BOHO GROUP

INTERIM REPORT JANUARY – JUNE

2026

BOHO GROUP AB (publ)

556975-7684
Strandvägen 7A, 114 56, Stockholm
Info@bohogroup.com
www.bohogroup.com

THE DEMAND IS BACK—AND THE STRATEGY IS DELIVERING RESULTS

APRIL – JUNE 2026

Revenue from operator activities amounted to 25,475 (24,906) TSEK.

Revenue from the sale of real estate amounted to 0 (0) TSEK.

Operating profit before depreciation and amortization (EBITDA) amounted to 4,146 (2,180) TSEK.

Gross profit amounted to 4,017 (2,887) TSEK.

Net income after tax improved by 1,809 TSEK and amounted to -3,621 (-5,430) TSEK.

Earnings per share for the period April 1–June 30, 2026, amounted to -0.06 (-0.09) SEK.

The Group's cash flow from operating activities amounted to –2,006 (-3,227) TSEK.

JANUARI – JUNE 2026

Revenue from operator activities amounted to 37,524 (39,086) TSEK.

Revenue from the sale of properties amounted to 0 (5,166) TSEK.

Operating profit before depreciation and amortization (EBITDA) amounted to -1,314 (-6,799) TSEK.

Gross profit amounted to -2,359 (-5,503) TSEK.

Net income after tax improved by 6,529 TSEK and amounted to -14,695 (-21,224) TSEK.

Earnings per share for the period January 1–June 30, 2026, amounted to -0.25 (-0.37) SEK.

The Group's cash flow from operating activities amounted to -7,591 (-8,119) TSEK.

Reported equity as of June 30, 2026, amounted to 125,514 (159,052) TSEK. During the period, equity increased by SEK 3,725 thousand due to translation differences resulting from foreign operations and decreased by SEK 6,499 thousand due to the distribution of preferred shares.

SIGNIFICANT EVENTS DURING THE SECOND QUARTER

During the quarter, it was announced that Mattias Kaneteg had sold a total of 2,000,000 shares in the company to Luxembourg Finance House (LFH), an international investment firm founded by Dutch real estate entrepreneur Frank Zweegers. LFH has extensive real estate investments around the world and a significant presence in the Marbella region. The shares will be transferred to the special purpose vehicle (SPV) previously established by Mattias Kaneteg and Fernando Moreno. At the same time, Felix Ruiz Hernandez has announced that he also intends to transfer his stake in Boho Group to the SPV. Consequently, the SPV will consist of four principal owners: Mattias Kaneteg, Fernando Moreno, Felix Ruiz Hernandez, and Luxembourg Finance House (LFH). Following the transaction, Mattias Kaneteg will remain the principal owner of the SPV and continue to be a major shareholder with significant influence over its strategic direction and long-term commitment to Boho Group.

On June 4, the 2026 Annual General Meeting was held, which resolved to re-elect Jörgen Cederholm, Andreas Bonnier, Mattias Kaneteg, Fernando Moreno, and Raouf Lotfi, and to elect Felix Ruiz Hernandez and Alex Villaverge Zweegers as new board members. Mattias Kaneteg was elected chairman.

SIGNIFICANT EVENTS AFTER THE SECOND QUARTER

No significant events after the second quarter.

BOHO GROUP *in brief*

ONE PLACE, ONE BRAND, ONE VISION

Boho Group AB (publ) is a hospitality and real estate company listed on Nasdaq First North that combines a luxurious guest experience with long-term real estate value. The business is concentrated on Marbella's Golden Mile, where the group, through its Spanish subsidiaries, owns and operates Boho Club, a five-star boutique hotel and members' club that has quickly established itself as one of the Costa del Sol's most distinctive destinations.

Our model is deliberately integrated: we own the land, develop the property, and operate the experience. This gives us control over both quality and value creation, and a closeness to the guest that few listed players in the segment can match.

Moving forward, we are scaling Boho by developing the Group's existing land reserves on the Golden Mile while simultaneously identifying new destinations where the brand can take root. Growth will occur in stages and with the same care that characterized the first phase—a combination of architecture, gastronomy, and well-being, tailored to each location's unique character. The vision is clear: to make Boho one of Europe's most sought-after hospitality brands.

