and refines residential properties in 39 municipalities in Sweden. The portfolio consists of 259 properties with a total leasable area of 700,000 sq. m. Residential properties account for 94 percent of the properties, with 8,300 rental apartments. The remainder mainly consist of community service properties.

In July, a building right relating to part of the Träkolet 16 property in Sollentuna was divested at an underlying property value of SEK 19.5 m. The sale price slightly exceeded the most recent external valuation of the development right, and closing will take place after the property subdivision gains legal force. In September, a largely vacant commercial property in Karlskoga was divested and transferred at a sale price of SEK 9 m, consistent with the most recent external valuation.

The property management organization is divided into three regions – North, Central and South – to ensure a local presence in proximity to our tenants. Customer-centric property management supports a high occupancy rate and is a prerequisite to conduct active and value-creating property management.

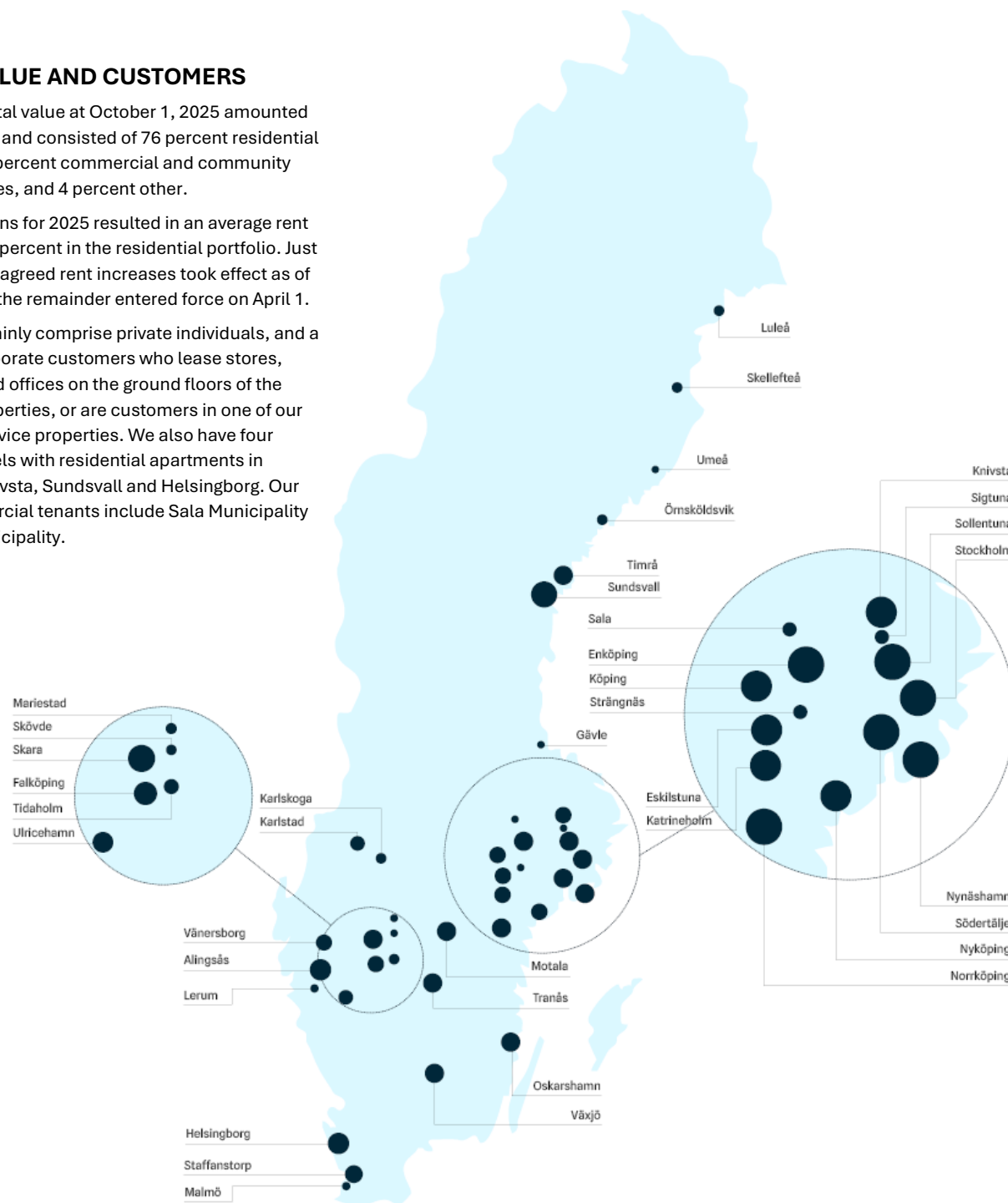


RENTAL VALUE AND CUSTOMERS

The annual rental value at October 1, 2025 amounted to SEK 1,036 m and consisted of 76 percent residential properties, 20 percent commercial and community service premises, and 4 percent other.

Rent negotiations for 2025 resulted in an average rent increase of 4.8 percent in the residential portfolio. Just over half of the agreed rent increases took effect as of January 1, and the remainder entered force on April 1.

Our tenants mainly comprise private individuals, and a number of corporate customers who lease stores, restaurants and offices on the ground floors of the residential properties, or are customers in one of our community service properties. We also have four apartment hotels with residential apartments in Sollentuna, Knivsta, Sundsvall and Helsingborg. Our largest commercial tenants include Sala Municipality and Timrå Municipality.

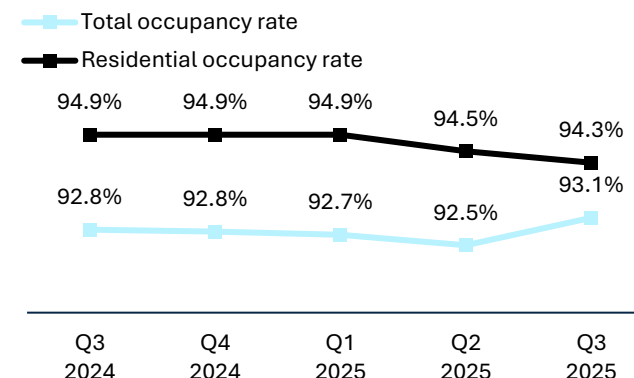


ECONOMIC OCCUPANCY RATE

The economic occupancy rate in the residential portfolio decreased to 94.3 percent during the period. The residential vacancy rate includes all apartments that stand empty, meaning also apartments that have been leased but have not yet been occupied, as well as apartments that are undergoing renovation or have been vacated while awaiting renovation.

