



Interim report January – June 2026

April – June 2026

- Net lettings amounted to SEK 18 (15) million
- Rental income totalled SEK 159 (118) million
- Net operating income amounted to SEK 141 (100) million
- Net financial items totalled SEK -57 (-39) million
- Profit from property management amounted to SEK 71 (48) million
- Changes in value of properties totalled SEK 52 (35) million, corresponding to an increase in value of 0.5% (0.5)
- Net profit for the period amounted to SEK 63 (42) million, equating to SEK 0.38 (0.26) per share before and after dilution
- Acquisition completion of three properties in Lohja, Forssa and Kemiö, Finland, with an underlying property value of EUR 16.2 million.
- Disposal of two properties in Frøya and Hommelvik, Norway, with an underlying property

value of approximately SEK 50 million.

- Acquisition of three properties in Espoo, Finland, with an underlying property value of EUR 11.8 million.
- Acquisition of three properties in Lahti, Paimio and Imatra, Finland, with an underlying property value of EUR 5.5 million.
- Acquisition of just over 21,000 m² of land in Næstved, Denmark, for the development of daily goods and discount retail. Construction is scheduled to begin in Q4 2026.
- Agreement to acquire two properties in Kajaani and Hämeenlinna, Finland, with an underlying property value of EUR 48.1 million. Completion will take place in July 2026.

- Agreement to acquire seven properties in Finland with a total underlying property value of EUR 19 million. Completion of six of these properties (Tervola, Salla, Paltamo, Kemijärvi, Tornio, Rovaniemi) will take place in July 2026. Completion of one property (Vaala) will take place in Q4 2026.
- Commencement of four development projects with a total investment cost of SEK 294 million.
- Signed letter of intent for the Segmentet 1 building rights in Kungens kurva, Huddinge. Issuance of senior unsecured green bonds in the amount of SEK 500 million within a framework of SEK 1,000 million.
- Repurchase of 424,269 treasury shares totalling SEK 10.5 million at an average price of SEK 24.81 per share.

January – June 2026

- Net lettings amounted to SEK 33 (32) million
- Rental income totalled SEK 310 (231) million
- Net operating income amounted to SEK 273 (194) million
- Net financial items totalled SEK -107 (-75) million
- Profit from property management amounted to SEK 139 (93) million
- Changes in value of properties totalled SEK 144 (92) million, corresponding to an increase in value of 1.5% (1.2)
- Net profit for the period amounted to SEK 225 (124) million, equating to SEK 1.37 (0.75) per share before and after dilution

Significant events since the end of the period

- There have been no significant events since the end of the period other than the property acquisitions completed as described above.

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.

10.9
BN SEK

PROPERTY VALUE

7.7
Year

WVAULT

98.6
%

OCCUPANCY RATE

49
%

LOAN-TO-VALUE RATIO

Key performance indicators SEKm	Apr-Jun			Jan-Jun			LTM	Full year
	2026	2025	Δ%	2026	2025	Δ%	25/26	2025
Property value	10 889	7 471	45,7%	10 889	7 471	45,7%	10 889	9 631
Rental income	159	118	34,6%	310	231	34,1%	570	492
Net operating income	141	100	40,4%	273	194	40,8%	499	421
Profit from property management	71	48	46,5%	139	93	49,0%	267	220
Profit from property management per share, SEK	0,43	0,29	46,5%	0,85	0,57	49,0%	1,61	1,33
Rental rate	98,6	98,7	-0,1%	98,6	98,7	-0,1%	98,6	98,6
Wault	7,7	8,3	-7,6%	7,7	8,3	-7,6%	7,7	8,3
Loan to value, net (LTV), %	49	35	42,5%	49	35	42,5%	49	47
Interest coverage ratio, multiple	2,4	2,4	1,0%	2,4	2,4	1,0%	2,4	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 discount and grocery retail market.

The discount market is fast-growing and resilient across economic cycles. In 2025, discount retail has grown significantly across the Nordic region as a result of increased price pressure and changing consumption patterns, with households increasingly prioritising affordable options.

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.

Growing portfolio and a stronger position in Finland

Prisma Properties has now surpassed SEK 11 billion in property value, including announced acquisitions. We maintain a continued high growth rate and have our sights set on our goal of SEK 16 billion in property value by the end of 2028. We combine acquisitions with our own project development and have further consolidated our position in the Nordics during the period, mainly with several acquisitions in Finland and a letter of intent regarding our biggest building rights in Kungens kurva, outside Stockholm. Our property portfolio is of high quality, with the majority consisting of modern, energy-efficient, and future-proof properties with low future maintenance requirements.

Financial strength that supports growth

Rental income increased by 35% in the second quarter compared with the corresponding period in the previous year, driven by strategic acquisitions, completed projects and index adjustments to rents. Net operating income rose by 40% to SEK 141 million, and profit from property management increased to SEK 71 million, a rise of 46%. This trend reflects a growing portfolio of long-term leases and stable cash flows.

Through an additional issuance of green bonds amounting to SEK 500 million, we have good opportunities to continue financing our growth in line with the strategy. Demand from investors was once again strong, confirming continued high confidence in the company and our business model.

We have also initiated the repurchase of treasury shares within the framework of the general meeting's authorisation. The decision is based on our strong financial position and our assessment that, given the company's valuation and future prospects, repurchasing is an attractive form of capital allocation that can contribute to increased value per share

over time. Repurchasing also ensures the availability of shares in the company's incentive programs. At the same time, we retain significant financial flexibility to carry out value-creating investments, projects and acquisitions when attractive opportunities arise.

Focus on grocery and strong tenants

One of Prisma's focus areas is to increase exposure to the groceries & daily goods segment. Including signed lease agreements, this segment now represents half of the company's property portfolio, a goal we have worked diligently to achieve. Based on our pipeline of acquisitions and development projects, as well as continued strong interest from players in the grocery sector, we believe the segment will continue to grow in the years to come. This will contribute to stronger cash flows and long-term financial stability regardless of the economic situation.