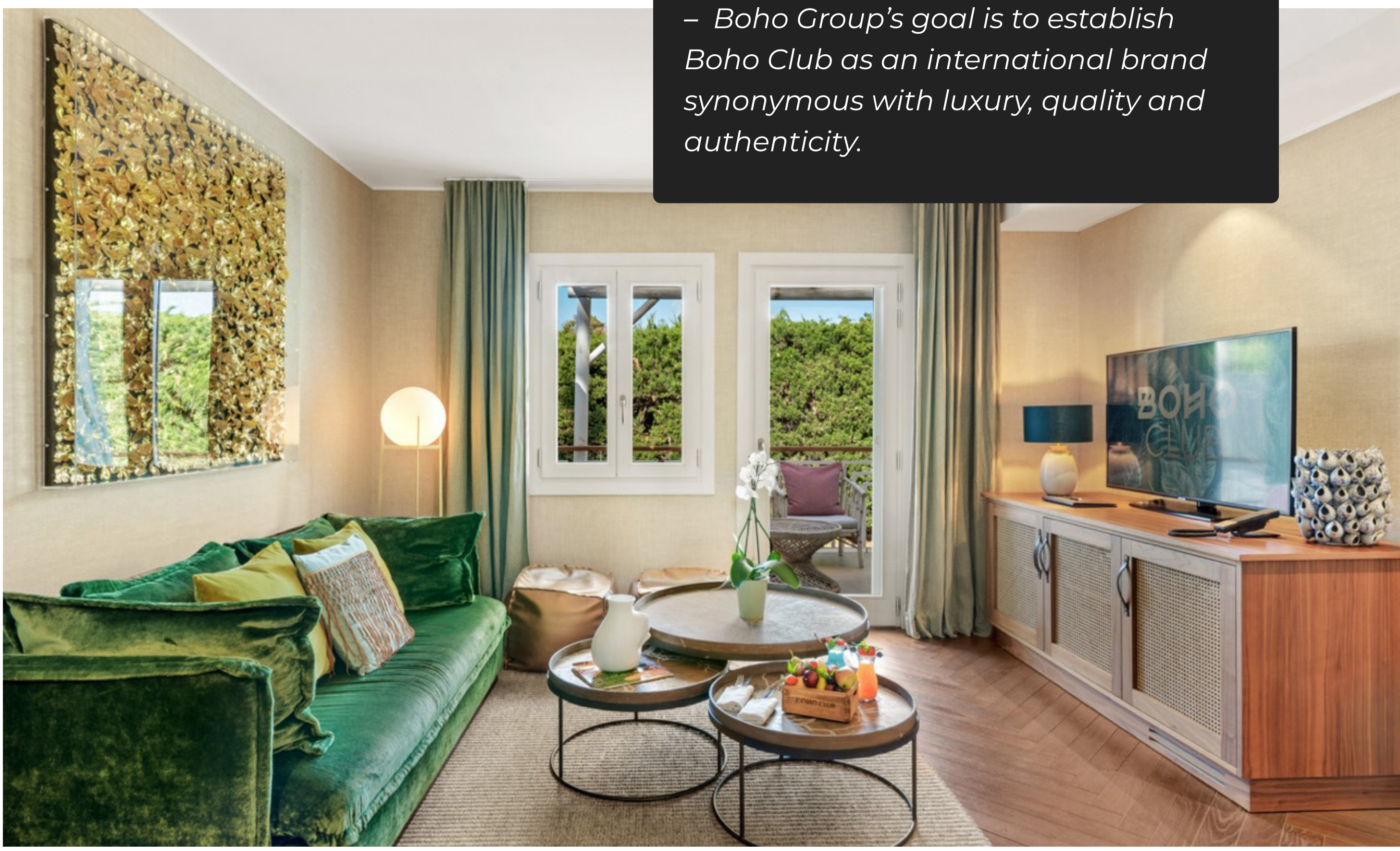
PHILOSOPHY AND VISION

Boho is built on the belief that the most memorable places emerge when architecture, gastronomy, and well-being come together with an eye for detail. We own the land, develop the property, and curate the experience, because quality demands a personal touch. Our vision is to make Boho one of Europe's most sought-after hospitality brands, with the Golden Mile as our home base and the world as our horizon. We grow where the location, craftsmanship, and people strengthen the brand.