The economic occupancy rate for our commercial premises increased sharply to 90.2 percent. This is attributable to the fact that the six-year rental contract with the Swedish Prison and Probation Service went into effect on September 1, that an almost entirely vacant property in Karlskoga has been divested, and the successful leasing of some large premises that had been unoccupied for an extended period.

Overall, the occupancy rate in Neobo totals 93.1 percent, which is the highest level since the company was founded.



SEGMENTS

Starting on January 1, 2025 the two former segments – North Region and South Region – have been divided into three segments: North Region, Central Region and South Region. The reorganization was carried out to ensure customer-centric property management with a focus on long-term value creation and to reflect how management monitors the operations since the start of the year. All comparative figures for earlier periods have been restated to reflect the new segment division.

	Total Neobo		North Region		Central Region		South Region	
January–September	2025	2024	2025	2024	2025	2024	2025	2024
Rental income, SEK m	702	680	178	182	316	304	209	195
Net operating income, SEK m	395	363	99	92	179	166	117	105
Surplus ratio, %	56	53	56	51	57	55	56	54
On the balance sheet date	Sep 30, 2025	Sep 30, 2024	Sep 30, 2025	Sep 30, 2024	Sep 30, 2025	Sep 30, 2024	Sep 30, 2025	Sep 30, 2024
Market value of properties, SEK m	13,873	13,696	3,637	3,647	6,334	6,233	3,902	3,816
Market value, SEK/sq. m.	19,870	19,565	21,448	21,501	19,974	19,561	18,449	18,020
Number of properties	259	260	82	82	85	86	92	92
Number of apartments	8,312	8,309	1,951	1,949	3,758	3,758	2,603	2,602
Floor area, thousand sq. m.	698	700	170	170	317	319	212	212
By earnings capacity	Oct 1, 2025	Oct 1, 2024	Oct 1, 2025	Oct 1, 2024	Oct 1, 2025	Oct 1, 2024	Oct 1, 2025	Oct 1, 2024
Rental value, SEK m	1,036	994	259	258	477	450	300	286
Rental value, SEK/sq. m.	1,498	1,420	1,588	1,521	1,504	1,413	1,420	1,349
Occupancy rate, %	93	93	90	91	93	93	95	94

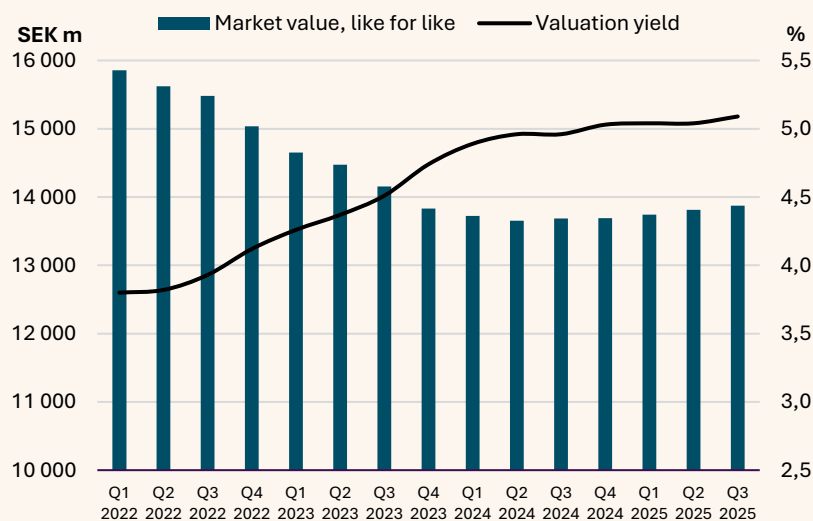
PROPERTY VALUATION

At the end of the period, the property portfolio was valued at SEK 13,873 m (13,701). The assessments are confirmed every quarter by independent, external and authorized property assessors. All property values have been assessed in accordance with IFRS 13 Level 3 and are based on the specific rental and market situation of the properties. The valuations are conducted using analyses of future cash flows, taking current contracts, rental levels, operating and maintenance costs, the properties' investment requirements and the market's yield requirement into account.

The yield requirements in the assessments are individual for the property and are based on comparative transactions as well as the locations, condition and market positions of the properties. At the end of the period, the average weighted yield requirement for all properties in the portfolio was 5.1 percent (5.0).

The property value includes SEK 95 m (98) for building rights that were valued by applying the location-price method, which means that the value was assessed on the basis of comparisons of prices for similar building rights. Accordingly, fair value was measured according to IFRS 13, Level 3.

VALUE GROWTH IN THE LIKE-FOR-LIKE PORTFOLIO



CHANGE IN PROPERTY VALUES

The unrealized change in value during the interim period amounted to SEK 14 m (-244), corresponding to an increase in value of 0.1 percent (-1.5). The increase in value is attributable primarily to higher levels of assessed future rental income and investments being made in the portfolio to increase net operating income. During the period, SEK 167 m (101) was invested in existing properties.

	Region North	Region Central	Region South	Total Neobo		
	2025 Jan-Sep	2025 Jan-Sep	2025 Jan-Sep	2025 Jan-Sep	2024 Jan-Sep	2024 Jan-Dec
Amounts in SEK m						
Fair value, opening balance	3,656	6,165	3,880	13,701	14,018	14,018
Acquisitions	0	0	0	0	0	0
Investments	44	93	30	167	101	164
Divestments	0	-9	0	-9	-180	-180
Unrealized change in value	-63	85	-8	14	-244	-301
Reclassifications	0	0	0	0	0	0
Fair value, closing balance	3,637	6,334	3,902	13,873	13,696	13,701

SENSITIVITY ANALYSIS

The property valuations were performed according to generally accepted principles based on market-aligned assumptions and assessments. The table below presents the effect on the market value of the investment properties in conjunction with changes to individual parameters. There may be an interconnection between the parameters and they rarely move in isolation. Shifts in one or more parameters in reality are likely to result in a greater or lesser value impact in relation to the sensitivity analysis presented below.