We continue to develop relationships with market-leading retailers. With the upcoming acquisitions, Kesko Oyj of Finland will become our second largest tenant, further enhancing our connection with one of the region's most established grocery operators.



After two years as a listed company, Prisma's property value has increased from SEK 6 billion to nearly SEK 11 billion, while earnings capacity per share is up 86% – a very positive trend that has yet to be reflected in the share price.

We maintain a continued high growth rate and have our sights set on our goal of SEK 16 billion in property value by the end of 2028.



A platform emerging in Finland

Finland is a priority growth area. Over the past year, we have built a modern portfolio there valued at almost SEK 3 billion across more than 30 municipalities, primarily in southern Finland. In the second quarter alone, we acquired nine modern properties in attractive locations, fully leased to strong tenants under long-term contracts.

There have also been several acquisitions since the end of the period, thus further strengthening our presence in Finland. We see good opportunities to continue acquiring modern properties with long leases and stable cash flows.

Delivering on projects

We have completed several development projects during the quarter, while also starting new ones and securing future project

startups through land allocations, land acquisitions and new lease agreements.

In Kalix we have signed a land allocation agreement for development of a new retail zone of around 10,000 m². In Tierp, we have signed long leases and initiated further development of a major project involving an additional 7,500 m² for grocery, discount and QSR. We have also made a land exchange with Uppsala Municipality and signed a long lease with Lidl for establishment on the new property.

In pursuing our objective to realise all of our building rights, we have taken an important step forward. During the quarter, we signed a letter of intent with a prospective tenant for our biggest building rights in Kungens kurva, and we are now working purposefully towards signing a long-term lease this autumn.

One of the most modern portfolios in the Nordics

Sustainability is a pivotal and integral part of our business. It is therefore pleasing to note that Prisma is now a member of the UN Global Compact. This further strengthens our commitment to conducting our operations in line with international principles for responsible business.

Prisma has one of the most modern property portfolios in the Nordic region, with high energy performance: almost 85% of the properties are in the higher energy classes (A-C). We are also the first in Sweden to achieve certification under the new energy class A0. Also, during the spring the Stämpeln 1 property in Sollentuna was certified to BREEAM In-Use Excellent. With a high proportion of new construction, we continue to develop a portfolio of properties that are future-proofed and have a low

maintenance requirement moving forward. Our goal is for 90% of the portfolio to have energy class A or B by the end of 2027.

Focus ahead

Prisma Properties has now been a listed company for two years. The property value has increased from SEK 6 billion to SEK 11 billion, while earnings capacity per share is up 86% – a very positive trend that has yet to be reflected in the share price. Quarter by quarter, we will continue to create long-term value for all our shareholders, and we enter the second half of 2026 with continued high momentum and a clear strategy.

*Fredrik Mässing,
CEO, Prisma Properties*

During the quarter, Prisma initiated the next step in the development of the retail park in Tierp. Long leases have been signed with Willys, Rusta, Thansen, Jem & Fix, and Shibu Shibu. Once the area is complete, the site will offer some 14,000 m² of grocery and discount retail, QSR and fast charging.



Comment on performance

Period April – June 2026

Revenue

Group revenue for the period amounted to SEK 176 (127) million, SEK 159 (118) million of which was from rental income and SEK 17 (9) million from service income, which primarily comprises property costs invoiced separately. The economic occupancy rate was 98.6% (98.7). Income from the Segmentet 1 property is included in the amount of SEK 1 (3) million. The property is partially vacant pending project start-up.

Costs

Property costs for the period amounted to SEK 25 (19) million, of which SEK 17 (9) million has been charged to our tenants in accordance with current agreements. Costs in the Segmentet 1 property totalled SEK 2 (2) million, since the possibility of charging tenants is limited due to the property being vacant according to plan.

The surplus ratio during the quarter amounted to 89% (85). Excluding Segmentet 1, the surplus ratio totalled 90% (86).

Central administration costs for the period totalled SEK 13 (13) million, mainly costs for company management and central support functions. Costs for the quarter are somewhat high due to higher variable remuneration and one-off legal costs.

Net financial items

Net financial items amounted to SEK -57 (-39) million and were primarily interest expenses of SEK -58 (-35) million, interest

income of SEK 1 (3) million and other financial income/expenses of SEK -1 (-7) million, of which currency effects amounted to SEK -1 (0) million. The average interest rate on the balance sheet date was 4.19% (4.13).

Changes in value

Changes in value for the quarter amounted to SEK 52 (35) million, mainly attributable to completed projects, completed acquisitions, and a decline in the return requirement for investment properties. The yield requirement including ongoing projects amounted to 6.48% (6.56%) during the quarter, down 0.08 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 -40 (-29) million during the period, due to falling market interest rates for the maturities to which the derivatives are tied.

Profit before and after tax

Profit before tax amounted to SEK 82 (54) million. Tax for the period totalled SEK -20 (-12) million, of which current tax was SEK 2 (-1) million and deferred tax SEK -22 (-11) million. The deferred tax figure for the period consists of deferred tax expense related to positive unrealised changes in value related to properties and derivatives. Net profit for the period amounted to SEK 63 (42) million.

Period January – June 2026

Revenue

Group revenue for the period amounted to SEK 347 (253) million, SEK 310 (231) million of which was from rental income and SEK 37 (22) million from service income, which primarily comprises property costs invoiced separately. The economic occupancy rate was 98.6% (98.8). Income from the Segmentet 1 property is included in the amount of SEK 4 (6) million. The property is partially vacant pending project start-up.

Costs

Property costs for the period amounted to SEK 56 (46) million, of which SEK 37 (22) million has been charged to our tenants in accordance with current agreements. Costs in the Segmentet 1 property totalled SEK 4 (6) million, since the possibility of charging tenants is limited due to the property being vacant according to plan.

The surplus ratio during the period amounted to 88% (84). Excluding Segmentet 1, the surplus ratio totalled 89% (86).

Central administration costs for the period totalled SEK 27 (25) 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 3 million following a reassessment of previous years' taxation.