AMBITIONS AND EXPANSION

Boho Group's goal is to establish Boho Club as an international brand synonymous with luxury, quality, and authenticity. We are strengthening our position in Marbella while identifying similar destinations where our target audience is located—places with high appeal, sophisticated visitors, and a demand for unique hotel experiences. By growing strategically, without compromising on quality, we are building long-term value in both our brand and our business.

– Boho Group's goal is to establish Boho Club as an international brand synonymous with luxury, quality and authenticity.



BOHO GROUP *in brief*

TWO PILLARS OF OUR BUSINESS – OPERATIONAL EXCELLENCE AND PROPERTY VALUE

Boho Group is organized into two complementary companies: the operating company that runs Boho Club, and a real estate company that develops and manages our assets. The operational division, comprising all employees and day-to-day operations, focuses on delivering a consistent five-star experience and accounts for the majority of our revenue and earnings.

At the same time, we build long-term value in the real estate company through strategic development and value appreciation—a model that strengthens both the income statement and the balance sheet.

THE EVOLUTION OF BOHO CLUB – PRESENT AND FUTURE

Boho Club in Marbella has quickly established itself as one of the Golden Mile's most distinctive destinations—featuring a hotel, two restaurants, and, starting in 2024, a holistic wellness center. The business is already delivering strong results, and we see continued significant potential in expanding the offering. By further developing the F&B concept, we are creating more reasons for guests to stay longer, return more often, and spend more per stay—a clear lever for both revenue and guest loyalty.

In parallel, we are working on the next chapter: a comprehensive expansion of Boho Club covering 28,400 m². In 2025, decisive progress was made in the permitting process, and in November, the City of Marbella granted its final approval to proceed with a dedicated master plan for the site. The new plan means that the hotel's floor space will more than quadruple and that several new restaurants can be created—a transformative development that elevates Boho Club to an entirely new scale, at one of Europe's most sought-after addresses.

Finansial KEY FIGURES

BOHO CLUB

In 2026, the focus has been on developing operational processes with the aim of increasing efficiency while maintaining customer satisfaction. With a normalized market, this will contribute to improved results at the facility. The most significant factor for increasing property value is the expansion of the Boho Club from its current size of approximately 7,000 m² to up to 28,400 m² of hotel space. Key milestones were reached in this effort during 2026, and the project is now entering the next phase with more detailed planning, bringing us even closer to realizing the value potential of the Golden Mile property in Marbella.

PROJECT DEVELOPMENT

As part of the streamlining of operations, all projects outside of Boho Club were divested between 2022 and 2024. The remaining properties under development consist of three apartments in the company's former apartment hotel in Benahavís.

BALANCE SHEET

The Company has a strong equity ratio, which currently stands at over 77% based on current market values. With the successful refinancing set to be completed in Q1, the Company has taken further steps toward establishing a long-term capital structure that reflects the significant value set to be created through its long-term efforts to expand Boho Club.

	Quarter 2 2026	Quarter 1 2026	Quarter 4 2025	Quarter 3 2025	Quarter 2 2025
Boho Club - operation					
Book value of property*	290 988	282 473	285 895	292 605	292 162
Market value of property**	501 016	494 219	488 731	502 120	506 207
Revenue rolling 12	90 325	89 756	91 887	85 300	101 864
Growth	1%	-2%	8%	-16%	-2%
EBITDA rolling 12	15 873	14 191	11 862	6 785	7 983
EBITDA margin	18%	16%	13%	8%	8%
Growth in EBITDA	12%	20%	75%	-15%	71%
Project development - apartments					
Sale of real estate	-	-	5 175	9 704	-
Book value of real estate*	12 364	17 760	12 061	15 963	24 428
Balance sheet					
Equity ratio book values	34%	37%	40%	42%	42%
Equity ratio market values	77%	80%	82%	84%	84%
Loan-to-value ratio	44%	42%	39%	37%	37%

* Change from previous reports due to reclassification

** Latest external valuation carried out as at 31 October 2025 by Savills Aguirre Newman in accordance with RICS (Royal Institution of Chartered Surveyors).