	Change in assumption	Value impact, SEK m	Value impact, %
Rental value	+/-5%	+/-1,012	+/-7
Operating and maintenance costs	+/-5%	-336/+337	+/-2
Yield requirement	+/-0.5 percentage point	-1,200/+1,490	-9/+11
Cost of capital	+/-1% percentage point	-987/+1,088	-7/+8
Long-term vacancy rate	+/-2% percentage points	-350/+256	-3/+2

SENSITIVITY ANALYSIS, CHANGE IN VALUE

The table below illustrates how changes in the market value of investment properties, not taking into account deferred tax, impact earnings and the relevant key metrics.

	Change in the market value of properties	Impact	Impact, %
Earnings	+/-10%	+/-1,387	+/-2,284
Equity	+/-10%	+/-1,387	+/-22
Loan-to-value ratio	+/-10%	-5% percentage points/+6% percentage points	-9/+11

Current earnings capacity

The current earnings capacity on a 12-month basis, based on Neobo's property portfolio at each date.

Current earnings capacity is not a forecast of the coming 12 months; it is an instantaneous impression intended to illustrate annualized income and expenses based on the property portfolio, financial expenses, capital structure and organization at each respective point in time.

The current earnings capacity does not include an assessment of the future trends in rents, vacancy rate, property management costs, interest rates, changes in value, purchases or sales of properties nor other parameters. The Group's earnings capacity does not include the earnings effect of unrealized and realized changes in value.

BASIS FOR CALCULATING EARNINGS CAPACITY

The current earnings capacity has been based on annualized contractual rental income, including supplements and other property-related income based on rental contracts that enter force on each date. Agreed rent increases applicable on each date are included and all vacancies, including temporary vacancies, have been indexed on an annualized basis.

Property management costs consist of budgeted costs for a normal year and include operating and maintenance costs as well as property administration. Property tax has been calculated on the basis of the current tax assessment value of the properties on each date.

Central administration expenses are based on budgeted costs for a normal year.

Net financial items are defined as interest costs, which have been calculated by applying, on top of Neobo's indebtedness, the contractual financing terms and conditions subject to the variable market conditions applying as on each date, including the effects of derivatives. Any interest income on cash and cash equivalents and non-recurring costs have not been taken into account.

NEOBO'S EARNINGS CAPACITY

Amounts in SEK m	Oct 1, 2025	Jul 1, 2025	Apr 1, 2025	Jan 1, 2025	Oct 1, 2024
Rental value	1,036	1,038	1,036	1,017	994
Vacancy	-72	-78	-76	-73	-71
Rental income	965	960	961	944	923
Property management costs	-397	-402	-402	-402	-393
Property tax	-22	-23	-23	-23	-24
Net operating income	545	536	537	520	506
Central administration	-62	-62	-62	-62	-60
Net financial items	-239	-240	-247	-227	-232
Profit from property management	244	234	228	230	213



Minerva 8, Sundsvall

Sustainability

We wish to contribute to a better society, with attractive and sustainable living environments where people can thrive and feel secure. Our sustainability strategy is based on the following two perspectives:

- Sustainable living environments – attractive and sustainable living environments where people can thrive and feel secure.
- Corporate social responsibility – consideration and respect for employees, tenants, investors and the society in which we operate

More information on our identified material sustainability aspects and the targets we are working toward is provided in our 2024 Sustainability Report, [Sustainability report - Neobo](#).

One key aspect of our sustainability efforts is reducing our total energy consumption. During the quarter, we strengthened our organization in order to take the next step in these activities.

NEW TECHNOLOGY ORGANIZATION IN PLACE

As a step in reducing our energy consumption and climate footprint, during the quarter we strengthened our tech organization with three operating technicians who bring new expertise in energy and operations optimization. The decision to introduce this new role was made earlier in the year in order to focus further on our efforts to achieve a 20-percent reduction in energy consumption by 2030. To achieve this long-term goal, we have also developed an Energy Roadmap that methodically guides us forward.

CONNECTED PROPERTIES

One key aspect of our work on reducing our energy consumption is connecting our properties digitally. This facilitates control and optimization remotely, and allows us to detect and monitor potential discrepancies at an early stage, in the form of alarms. This is a work in progress, and as of this writing more than half of our 258 properties are connected.

Energy efficiency and
renewable energy



Financing

Market conditions in the third quarter remained characterized by uncertainty, particularly around the global economy and the development of inflation. In September, the Swedish Central Bank announced that the policy rate had been lowered a further 0.25 percentage points to 1.75 percent as a response to the slowing pace of inflation and signs of flagging economic activity.

With a robust financial base comprising equity and secured bank financing, we are maintaining a stable financial position. This puts us in a good position to navigate the fluctuations in the market and to continue implementing our long-term strategy for value creation.

INTEREST-BEARING LIABILITIES

Neobo's borrowing is distributed across seven Nordic banks using mortgage deeds as underlying collateral.

Two loan agreements totaling SEK 1,972 m were extended during the quarter. Both of the refinanced loans have significantly lower margins than the average margin for Neobo's loan agreements.

Interest-bearing liabilities in the Group amounted to SEK 7,100 m (7,115) at the end of the period. The loan-to-value ratio was 50.4 percent (50.9) and the average loan-to-maturity was 2.5 years (2.8). The average fixed rate period was 2.5 years (2.4) on September 30 and the hedge ratio was 83 percent (76).

At the end of the period, the average interest rate, including derivative instruments, was 3.4 percent (3.3).

DERIVATIVE INSTRUMENTS

Neobo strives to minimize the impact on its cash flow from sudden and unforeseen changes in market rates. Interest rate derivatives are used to manage interest rate risk.

At the end of the period, the aggregated nominal value of active interest rate derivatives was SEK 5,882 m (5,409) with maturities of between one and six years.