Net financial items

Net financial items amounted to SEK -107 (-75) million and were primarily interest expenses of SEK -106 (-71) million, interest income of SEK 1 (5) million and other financial income/expenses of SEK -2 (-9) million, of which currency effects amounted to SEK -1 (0) million. The average interest rate on the balance sheet date was 4.19% (4.13).

Changes in value

Changes in value for the period amounted to SEK 144 (92) million, mainly attributable to completed projects, completed acquisitions, and a decline in the return requirement for investment properties. The yield requirement including ongoing projects amounted to 6.48% (6.56%) during the period, a decrease of 0.08 points compared with the same period previous year.

The Group owns interest rate derivatives, and unrealised changes in the value of these totalled SEK -6 (-19) million during the period, due to falling market interest rates for the maturities to which the derivatives are tied.

Profit before and after tax

Profit before tax amounted to SEK 277 (166) million. Tax for the period totalled SEK -52 (-42) million, of which current tax was SEK 5 (-1) million and deferred tax SEK -57 (-41) million. The deferred tax figure for the period consists of deferred tax expense related to positive unrealised changes in value related to properties and derivatives. Net profit for the period amounted to SEK 225 (124) 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 June 2026, Prisma owned a total of 169 properties in Sweden, Denmark and Finland at a value of SEK 10.9 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	326 255	7 330	22 466	519	1 590	98
Denmark	71 631	1 861	25 974	132	1 847	100
Finland	88 586	1 699	19 177	129	1 460	100
	486 471	10 889		780		99%
Property	437 617	9 684	22 130	685	1 566	99
Project properties	48 854	1 205	24 656	95	1 946	100
Investment properties, total	486 471	10 889		780		99%

Investments and divestments

During the quarter, the company acquired and completed on 11 properties in the Nordics, including nine in Finland in groceries & daily goods, discount and QSR. In Sweden, acquisition of one project property was completed in the groceries & daily goods, discount and QSR segments. In Denmark, acquisition of one project property was completed in the groceries & daily goods segment. During the period, properties were acquired at an underlying property value of SEK 507 (129) million. In April, two properties were sold in Norway at an underlying value of SEK 51 million; this marks Prisma's exit from the Norwegian market. During the period, sales amounting to SEK 60 (163) million were completed. Investments in Prisma's own property portfolio totalled SEK 573 (166) million during the period.

Changes in the property portfolio

SEKm	2026-06-30	2025-06-30	2025-12-31
Investment properties			
Fair value, opening balance	9 631	7 273	7 273
Acquisition	507	129	1 820
Divestment	-60	-163	-184
Investments in held properties	573	166	598
Change in value, unrealised	148	105	232
Currency effect	90	-38	-108
Fair value, closing balance	10 889	7 471	9 631

Property valuation

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. The external valuations were

conducted by CBRE and take place 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.

At the end of the period, the property portfolio was valued at SEK 10.9 (7.5) billion. For the investment properties excluding project properties and building rights, the market valuation was SEK 9.7 (6.8) billion. The valuation yield at the end of the period was 6.48% (6.56) on average for the entire portfolio.

Investment properties

SEKm	2026-06-30	2025-06-30	2025-12-31
Investment properties			
Investment properties	9 684	6 813	8 559
Project values and building rights	1 560	940	1 556
Remaining investments	-355	-282	-484
Fair value, closing balance	10 889	7 471	9 631

Yield by region (%)	2026-06-30 Interval	2026-06-30 Average	2025-06-30 Interval	2025-06-30 Average
Sweden	5,30-7,89	6,47	5,61-8,37	6,58
Denmark	5,75-7,50	6,41	5,75-7,50	6,43
Finland	6,00-7,75	6,64	-	-
	5,30-7,89	6,48	5,61-8,37	6,56

Contracted annual rent and occupancy rate

As at 1 July 2026, contracted annual rent amounted to SEK 675 million. The economic occupancy rate on the same date was 98.6%, while the average remaining contracted term was 7.7 years.

Contract expiry structure

Commercial, maturity	Number of contracts	Leased areas, 000 m ²	Annual contract value, SEKm	Proportion of value, %
2026	53	4 458	7	1
2027	19	15 843	28	4
2028	24	14 724	26	4
2029	21	25 533	31	5
2030	20	36 846	74	11
2031	30	44 290	68	10
2032	37	84 776	96	14
2033	24	37 328	50	7
2034	23	24 700	33	5
>=2035	198	142 878	262	39
Total	449	431 374	675	100

10 largest tenants

Tenant	Category	SEKm*	Annual rent, %**
Tokmanni	Groceries & Daily goods	108	16%
Axfood	Groceries & Daily goods	90	13%
Jysk	Discount	46	7%
Kesko	Groceries & Daily goods	45	7%
Rusta	Discount	39	6%
Rasta	QSR & Charging	21	3%
Jula	Discount	20	3%
Ica	Groceries & Daily goods	17	3%
Europris	Discount	14	2%
Jem & Fix	Discount	12	2%
Total		412	61%

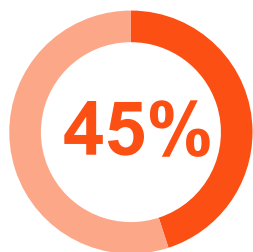
* Contracted rent + index, excl. service charges

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

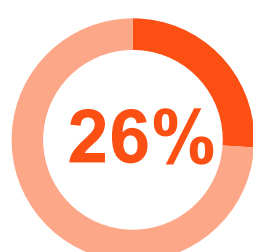
Net lettings

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–June. New lettings took place with a rental value of SEK 35 million, of which SEK 31 million is attributable to project properties, while terminations by existing tenants amounted to SEK 2 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.

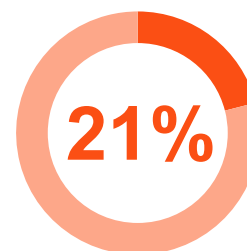
Rental income by category



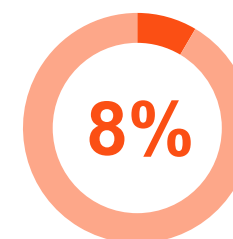
Groceries & Daily Goods*



Discount



QSR and charging



Other

* Groceries & Daily Goods includes retail chains where a significant portion of the product range consists of fast-moving consumer goods (groceries and household items). For a tenant to be classified in 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 1,032 million, with a remaining investment of SEK 355 million. Ongoing projects are projects for which a contractor agreement is in place. Average yield on cost for ongoing projects is estimated at 7.3%. All of the properties have been fully let and have a total annual rental value of SEK 78 million, with an average rental period of 15 years.