In accordance with the accounting rules in IFRS 9, derivatives are recognized at market value. If the agreed interest rate deviates from the market interest rate, a surplus or deficit value arises for the interest rate derivatives, and this non-cash change in value is recognized in profit or loss as long as the underlying derivative is not realized prematurely. At the end of the period, interest rate derivatives had a fair value of SEK -8 m (63).

Remaining maturity, years	Debt maturity		Fixed interest term		Interest rate derivatives	
	Liability, SEK m	Percentage, %	Liability, SEK m	Percentage, %	Nominal amount, SEK m	Average interest, %
0-1	1,938	27	1,893	27	1,820	0.65
1-2	3,822	54	1,362	19	1,362	1.96
2-3	1,239	17	922	13	500	2.32
3-4	0	0	1,823	26	1,100	2.53
4-5	0	0	900	13	900	2.54
5-	101	1	200	3	200	2.74
Total	7,100	100	7,100	100	5,882	1.81

Interest rate derivatives, future start			
Start	Maturity	Nominal amount, SEK m	Interest rate, %
2026-08	2028-09	422	2.20
2026-08	2029-03	382	2.26
2026-08	2029-09	342	2.31

Condensed consolidated income statement

Amounts in SEK m	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
Rental income	236	227	702	680	930	908
Operating costs	-64	-66	-212	-223	-291	-302
Maintenance	-15	-11	-32	-29	-46	-43
Property administration	-17	-12	-46	-49	-65	-68
Property tax	-6	-5	-17	-17	-23	-23
Property management costs	-101	-93	-307	-318	-425	-435
Net operating income	135	133	395	363	505	473
Central administration	-13	-17	-49	-55	-69	-75
Profit before financial items	122	116	346	308	436	398
Net financial items	-63	-62	-185	-185	-246	-246
Profit from property management	59	55	161	122	191	152
Change in values on properties	3	-18	14	-238	-44	-296
Change in value of financial instruments	25	-137	-72	-164	-16	-108
Profit/loss before tax	87	-100	103	-279	132	-251
Current tax	-7	-6	-15	-16	-18	-19
Deferred tax	-18	6	-27	85	-35	77
Net profit/loss for the period	62	-101	61	-211	79	-193
Average number of shares before dilution	145,400,737	145,400,737	145,400,737	145,400,737	145,400,737	145,400,737
Average number of shares after dilution*	145,625,732	145,730,364	145,625,237	145,659,505	145,652,667	145,675,498
Earnings per share before dilution, SEK	0.43	-0.69	0.42	-1.45	0.54	-1.33
Earnings per share after dilution, SEK	0.43	-0.69	0.42	-1.45	0.54	-1.32

* For further information, refer to "Related-party transactions" under Other information on page 17.

Consolidated statement of comprehensive income

Amounts in SEK m	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
Net profit/loss for the period	62	-101	61	-211	79	-193
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period	62	-101	61	-211	79	-193

The net profit/loss for the period and total comprehensive income for the period are in their entirety attributable to Parent Company shareholders.

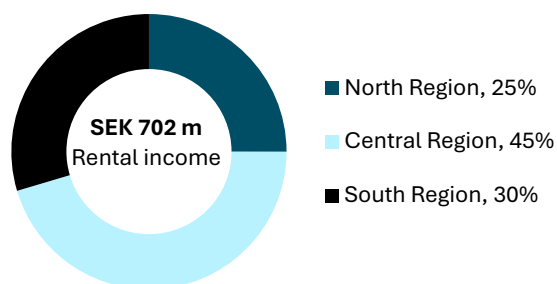
Comments on the consolidated income statement

NET OPERATING INCOME

Net operating income increased by SEK 32 m to SEK 395 m (363) as a result of both higher rental income and lower property management costs, despite the loss of net operating income from properties that had been divested. For the like-for-like portfolio, net operating income increased by 9.5 percent.

RENTAL INCOME

Rental income increased to SEK 702 m (680) during the period, which was a net effect of higher income in the like-for-like portfolio and the loss of income from seven properties that were divested the preceding year. The like-for-like portfolio showed an increase in rental income of 4.2 percent. The increase in income is due to the annual rent increases, which in the residential portfolio averaged 4.8 percent, and rent increases as a result of apartment renovations.



PROPERTY MANAGEMENT COSTS

Total property management costs decreased by SEK 10 m to SEK -307 m (-318) year-on-year. The decrease was attributable to cost-saving measures in property operation and energy, as well as a milder winter compared to the preceding year. Maintenance costs increased slightly over the year-earlier period, while property administration costs excluding items affecting comparability of SEK 3 m are on a par with the preceding year.

PROFIT FROM PROPERTY MANAGEMENT

Profit from property management for the interim period increased 31.8 percent to SEK 161 m (122) despite the loss of net operating income from seven properties that had been divested the preceding year.

CENTRAL ADMINISTRATION

Central administration costs amounted to SEK -49 m (-55). Excluding items affecting comparability of SEK 10 m in the preceding year, central administration costs increased SEK 4 m as a result of the operation now being fully established and the entire organization now being in place.

NET FINANCIAL ITEMS

Net financial items amounted to SEK -185 m (-185) during the period and the average interest rate was 3.4 percent (3.3) at the end of the period, in line with the preceding year.

NET PROFIT/LOSS FOR THE PERIOD

Net profit for the period amounted to SEK 61 m (-211).

CHANGES IN VALUE

Changes in value of the properties for the period amounted to SEK 14 m (-238). The change in value was attributable primarily to the implementation of investments to increase net operating income in the portfolio.

Changes in value of financial instruments amounted to SEK -72 m (-164), driven by falling market interest rates.

TAX

Reported tax during the period amounted to SEK -43 m (68), of which SEK -15 m (-16) was current tax and the remainder comprises deferred tax.

Condensed consolidated balance sheet

Amounts in SEK m	Sep 30, 2025	Sep 30, 2024	Dec 31, 2024
ASSETS			
Investment properties	13,873	13,696	13,701
Intangible assets	5	0	5
Other non-current assets	3	3	3
Derivatives	8	58	63
Total non-current assets	13,889	13,756	13,772
Derivatives	20	23	13
Other current assets	64	56	47
Cash and cash equivalents	103	114	146
Total current assets	188	193	206
Total assets	14,076	13,949	13,978
EQUITY AND LIABILITIES			
Equity	6,274	6,195	6,213
Deferred tax liabilities	374	339	347
Interest-bearing liabilities	5,162	7,010	6,267
Derivatives	36	61	13
Other non-current liabilities	2	2	2
Total non-current liabilities	5,574	7,412	6,630
Interest-bearing liabilities	1,938	75	847
Derivatives	0	12	0
Other current liabilities	290	254	288
Total current liabilities	2,228	341	1,135
Total equity and liabilities	14,076	13,949	13,978

Condensed consolidated statement of equity

Amounts in SEK m	Attributable to Parent Company shareholders			
	Share capital	Other contributed capital	Retained earnings	Total equity
Opening balance at January 1, 2024	752	5,141	512	6,405
Net profit/loss for the period			-211	-211
Closing balance at September 30, 2024	752	5,141	300	6,195
Net profit/loss for the period			18	18
Closing balance at December 31, 2024	752	5,141	319	6,213
Net profit/loss for the period			61	61
Closing balance at September 30, 2025	752	5,141	380	6,274

Comments on the consolidated balance sheet

CASH AND CASH EQUIVALENTS

Cash and cash equivalents on the balance sheet date amounted to SEK 103 m (146).

EQUITY

Consolidated equity attributable to Parent Company shareholders totaled SEK 6,274 m (6,213) at the end of the period.

DEFERRED TAX

Deferred tax is calculated based on a nominal tax rate of 20.6 percent on the difference between carrying amounts and the tax-assessment values of assets and liabilities, and taking tax loss carry forwards into account. The deferred tax liability at the end of the period was SEK 374 m (347) and was largely attributable to investment properties.

INTEREST-BEARING LIABILITIES

At the end of the period, interest-bearing liabilities amounted to SEK 7,100 m (7,115) and the loan-to-value ratio to 50.4 percent (50.9).

In order to limit the interest rate risk associated with liabilities at a floating interest rate and to increase the predictability of profit from property management, interest rate derivatives are used. The value of the derivative portfolio was SEK -8 m (63) at the end of the period. For further information, see the Financing section on page 11.

Condensed consolidated cash flow statement

Amounts in SEK m	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
Operating activities						
Net operating income	135	133	395	363	505	473
Central administration	-13	-17	-49	-55	-69	-75
Add back, depreciation	0	0	1	0	2	1
Other non-cash items	0	0	0	0	0	0
Cash flow from operating activities before interest and tax	123	116	348	308	438	399
Interest paid	-69	-132	-221	-313	-308	-401
Interest received	8	39	40	125	70	154
Income tax paid	-6	-17	-36	-75	-18	-56
Cash flow before changes in working capital	56	6	131	46	182	96
Cash flow from changes in working capital						
Increase (-)/Decrease (+) of operating receivables	-3	5	1	37	7	43
Increase (+)/Decrease (-) of operating liabilities	25	10	-1	-57	6	-49
Cash flow from operating activities	78	21	131	26	195	90
Investing activities						
Investments in existing properties	-58	-45	-166	-101	-229	-164
Acquisition of properties	0	0	0	0	0	0
Divestment of properties	9	73	9	183	9	183
Other intangible and tangible assets	-1	0	-2	0	-2	0
Cash flow from investing activities	-50	28	-159	82	-222	19
Financing activities						
Borrowings	0	20	19	20	63	65
Repayment of loans	-9	-68	-32	-213	-46	-227
Cash flow from financing activities	-9	-48	-14	-193	17	-162
Cash flow for the period	19	1	-42	-85	-10	-53
Cash and cash equivalents at the beginning of the period	84	113	146	199	114	199
Cash and cash equivalents at the end of the period	103	114	103	114	103	146

Comments on the cash flow statement

The cash flow statement was prepared using the indirect method, which means that the net operating income is adjusted for transactions that did not involve incoming or outgoing payments during the period and for any income and expenses attributable to investment or financing activity cash flows.

Cash flow from operating activities amounted to SEK 131 m. SEK 167 m was invested in existing properties during the period, of which SEK 1 m related to interest paid that has been capitalized. During the third quarter, one property was divested at a sale price of SEK 9 m. In conjunction with the divestment, loans of SEK 1 m were repaid, and net cash flow thus amounted to SEK 8 m.

During the first quarter, new loans of SEK 19 m were raised. No new loans were raised in the second and third quarters. Cash and cash equivalents on the balance sheet date amounted to SEK 103 m.

Parent Company income statement

	2025	2024	2025	2024	2024/2025	2024
Amounts in SEK m	Jul-Sep	Jul-Sep	Jan-Sep	Jan-Sep	Oct-Sep	Jan-Dec
Net sales	19	20	55	60	84	89
Personnel costs	-2	-1	-9	-7	-12	-9
Other operating expenses	-18	-25	-49	-62	-72	-85
Operating profit/loss	0	-7	-3	-9	0	-6
Profit from financial items						
Profit from participations in Group companies	0	0	0	-22	-205	-227
Interest income and similar items	0	30	32	70	51	88
Interest costs and similar items	-9	-21	-28	-47	-40	-59
Profit/loss after financial items	-9	1	1	-9	-194	-203
Appropriations	0	0	0	0	2	2
Profit/loss before tax	-9	1	1	-9	-192	-201
Tax	0	0	0	0	0	0
NET PROFIT/LOSS FOR THE PERIOD	-9	1	1	-9	-192	-201

Parent Company statement of comprehensive income

	2025	2024	2025	2024	2024/2025	2024
Amounts in SEK m	Jul-Sep	Jul-Sep	Jan-Sep	Jan-Sep	Oct-Sep	Jan-Dec
Profit/loss for the period	-9	1	1	-9	-192	-201
Other comprehensive income	-	-	-	-	-	-
Total comprehensive income for the period	-9	1	1	-9	-192	-201

Parent Company balance sheet

Amounts in SEK m	Sep 30, 2025	Sep 30, 2024	Dec 31, 2024
ASSETS			
Tangible and intangible assets	5	0	5
Financial assets	7,171	5,844	5,639
Current assets	100	634	649
Total assets	7,275	6,478	6,293
EQUITY AND LIABILITIES			
Restricted equity	756	756	756
Non-restricted equity	5,522	5,714	5,521
Total equity	6,278	6,470	6,278
Current liabilities	997	9	15
Total equity and liabilities	7,275	6,478	6,293

Comments on the Parent Company

Operations in the Parent Company Neobo Fastigheter AB (publ) consist of Group-wide functions and organization for managing the properties owned by the subsidiaries. No properties are owned directly by the Parent Company.