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

During the quarter, two projects were completed, in Kiruna and Trosa, Sweden. The annual net operating contribution amounts to SEK 13 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	63	40	24	2027 Q2
Högalund 3	Värnamo	QSR	345	2,4	16	28	22	10	2027 Q1
Motorn 3	Karlskrona	QSR	828	4,1	20	62	53	10	2027 Q2
Kassen 2	Umeå	QSR	413	1,7	20	19	17	5	2027 Q1
Lidl Uppsala	Uppsala	GD	1 858	5,3	10	80	42	44	2027 Q3
Tierp Handelsplats	Tierp	GD/D/QSR	7 452	10,6	12	133	114	33	2027 Q3
Total, SE			11 686	28,1	15	386	288	126	
Ongoing projects, DK									
Aarhus N, Skejby, Karl Krøyers Vej 1	Århus	D/QSR	6 384	15,0	16	211	13	216	2026 Q3
10p Måbjerg Holstebro Jorder	Holstebro	GD/D/QSR	7 073	11,4	16	124	2	141	2026 Q4
2834,3375, 3377 Haderslev	Haderslev	GD	3 250	5,8	20	68	9	67	2026 Q3
Total, DK			16 707	32,3	16	403	24	425	
Ongoing projects, FI									
Ylvieska	Ylvieska	GD/D	10 135	17,5	12	243	43	208	2026 Q4
Total, FI			10 135	17,5	12	243	43	208	
Total			38 528	77,8	15	1 032	355	759	

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



Retail project in Lahti, Finland, with planned completion and occupancy in Q1 2027.

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 172,000 m² with an investment volume in the region of SEK 3.6 billion can be started over the next three years. Approximately 72,000 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	8 100	34	14
Building rights	Sweden	Groceries & Daily goods	25 435	478	333
Building rights	Sweden	QSR & Charging	1 178	65	6
Building rights	Denmark	Discount	3 150	70	0
Building rights	Denmark	Groceries & Daily goods	8 700	231	59
Building rights	Denmark	Other	6 588	229	0
Other	Sweden	Discount	15 928	201	13
Other	Sweden	Groceries & Daily goods	17 377	311	0
Other	Sweden	QSR & Charging	465	20	0
Other	Denmark	Discount	57 120	1 161	0
Other	Denmark	Groceries & Daily goods	20 151	517	16
Other	Denmark	QSR & Charging	1 705	117	2
Other	Denmark	Other	6 323	146	3
Total			172 220	3 580	446

* 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 Q3 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. Future project startups will be added as more projects are given the 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 654 million are planned. The volume will increase in line with future project decisions.

Tenant	Municipality	NLA, sqm	Investment (Msek)	Building rights	Q2 26	Q3 26	Q4 26	Q1 27	Q2 27	Q3 27	Q4 27	Q1 28	Q2 28	Q3 28
QSR & Charging	Umeå, SE	413	Started Q2	X										
QSR & Charging	Karlskrona, SE	828	Started Q2	X										
Groceries & Daily goods, Discount	Tierp, SE	7 452	Started Q2											
Lidl	Uppsala, SE	1 858	Started Q2	X										
QSR & Charging	Ikast-Brande, DK	280	24											
QSR & Charging	Strängnäs, SE	265	25	X										
Battery storage	Huddinge, SE	0	25	X										
QSR & Charging	Sandviken, SE	265	20	X										
QSR & Charging	Laholm, SE	265	23	X										
Groceries & Daily goods	Umeå, SE	3 190	84	X										
Groceries & Daily goods	Stege, DK	1 232	35											
QSR & Charging	Borås, SE	300	21											
Groceries & Daily goods, Discount	Næstved, DK	5 200	124	X										
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	Kerteminde, DK	1 200	52											
Groceries & Daily goods	Laholm, SE	3 270	57											
654														

 = Construction Start

 = Store Opening

Financial overview

53%

LOAN-TO-VALUE RATIO, GROSS

49%

LOAN-TO-VALUE RATIO, NET

43%

EQUITY/ASSETS RATIO

2.4_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 a smaller proportion of bonds issued on the Swedish capital market.

Interest-bearing liabilities

At the end of the period, total interest-bearing nominal debt amounted to SEK 5,802 (3 405) million, of which secured bank debt exclusively from Nordic banks accounts for 78%. All liabilities are secured by real estate mortgages and/or shares in subsidiaries. Unsecured bonds account for 22% 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 672 million was paid out; SEK 172 million was for financing of new properties and SEK 500 million for issued bonds. Amortisation of bank loans amounted to SEK 44 million, of which SEK 19 million equates to ongoing amortisation and SEK 25 million to the redemption of bank loans in Norway. Interest-bearing liabilities increased by SEK 646 million net during the quarter, of which currency effects accounted for SEK +18 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 and interest rate caps to manage exposure to interest rate risk, and to obtain the desired interest rate maturity structure. As of 30 June 2026, 72% of the loan portfolio was secured with interest rate derivatives. Interest rate

swaps amounted to a nominal volume of SEK 4,185 (2,433) million, of which approximately SEK 3,333 million in SEK, the equivalent of SEK 222 million in DKK and the equivalent of SEK 630 million in EUR. The Group had no interest rate caps as at 30 June 2026. For the corresponding period in the previous year, the Group had interest rate caps totalling SEK 255 million.

In accordance with accounting standard IFRS 9, derivatives are recognised at market 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 -6 (-19) million.

Fixed interest rates and capital structure

The average fixed-interest period for the loan portfolio at the end of the period was 2.7 years, with 32% of interest maturities due within one year. The average interest rate for the portfolio at the end of the period was 4.19% (4.13). The interest rate does not include the cost of accrued borrowing fees and site leasehold fees. The average period for capital tied up was 2.4 years.

Sensitivity analysis

Based on existing loans and derivatives on 30 June 2026, a change of +/- 1 percentage point in the market rate of interest would increase/decrease the average interest rate by +/- 0.28 percentage points, which equates to an interest expense of +/- SEK 16 million a year.

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	1 845	32	-	-	228	-1	2,54
1-2 years	842	15	2 104	36	842	-7	2,79
2-3 years	512	9	3 120	54	512	-3	1,63
3-4 years	1 069	18	578	10	1 069	-5	2,35
4-5 years	328	6	-	-	328	-4	0,88
5-6 years	587	10	-	-	587	-1	1,95
6-7 years	397	7	-	-	397	4	2,33
7-8 years	222	4	-	-	222	8	2,27
>8 years	-	-	-	-	-	-	-
Total/average	5 802	100	5 802	100	4 185	-11	2,18

* 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.

Earnings capacity

Current earnings capacity

The table illustrates Prisma's current earnings capacity excluding projects on a 12-month basis on 1 July 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 12 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 12 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 June 2026 amounted to SEK 415 million and interest on deposits on the balance sheet date is estimated at approximately 1.3%. Cash and cash equivalents are assumed to be constant. The nine acquisitions in Finland that were completed on 1 July 2026 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.

SEKm	2026-07-01
Annual contract value, SEKm	728
Accrued rental discounts	-15
Rental income	713
Net Property costs	-34
Net operating income before property administration	679
Yield adjusted (%)	6,7%
Property administration	-34
Net operating income	645
Surplus ratio, %	90%
Yield earnings capacity (%)	6,2%
Central administration	-46
Finance net	-252
Profit from property management	347
Number of outstanding shares at the end of the period, million	164,1
Profit from property management per share, SEK	2,11

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



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). In connection with updated energy legislation for properties, Prisma certified three buildings according to the new energy class A0. This means that the buildings have very low energy consumption, no fossil energy use on site, and that the right technical systems are installed.

To strengthen the financing of environmentally sustainable properties, in 2025 Prisma established a green financial framework and issued its first green bond. In May 2026, another successful issuance was carried out for an initial amount of SEK 500 million.

During the second quarter of 2026, the Stämpeln 1 property in Sollentuna was certified to BREEAM In-Use Excellent, testament to our active approach to sustainability in our ongoing management.

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. 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 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 June 2026, 371 fast chargers are in operation and a further 471 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 June 2026 was SEK 23.20. Prisma has one type of share and each share entitles the holder to one vote. As of June 30, the number of outstanding shares amounted to 164,097,269 (164,521,538). The average number of shares at the end of the period amounted to 164,467,494 (164,521,538). 424,269 are treasury shares held by the company. During the second quarter, 424,269 shares were repurchased as treasury shares, corresponding to 0.26% of the number of registered shares.

Share data	2026 Jan-Jun	2025 Jan-Jun
Share price, SEK		
- Lowest	22,30	21,80
- Highest	26,00	27,29
- Closing price	23,20	25,80
Market capitalisation, SEK b	3,8	4,2
Share price/Long-term net asset value	69%	88%
P/E	17,0	18,7
Share dividend yield	n.a.	n.a.

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

Major shareholders as of 31/12/2025	No. of shares	Ownership
Alma Property Partners II	57 331 515	34,8%
Alma Property Partners I	33 149 503	20,1%
Capital Group	10 058 229	6,1%
Bonnier Fastigheter Invest	8 807 382	5,4%
Länsförsäkringar Fonder	5 491 998	3,3%
Swedbank Försäkring	4 480 712	2,7%
Swedbank Robur Fonder	4 461 983	2,7%
Case Kapitalförvaltning	3 595 997	2,2%
ODIN	3 304 131	2,0%
Carnegie Fonder	2 885 497	1,8%
Other owners, including treasury shares	30 954 591	18,8%
Total No. of shares	164 521 538	100,0%
Of which, foreign ownership	20 114 205	12,23%

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 determining the size of the dividend, the company's future investment needs, general position and the company's development are taken into account. Prisma shall continue to grow and, according to the Board's assessment, the highest possible long-term total return is generated by reinvesting profits in the business to enable further growth through new development and acquisitions. Consequently, a need for liquidity arises, which means that future dividends will be low or not forthcoming in the next few years.

Net asset value

The long-term net asset value on 30 June 2026 was SEK 5,549 (4,965) million and is calculated in accordance with EPRA guidelines. The long-term net asset value per share was SEK 33.8 (30.2).

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 26 (17). The average number of employees during the period was 25 (18).

Incentive programmes

The company has three ongoing incentive programmes aimed at key individuals in the Group. None of the programmes entail any dilution of the number of shares in the balance sheet of Earnings per share at the end of the period. At the end of the period, a total of 6,635,728 warrants had been issued, which entitle Prisma's employees to subscribe for an equivalent number of new shares. The warrants were acquired by the option holders at market value calculated using the Black Scholes model. The share-option plans 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 and CBRE was engaged for the reporting period. 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 98.6% and the weighted average remaining contract period was 7.7 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.

Repurchase of treasury shares

Prisma Properties initiated a repurchase programme for treasury shares on 18 May. As of 30 June, the company had repurchased 424,269 of its own shares at an average price per share of SEK 24.81.

Events after the balance sheet date

There have been no significant events since the end of the period other than the property acquisitions completed as described on page 1.