Income in the Parent Company amounted to SEK 55 m (60) during the period and pertained primarily to the Parent Company's invoicing to subsidiaries for services rendered. Profit before tax amounted to SEK 1 m (-9).

During the quarter, the company carried out a restructuring of internal loans that resulted in the conversion of short-term loans into shareholder contributions, and thus entailed an increase in the acquisition value of the Parent Company's shares in the subsidiaries.

Cash and cash equivalents at the end of the period amounted to SEK 96 m (101).

Other information

ACCOUNTING POLICIES

The interim report was prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. Disclosures in accordance with IAS 34 Interim Financial Reporting are contained here and elsewhere in the report. The Parent Company applies RFR 2 Accounting for legal entities and the Swedish Annual Accounts Act. The accounting policies applied correspond to what is indicated in the 2024 Annual Report.

VALUATION METHOD FOR INVESTMENT PROPERTIES

Investment properties are measured at fair value in the balance sheet. The valuation was conducted in accordance with level 3 of the IFRS valuation hierarchy.

VALUATION METHOD FOR DERIVATIVES

Derivatives are measured at fair value in the balance sheet. Using the IFRS valuation hierarchy, the fair value of derivatives was measured in accordance with level 2.

VALUATION OF RECEIVABLES AND LIABILITIES

The Group's and the Parent Company's financial receivables and liabilities are recognized at amortized cost less loss reserves or fair value through profit or loss. For financial assets and liabilities measured at amortized cost, the carrying amount is considered to be a good approximation of the fair value as the receivables and liabilities either run over a shorter period of time or, in the case of a longer period, run with a short fixed interest rate.

SEASONAL EFFECTS

Net operating income is influenced by seasonal variations in operating costs. As a general rule, costs are higher during the first and last quarters of the year, mainly caused by higher costs for heating and property upkeep.

ROUNDING DIFFERENCES

As a result of rounding, figures presented in this interim report may in certain cases not exactly add up to the total and the percentage may differ from the exact percentage.

COMPARATIVE FIGURES

Comparative figures in parentheses refer to the year-earlier period except in sections that describe financial position when the comparisons refer to the end of the preceding year.

RISKS AND UNCERTAINTIES

Neobo's operations, earnings and financial position are impacted by a number of risk factors. These are mainly related to properties, tax and financing. The company actively strives to identify and manage the risks and opportunities that are of great importance for operations. More information about Neobo's risks and management of these can be found in the 2024 Annual Report on pages 48–51.

RELATED-PARTY TRANSACTIONS

Remuneration was paid to Board members and senior executives for work performed. Apart from this remuneration, no material related-party transactions took place with any related company or private individual.

Neobo has a warrant program for the company's CEO and certain senior executives. At the balance sheet date, the warrant holders owned 630,067 warrants of series 2023/2026:1, which runs for three years.

The warrants were acquired by the holders at a price of SEK 0.79 per warrant. The price was calculated using the Black & Scholes model. Each warrant grants the holder the right to subscribe for one (1) share in the company in the period from May 1, 2026 up to and including May 25, 2026.

The warrants will become valuable when the share price exceeds the strike price of SEK 10.83. The maximum number of shares

added can be 630,067 in total, corresponding to approximately 0.4 percent of the total number of shares and votes in the company, provided that all warrants are fully subscribed and fully exercised. In that case, the increase in share capital will total a maximum of SEK 3,259,096.

When calculating earnings per share after dilution, the average number of shares is adjusted to take into account the effects of dilutive potential shares. Taking into account the warrants, the weighted average number of shares outstanding for the interim period was 145,625,237.

EVENTS AFTER THE BALANCE SHEET DATE

In October, Enköping Gånsta 2:2 was divested and transferred at a sale price of SEK 130 m, which was on a par with the most recent external valuation.

The Board of Directors of Neobo Fastigheter AB (publ) decided today to exercise its authorization from the Annual General Meeting on April 24, 2025 to repurchase own shares for a maximum amount of SEK 50 m.

This interim report was reviewed by the company's auditor.

This document is a translation of a Swedish language original report. In case of any discrepancy between the two versions, the original shall take the precedence.

SIGNING OF THE REPORT

The CEO affirms that this interim report provides a true and fair view of the company's and the Group's operations, position and earnings, and describes the significant risks and uncertainties impacting the Parent Company and the companies included in the Group.

Stockholm, October 22, 2025

Ylva Sarby Westman
Chief Executive Officer

THIS IS A TRANSLATION FROM THE SWEDISH ORIGINAL

Review report

Neobo Fastigheter AB, corporate identity number 556580-2526

INTRODUCTION

We have reviewed the condensed interim report for Neobo Fastigheter AB as at September 30, 2025 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 22 October 2025

Ernst & Young AB

Gabriel Novella

Authorized Public Accountant

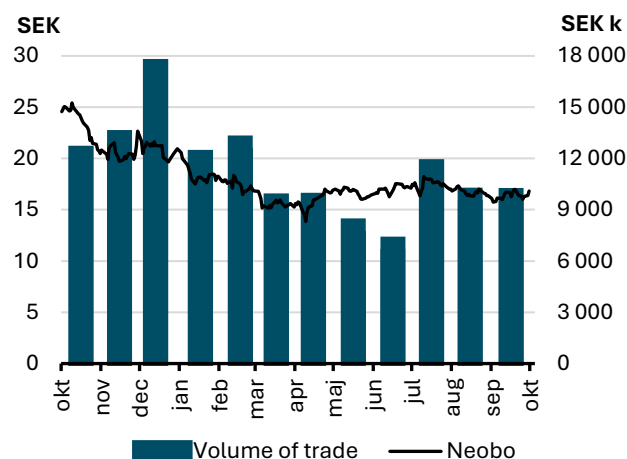
The share

Neobo's market value, meaning the value of all listed shares outstanding, totaled SEK 2,447 m on September 30, 2025. The number of shares outstanding totaled 145,400,737 and the number of known shareholders was 85,842.