The Group

Consolidated statement of profit or loss in summary

SEKm	Note	Apr-Jun		Jan-Jun		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Rental income	5	159	118	310	231	570	492
Service revenue	5	17	9	37	22	62	47
Property Costs		-25	-19	-56	-46	-101	-92
Property administration		-10	-7	-18	-13	-33	-26
Net operating income		141	100	273	194	499	421
Central administration		-13	-13	-27	-25	-48	-48
Finance net		-57	-39	-107	-75	-184	-153
Profit from property management		71	48	139	93	267	220
Change in value of investment properties		52	35	144	92	286	234
Change in value of derivatives, unrealised		-40	-29	-6	-19	26	13
Profit/loss before tax		82	54	277	166	579	467
Paid tax		2	-1	5	-1	4	-2
Deferred tax		-22	-11	-57	-41	-132	-115
Net profit (-loss) for the		63	42	225	124	451	350
Earnings per share, SEK							
Earnings per share before and after dilution, SEK		0,38	0,26	1,37	0,75	2,74	2,13

Consolidated statement of comprehensive income in summary

SEKm	Note	Apr-Jun		Jan-Jun		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Net profit (-loss) for the		63	42	225	124	451	350
Other comprehensive income							
<i>Items that have or may be reclassified to profit for the period</i>							
Translation difference for the period		32	21	53	-24	32	-69
Other comprehensive income		32	21	53	-24	32	-69
Total comprehensive income		94	64	278	100	459	281
the period attributable to:							
Parent Company's shareholders		94	64	278	100	459	281

Consolidated statement of financial position in summary

SEKm	Note	30 Jun		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	10 889	7 471	9 631
Equipment, tools and installations		10	2	10
Right of use assets		8	8	7
Financial assets				
Derivates		16	9	18
Other long term receivables		2	2	2
Deferred tax asset		6	3	1
Total non-current assets		11 109	7 673	9 848
Current assets				
Rental receivables		3	2	6
Other receivables		195	119	167
Prepaid expenses and accrued income		116	85	85
Cash and cash equivalents		415	810	162
Total current assets		728	1 017	420
Total assets		11 837	8 689	10 267

SEKm		30 Jun		31 Dec
		2026	2025	2025
Equity and liabilities				
Equity				
Equity attributable to the Parent Company's shareholders		5 135	4 680	4 861
Equity attributable to non-controlling interests		6	-	6
Total equity		5 140	4 680	4 867
Non-current liabilities				
Long-term interest-bearing liabilities	8	5 683	3 292	4 524
Derivates		26	42	20
Lease liabilities		6	4	4
Other long-term liability		2	0	1
Deferred tax liability		584	428	522
Total non-current liabilities		6 301	3 766	5 071
Current liabilities				
Short-term interest-bearing liabilities	8	87	98	95
Trade payables		12	9	31
Lease liabilities		2	4	3
Tax liabilities		38	3	9
Other current liabilities		24	10	31
Prepaid income and accrued expenses		234	119	160
Total current liabilities		396	243	329
Total equity and liabilities		11 837	8 689	10 267

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				124	124		124
Other comprehensive income			-24		-24		-24
Comprehensive income for the period	-	-	-24	124	100	-	100
Long-term incentive program		6			6		6
Closing balance 2025-06-30	1	4 517	3	160	4 681	-	4 681
Net profit (-loss) for the period				190	226		226
Other comprehensive income			-45		-45		-45
Comprehensive income for the period	1	4 517	-42	350	181	-	181
LTIP (Long-Tterm 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				225	225	-	225
Other comprehensive income			53		53		53
Comprehensive income for the period	-	-	53	225	278	-	278
Long-term incentive program					-		-
LTIP (Long-Tterm Incentive Programme)		5			5		5
Repurchase of own shares		-11		-	-11		-11
Total transactions with owners	-	-5	-	-	-5	-	-5
Closing balance 2026-06-30	1	4 512	12	611	5 135	6	5 140

Consolidated statement of cash flows in summary

SEKm	Note	Apr-Jun		Jan-Jun		LTM	Full year
		2026	2025	2026	2025	25/26	2025
Operating activities							
Profit/loss before tax		82	54	277	166	579	467
Adjustments for non-cash items		-10	-5	-136	-69	-308	-241
<i>Financial items</i>		-	-	-	2	-1	1
<i>Unrealised changes of value, investment properties</i>		-55	-36	-148	-92	-288	-232
<i>Unrealised changes in value derivatives</i>		40	29	6	19	-26	-13
<i>Depreciation and amortization</i>		1	1	2	2	4	4
Paid tax		11	-	5	-12	-5	-22
Cash flow from operating activities before change in working capital		83	49	146	85	266	204
Cash flow from operating activities							
Change in trade receivables		60	-45	34	-45	-2	-81
Change in other operating liabilities		-61	16	-176	-56	-707	-586
Cash flow from operating activities		82	21	4	-16	-443	-463
Investing activities							
Investments in intangible assets		-	-0	-	-0	0	-
Investments in held properties		-341	-103	-573	-166	-1 005	-598
Acquisition of properties		-261	-20	-308	-101	-1 324	-1 118
Sale of subsidiaries		11	106	20	106	20	106
Cash flow from (-used in) investing activities		-591	-18	-861	-162	-2 319	-1 620
Financing activities							
Borrowings		677	476	1 190	2 793	2 507	4 111
Repayment of debts		-44	-240	-65	-2 587	-122	-2 645
Repurchase of own shares		-11	-	-11	-	-11	-
Long-term incentive program/Cash received		5	6	5	6	5	6
Cash flow from financing activities		628	242	1 120	212	2 380	1 472
Cash flow for (-used in) the period		119	245	263	34	-382	-612
Cash and cash equivalents at the beginning of the period		306	563	162	780	810	780
Exchange difference in cash and cash equivalents		-10	2	-10	-3	-13	-6
Cash and cash equivalents at the end of the period		415	810	415	810	415	162
Additional cash-flow statement disclosures							
Interest received		1	3	1	5	4	8
Interest paid		-58	-35	-106	-71	-185	-150

January – June 2026

Cash flow for the period amounted to SEK 263 (34) million.

Cash flow from operating activities, investing activities and financing activities amounted to SEK 4 (-16) million, SEK -861 (-162) million and SEK 1,120 (212) million respectively.

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 a newly raised loan. During the quarter, treasury shares were repurchased in the amount of SEK 11 (0) million.

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 2024. 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 2024. 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-Jun	2025 Jan-Jun	2025 Jan-Dec
Revenue per significant area			
Rental income	310	231	492
Service revenue from tenants	37	22	47
Total	347	253	539
Revenue by geography			
Sweden	254	211	445
Norway	1	2	4
Denmark	43	41	81
Finland	50	-	9
Total	347	253	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. Goodwill impairment for the period amounted to SEK 0 (0) million.

Note 7 Investment properties

SEKm	2026-06-30	2025-06-30	2025-12-31
Fair value, opening balance	9 631	7 273	7 273
Acquisition	507	129	1 820
Divestment	-60	-163	-184
Investments in held properties	573	166	598
Unrealised changes in value	148	105	232
Currency effect	90	-38	-108
Fair value, closing balance	10 889	7 471	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 were conducted by CBRE and take place 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 totalled SEK 5,770 (3,390) million. The item includes accrued set-up fees of SEK 32 (15) million. The net loan-to-value ratio was 49% (35) and the average interest rate was 4.19% (4.13).

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 37 (33) million, and operating profit/loss amounted to SEK -12 (-16) million. Profit after financial items was SEK 15 (30) million.

Parent Company statement of profit or loss in summary

SEKm	Apr-Jun		Jan-Jun		LTM	Full year
	2026	2025	2026	2025	25/26	2025
Operating income	20	18	37	33	67	63
Operating expenses	-29	-30	-49	-49	-89	-89
Operating loss	-9	-12	-12	-16	-21	-26
Interest income and similar profit/loss items	41	40	85	76	156	147
Interest expenses and similar profit/loss items	-35	-15	-58	-29	-84	-54
Income after financial items	-3	12	15	30	51	67
Group contribution received and given	-	-	-	-	25	25
Profit/loss before tax	-3	12	15	30	76	92
Paid tax	-	-	-	-	-0	-0
Deferred tax	-	-	-	-	0	0
period	-3	12	15	30	76	92

Parent Company statement of financial position in summary

SEKm	e	30 Jun		31 Dec
		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		1 878	1 871	1 878
Receivables from Group companies		2 168	1 982	1 905
Other long term receivables		92	1	1
Deferred tax receivable		1	0	1
Total financial assets		4 139	3 854	3 785
Total non-current assets		4 144	3 860	3 790
Current assets				
Other current receivables		1	0	2
Receivables from Group companies		1 162	815	1 202
Prepaid expenses and accrued income		32	5	18
Total current receivables		1 196	820	1 221
Cash and cash equivalents				
Cash and cash equivalents		1 151	419	700
Total cash and cash equivalents		1 151	419	700
Total current assets		2 347	1 240	1 921
Total assets		6 491	5 100	5 711

SEKm	30 Jun		31 Dec
	2026	2025	2025
Equity and liabilities			
Equity			
<i>Restricted equity</i>			
Share capital	1	1	1
<i>Non-restricted equity</i>			
Share premium reserve	4 787	4 787	4 787
Retained earnings incl. profit/loss for the year	342	271	333
Total equity	5 130	5 059	5 121
Liabilities			
Long-term interest-bearing liabilities	1 250	-	500
Long-term liabilities to Group companies	-0	-	0
Current liabilities to Group companies	73	30	72
Other current liabilities	33	10	18
Total current liabilities	1 356	40	590
Total equity and liabilities	6 491	5 100	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, 10 July 2026

Fredrik Mässon,

CEO

This interim report has not been subject to a review by the company's auditor.

Key ratios

	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Property-related key metrics			
No. of properties	169	135	159
Letting area, m²	486 471	330 247	436 262
Investment properties, SEKm	10 889	7 471	9 631
Investment properties, excluding projects, SEKm	9 684	6 813	8 559
Investment properties, SEK/sq.m.	22 384	22 624	22 077
Rental value, SEKm (excl. project properties)	685	472	608
Rental value, SEK/m² (excl. project properties)	1 565	1 572	1 585
Average remaining term, years	7,7	8,3	7,9
Net lettings, SEKm	33	32	65
Occupancy rate, economic, %	98,6	98,7	98,6
Occupancy rate, by area, %	98,6	98,8	98,5
Yield, properties (%)	5,7	5,6	4,9
Surplus ratio, %	88,2	83,9	85,7
Data per share			
Number of outstanding shares at the end of the period, million	164,1	164,5	164,5
Average number of outstanding shares, million	164,5	164,5	164,5
Profit from property management, SEK	0,85	0,57	1,34
Net Profit/Loss for the period, SEK	1,37	0,75	2,13
Equity per share, SEK	31,3	28,4	29,5
NAV per share, SEK	33,8	30,2	31,7

	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Financial key metrics			
NAV, SEKm	5 549	4 965	5 210
Equity ratio, %	43,4	53,9	47,5
Return on equity, %	4,5	2,7	7,4
Interest-bearing net debt, SEKm	5 388	2 595	4 484
Loan to value, net (LTV), %	49,5	34,7	46,6
Average closing interest rate, %	4,2	4,1	4,0
Loan maturity, years	2,4	3,1	2,7
Average fixed interest rate term, years	2,7	2,6	2,5
Interest coverage ratio, multiple	2,4	2,4	2,4
EPRA key metrics			
EPRA vacancy ratio, %	1,4	1,3	1,4
EPRA LTV, %	49,4	34,4	46,4
EPRA EPS, SEK per share	0,8	0,5	1,3
Net reinstatement value (EPRA NRV), SEKm	5 549	4 965	5 210
Net tangible assets (EPRA NTA), SEKm	5 175	4 657	4 880
Net disposal value (EPRA NDV), SEKm	4 961	4 506	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 properties 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	One-off material items not related to operating activities.		