TRADING AND TURNOVER

Neobo's share is listed on Nasdaq Stockholm. Share turnover over the last twelve-month period totaled 130 million shares. Turnover, meaning the number of shares sold divided by the number of shares outstanding at the balance sheet date, was 89 percent.

SHARE PRICE AND TRADING VOLUME



SHARE PRICE PERFORMANCE AND TOTAL YIELD

Neobo's share price closed at SEK 16.83 (24.76) at the end of the period. The total yield of the share over the last twelve-month period was -32 percent, compared to -23 percent for OMX Stockholm Real Estate GI.

EPRA NRV, NET ASSET VALUE

The net asset value is the accumulated capital that the company manages on behalf of its owners. On the basis of this capital, Neobo intends to create a stable return and growth at low levels of risk. Since Neobo's properties are recognized at fair value, the net asset value can be calculated on the basis of the equity in the balance sheet. However, items that do not entail any payments in the immediate future – in Neobo's case, derivatives and deferred tax liability – should be taken into account.

LARGEST SHAREHOLDERS AS OF SEPTEMBER 30, 2025

Shareholders	No. of shares	Share capital and voting rights, %
Avanza Pension	20,273,513	13.9
ICA-handlarnas Förbund	16,000,000	11.0
Martin Larsén	10,795,000	7.4
Länsförsäkringar Fonder	7,050,000	4.8
Swedbank Försäkring	4,694,678	3.2
Futur Pension	3,603,772	2.5
Y.E.T.I Holding AB	3,332,206	2.3
Handelsbanken Liv Försäkring AB	3,165,709	2.2
Handelsbanken Fonder	3,096,751	2.1
Nordnet Pensionsförsäkring	2,568,968	1.8
Total 10 largest	74,580,597	51.3
Other	70,820,140	48.7
Total	145,400,737	100.0

Net asset value at the end of the period amounted to SEK 45.78 per share (44.68). The share price at the balance sheet date thus amounted to 37 percent of the net asset value.

Calculation of EPRA NRV, net asset value	SEK m	SEK/share
Equity according to the balance sheet	6,274	43.15
Add back according to the balance sheet:		
Derivatives	8	0.06
Deferred tax	374	2.57
EPRA NRV, net asset value	6,657	45.78

OWNERSHIP STRUCTURE AS OF SEPTEMBER 30, 2025

Size	No. of shares	Capital and voting rights, %	No. of known shareholders	Proportion of known shareholders, %
1–500	5,060,466	3.5	78,288	91.2
501–1,000	2,441,213	1.7	3,252	3.8
1,001–5,000	7,038,024	4.8	3,223	3.8
5,001–10,000	3,665,322	2.5	498	0.6
10,001–20,000	4,288,276	3.0	291	0.3
20,001–	110,638,327	76.1	290	0.3
Anonymous ownership	12,269,109	8.4	0	0.0
Total	145,400,737	100	85,842	100

Source: Modular Finance AB. Compiled and processed data from Euroclear, Morningstar, the Swedish Financial Supervisory Authority, etc.

Definitions

ALTERNATIVE PERFORMANCE MEASURES

Neobo applies the European Securities and Markets Authority's (ESMA) guidelines on alternative performance measures. Under these guidelines, an alternative performance measure is defined as a financial metric on the historical or future performance of earnings, financial position, financial results or cash flows that is not defined or stated in the applicable financial reporting rules: IFRS and the Swedish Annual Accounts Act.

It has been determined that Neobo's alternative performance measures provide valuable supplementary information when assessing the company's performance. Because not all companies calculate financial performance measures in the same way, these are not always comparable with the performance measures used by other companies. Neobo is also a member of the European Public Real Estate Association (EPRA), which is why the financial key metrics EPRA EPS, EPRA NRV and EPRA vacancy rate are reported.

Number of properties

Number of properties at the end of the period.

Number of sq. m.

Total area in the property portfolio at the end of the period.

Number of shares outstanding

The number of shares outstanding at the end of the period.

Return on equity, %

Net profit/loss for the period in relation to average equity for the period.

Loan-to-value ratio, %

Interest-bearing liabilities in relation to total assets at the end of the period.

Investment yield, %

Net operating income according to earnings capacity in relation to the sum of the properties' fair value at the end of the period excluding the property value of building rights and development properties.

Net operating income, SEK

Rental income less property management costs.

Economic occupancy rate, %

Contracted annual rent at the end of the period in relation to the rental value according to earnings capacity.

EPRA EPS, SEK

Profit from property management less attributable current tax per share.

EPRA NRV, net asset value, SEK

Recognized equity attributable to shares, with the reversal of recognized deferred tax liabilities and interest rate derivatives.

EPRA vacancy rate, %

Annual rent for vacant floor area at the end of the period in relation to rental value at the end of the period.

Profit from property management, SEK

Profit before changes in value and tax.

Average number of shares

The number of shares outstanding weighted over the period.

Average interest rate, %

Weighted average contracted interest for interest-bearing liabilities at the end of the period excluding unutilized credit facilities.

Rental income, SEK

Rents for the period plus surcharges.

Items affecting comparability

Items that are not recurring and that distort comparison with other periods.

Like-for-like portfolio

Relates to properties owned for the full period and the full comparative period.

Cash flow from operating activities, SEK

Cash flow from operating activities before changes in working capital according to the cash flow statement.

Market value of properties, SEK

Fair value of the properties at the end of the period.

Interest coverage ratio, multiple

Profit from property management after reversal of net interest, excluding ground rent, which is recognized as interest expense under IFRS 16, in relation to net interest.

Equity/assets ratio, %

Equity in relation to total assets.

Surplus ratio, %

Net operating income as a percentage of rental income for the period.

Derivation of key metrics

	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
RETURN ON EQUITY ¹⁾						
Net profit/loss for the period	62	-101	61	-211	79	-193
Equity, average	6,243	6,246	6,244	6,300	6,235	6,309
Return on equity, %	1.0	-1.6	1.0	-3.3	1.3	-3.1
LOAN-TO-VALUE RATIO ¹⁾						
Total assets	14,076	13,949	14,076	13,949	14,076	13,978
Interest-bearing liabilities	7,100	7,085	7,100	7,085	7,100	7,115
Loan-to-value ratio, %	50.4	50.8	50.4	50.8	50.4	50.9
INVESTMENT YIELD ¹⁾						
Net operating income according to earnings capacity	545	506	545	506	545	520
Investment properties	13,873	13,696	13,873	13,696	13,873	13,701
Building rights	95	98	95	98	95	98
Sold properties	130	0	130	0	130	0
Property value, excl. building rights	13,648	13,598	13,648	13,598	13,648	13,603
Investment yield, %	4.0	3.7	4.0	3.7	4.0	3.8
ECONOMIC OCCUPANCY RATE ¹⁾						
Rental income according to earnings capacity	965	923	965	923	965	944
Rental value according to earnings capacity	1,036	994	1,036	994	1,036	1,017
Economic occupancy rate, %	93.1	92.8	93.1	92.8	93.1	92.8

¹⁾ Alternative performance measures, refer to definitions on page 20 for further information.

Derivation of key metrics

	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
EARNINGS PER SHARE						
Net profit/loss for the period	62	-101	61	-211	79	-193
Average number of shares before dilution	145,400,737	145,400,737	145,400,737	145,400,737	145,400,737	145,400,737
Average number of shares after dilution	145,625,732	145,730,364	145,625,237	145,659,505	145,652,667	145,675,498
Earnings, SEK/share, before dilution	0.43	-0.69	0.42	-1.45	0.54	-1.33
Earnings, SEK/share, after dilution*	0.43	-0.69	0.42	-1.45	0.54	-1.32
INTEREST COVERAGE RATIO ¹⁾						
Profit from property management	59	55	161	122	191	152
Add back, net interest income, excluding ground rent	63	62	184	184	244	244
Total	122	116	345	307	435	397
Net interest income, excluding ground rent	63	62	184	184	244	244
Interest coverage ratio, multiple	1.9	1.9	1.9	1.7	1.8	1.6
EQUITY/ASSETS RATIO ¹⁾						
Equity	6,274	6,195	6,274	6,195	6,274	6,213
Total assets	14,076	13,949	14,076	13,949	14,076	13,978
Equity/assets ratio, %	44.6	44.4	44.6	44.4	44.6	44.5
SURPLUS RATIO¹⁾						
Net operating income	135	133	395	363	505	473
Rental income	236	227	702	680	930	908
Surplus ratio, %	57	59	56	53	54	52

Derivation of EPRA key metrics

	2025 Jul-Sep	2024 Jul-Sep	2025 Jan-Sep	2024 Jan-Sep	2024/2025 Oct-Sep	2024 Jan-Dec
EPRA EPS ¹⁾						
Profit from property management	59	55	161	122	191	152
Current tax	-7	-6	-15	-16	-18	-19
Tax attributable to EPRA adjustments	0	0	0	0	1	1
Add back of items affecting comparability ²⁾	0	6	0	14	2	16
Tax attributable to items affecting comparability ²⁾	0	-1	0	-3	-1	-3
EPRA Earnings, SEK m	52	53	146	117	176	147
EPRA EPS, SEK/share, before dilution	0.36	0.37	1.00	0.81	1.21	1.01
EPRA EPS, SEK/share, after dilution*	0.36	0.37	1.00	0.80	1.21	1.01
EPRA NRV, NET ASSET VALUE¹⁾						
Number of shares outstanding, thousands	145,401	145,401	145,401	145,401	145,401	145,401
Equity	6,274	6,195	6,274	6,195	6,274	6,213
Add back of deferred tax	374	339	374	339	374	347
Add back of derivatives	8	-7	8	-7	8	-63
EPRA NRV, net asset value, SEK m	6,657	6,527	6,657	6,527	6,657	6,497
EPRA NRV, net asset value, SEK/share	45.78	44.89	45.78	44.89	45.78	44.68
EPRA VACANCY RATE ¹⁾						
Rental income according to earnings capacity	965	923	965	923	965	944
Rental value according to earnings capacity	1,036	994	1,036	994	1,036	1,017
EPRA vacancy rate, %	6.9	7.1	6.9	7.1	6.9	7.2

¹⁾ Alternative performance measures, refer to definitions on page 20 for further information.

²⁾ Items affecting comparability comprise costs linked to the switch to Nasdaq Stockholm's main list and the reorganization.

* For further information, refer to "Related-party transactions" under Other information on page 17.

Financial calendar

Year-end report 2025	Feb 12, 2026
Annual report 2025	Mar 27, 2026
Interim report for the period January–March 2026	Apr 22, 2026
Annual General Meeting	Apr 22, 2026
Interim report for the period January–June 2026	Jul 8, 2026
Interim report for the period January–September 2026	Oct 21, 2026
Year-end report 2026	Feb 11, 2027

neobo.se

On Neobo's website, you can download and subscribe for press releases and financial statements.

The information in this interim report is information that Neobo Fastigheter AB (publ) is obligated to make public pursuant to the EU Market Abuse Regulation. The information was issued for publication on October 22, 2025, at 7:00 a.m. CEST through the agency of the contact persons stated below.

Contact

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Invitation to presentation of interim report

CEO Ylva Sarby Westman will present the interim report in a webcast/teleconference on October 22, at 9:00 a.m. CEST. The presentation will be held in English and there will be an opportunity to ask questions after the presentation.

To participate via the webcast, with an opportunity to ask questions in writing, use the below link.

Webcast: [Neobo Q3 Report](#)

To participate by telephone with an opportunity to ask questions verbally, use the below link. After registration, you will be issued with a telephone number and a conference ID for logging in to the conference.

Teleconference: [Neobo Q3 Report](#)

Presentation material and a link to a recorded version of the webcast will be made available on Neobo's website after the presentation.

neobo

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