		2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Derivation of property-related key metrics				
Investment properties, SEKm		10 889	7 471	9 631
Project properties, SEKm	-	-1 205	-658	-1 072
Investment properties, excluding projects, SEKm	=	9 684	6 813	8 559
Investment properties, SEKm		10 889	7 471	9 631
Letting area, 000 m ²	/	486	330	436
Investment properties, SEK/sq.m.	=	22 384	22 624	22 077
Contracted rent, SEKm		675	466	599
Assessed market rent vacant areas, SEKm	+	10	6	9
Rental value, SEKm (excl. project properties)	=	685	472	608
Rental value, SEKm		685	472	608
Letting area, excluding project properties, 000 m ²	/	438	300	384
Rental value, SEK/m² (excl. project properties)	=	1 565	1 572	1 585
Remaining total contract value, SEKm		5 191	3 878	4 707
Annual rent, SEKm	/	675	466	599
Average remaining term, years	=	7,7	8,3	7,9
Entered leases during the period (incl renegotiated), SEKm		35	35	71
Terminated leases during the period, SEKm	-	2	3	6
Net lettings, SEKm	=	33	32	65
Contracted rent by the end of the period, SEKm		675	466	599
Rental value, SEKm	/	685	472	608
Occupancy rate, economic, %	=	98,6%	98,7%	98,6%
Leased areas, 000 m ²		431	297	378
Letting area, excluding project properties, 000 m ²	/	438	300	384
Occupancy rate, by area, %	=	98,6%	98,8%	98,5%
Rental income, SEKm		347	253	539
Property Costs, SEKm	-	-74	-59	-118
Net operating income, SEKm	=	273	194	421
Net operating income annual basis, SEKm		550	381	421
Investment properties, excluding project properties, SEKm	/	9 684	6 813	8 559
Yield, properties (%)	=	5,7%	5,6%	4,9%
Net operating income, SEKm		273	194	421
Rental income, SEKm	/	310	231	492
Surplus ratio, %	=	88,2%	83,9%	85,7%

		2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Derivation of financial key metrics				
Profit from property management attributable to Parent Company		139	93	221
Average number of outstanding shares, million	/	164,5	164,5	164,5
Profit from property management per share, SEK	=	0,85	0,57	1,34
Profit/loss for the period attributable to Parent Company share		225	124	350
Average number of outstanding shares, million	/	164,5	164,5	164,5
Net Profit/Loss for the period per share, SEK	=	1,37	0,75	2,13
SEKm		5 135	4 680	4 861
million	/	164,1	164,5	164,5
Equity per share, SEK	=	31,3	28,4	29,5
SEKm		5 135	4 680	4 861
Interest-rate derivatives, SEKm	-/+	11	34	2
on goodwill, SEKm	-	-174	-174	-174
Deferred tax, SEKm	+	577	425	521
NAV, SEKm	=	5 549	4 965	5 210
NAV, SEKm		5 549	4 965	5 210
Number of outstanding shares excluding debenture shares at the end of the period, million	/	164,1	164,5	164,5
NAV per share, SEK	=	33,8	30,2	31,7
Equity, SEKm		5 140	4 680	4 867
Total assets, SEKm	/	11 837	8 689	10 237
Equity ratio, %	=	43,4%	53,9%	47,5%
Net profit, SEKm		225	124	350
Average equity, SEKm	/	5 004	4 627	4 721
Return on equity, %	=	4,5%	2,7%	7,4%
Interest-bearing debt, SEKm		5 802	3 405	4 646
Cash and cash equivalents and deposits, SEKm	-	415	810	162
Interest-bearing net debt, SEKm	=	5 388	2 595	4 484
Interest-bearing net debt, SEKm		5 388	2 595	4 484
Investment properties, SEKm	/	10 889	7 471	9 631
Loan to value, net (LTV), %	=	49,5%	34,7%	46,6%
Profit from property management		267	187	221
One-off items, SEKm	+	0	0	0
Finance net, SEKm	+	184	133	153
Finance net, SEKm	/	184	134	153
Interest coverage ratio, multiple	=	2,4	2,4	2,4

Derivation of EPRA key performance measures	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
EPRA vacancy ratio			
Assessed market rent vacant areas, SEKm	10	6	9
Rental value, SEKm	/ 685	472	608
EPRA vacancy ratio, %	= 1,4%	1,3%	1,4%
EPRA LTV (loan to value)			
Interest-bearing debt, SEKm	5 802	3 405	4 646
SEKm	+ 0	0	0
Cash and cash equivalents and deposits, SEKm	- -415	-810	-162
Net liabilities, SEKm	= 5 388	2 595	4 484
Investment properties, SEKm	10 889	7 471	9 631
SEKm	+ 7	62	23
Total assets, SEKm	= 10 896	7 533	9 654
EPRA LTV, %	= 49,4%	34,4%	46,4%

Derivation of EPRA key performance measures	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
EPRA EPS, SEK			
Profit from property management, SEKm			
Income before tax, SEKm	277	166	467
Reversed:			
Change in values on properties, SEKm	-/+ -144	-91	-234
Changes in value on goodwill, SEKm	+ 0	0	0
Change in values on derivatives, SEKm	-/+ 6	19	-13
Profit from property management, SEKm after tax	= 139	93	221
Profit from property management, SEKm	139	93	221
Current tax on income from property management, SEKm	- 0	-18	-2
EPRA Earnings, SEKm	= 139	75	219
Average number of outstanding shares, million	/ 164,5	164,5	164,5
EPRA EPS, SEK per share	= 0,8	0,5	1,3
Net asset value			
SEKm	5 135	4 680	4 861
Reversed:			
Derivatives according to the balance sheet, SEKm	-/+ 11	34	2
Goodwill attributable to deferred tax, SEKm	- -174	-174	-174
Deferred tax according to the balance sheet, SEKm	+ 577	425	521
Net reinstatement value (EPRA NRV), SEKm	= 5 549	4 965	5 210
Deduction:			
Estimated fair value, deferred tax, SEKm	- -374	-309	-330
Net tangible assets (EPRA NTA), SEKm	= 5 175	4 657	4 880
Derivatives according to above, SEKm	-/+ -11	-34	-2
Deferred tax, SEKm	- -203	-116	-190
Net disposal value (EPRA NDV), SEKm	= 4 961	4 506	4 688



Financial calendar

Q3 Interim report 2026
Year-end report 2026
Annual Report and Sustainability
Report 2026

22 October 2026
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Contact details

Martin Lindqvist, CFO
martin.lindqvist@prismaproperties.se
+ 46 (0)70-785 97 02

Prisma Properties AB (publ)
Mäster Samuelsgatan 42
SE-111 57 Stockholm, Sweden