CEO HAS THE FLOOR

DEAR SHAREHOLDERS,

The second quarter marked a clear turning point for Boho Group. After an unusually challenging first quarter, characterized by exceptionally high rainfall along the Costa del Sol, we saw in the spring how the market gradually normalized while the improvements we have implemented in the business began to have full impact. The combination of a stronger market and a more efficient organization created the conditions for a significantly better quarter. Overall, EBITDA for the first half of the year improved by just over SEK 5.5 million, despite a largely unchanged turnover – a clear confirmation that our strategy is delivering results.

The quarter also marked an important financial milestone. The refinancing with Deutsche Bank is now having a clear impact and reduces our annual interest costs by over SEK 6 million.

Turnover in the second quarter increased by 2.3 percent compared to the same period last year, while the result strengthened significantly. Behind the development is a long-term effort to streamline the business, increase the quality of the guest experience and optimize operations. When the market becomes more selective, it is quality, not price, that creates competitive advantages.

We also experience that the market is developing in a more positive direction than at the beginning of the year. As the weather improved, demand returned, the booking rate increased and activity among international guests strengthened. Although the world around us continues to be characterized by uncertainty, we see a more stable market today, which gives us a good foundation for the rest of the year.

The hotel continues to be the strongest driving force in our development. During the first half of the year, hotel revenues increased by around seven percent, driven by a higher average room rate and a continued strong premium position on the Golden Mile. In Food & Beverage, Boho Club is also being developed as a destination. During the spring, we redesigned one of our restaurants to the "Bungalow 21" concept. With an international restaurant concept, we are strengthening the destination's attractiveness and creating better conditions for long-term value creation. In wellness, we are also continuing to develop our own Boho Wellness, where we see significant potential.

During the quarter, our ownership base was also strengthened when Luxembourg Finance House, together with Frank Zweegers, Fernando Moreno, Felix Ruiz Hernandez and Mattias Kaneteg, announced that they intend to pool their ownership in a joint investment company. This is a clear confidence in our strategy and the significant value potential that exists in Boho Group.

At the same time, work continues on our most important long-term value driver – the expansion of Boho Club on the Golden Mile. Following the municipality's approval, we are now in the next phase of the detailed planning process. The vision is to develop the current facility from approximately 40 rooms to up to 260 rooms, complemented by restaurants, beach club, wellness and commercial activities. The combination of operational excellence and long-term property development is what makes Boho Group unique.

We are now entering the most important quarter of the year – the period that historically accounts for a significant part of the year's results. With a gradually stronger market after the weather-challenging start to the year, a business that is developing in the right direction and an organization that is stronger than a year ago, we enter the summer season with great positivity and high expectations for a strong third quarter.

Finally, I would like to extend a warm thank you to our employees, our guests and our shareholders for your continued trust. Together, we continue to build Boho Group with the ambition of creating one of Europe's most attractive hospitality companies and long-term value for our shareholders.

Kind regards,
Andreas Bonnier CEO Boho Group

Anderas Bonnier, CEO Boho Group

COMMENTS *to the period*

This report has been prepared in accordance with IAS 34, Interim Financial Reporting. See the 2025 Annual Report for a complete statement of accounting policies. No new accounting policies have affected the 2026 interim financial reporting.

RESULT APRIL – JUNE

Net sales for the second quarter amounted to 25,475 (24,906) TSEK. Revenue from the sale of properties amounted to 0 (5,166) TSEK. Revenue from operator activities amounted to 25,475 (24,906) TSEK. Gross profit amounted to 4,017 (2,887) TSEK.

CASH FLOW AND FINANCIAL POSITION

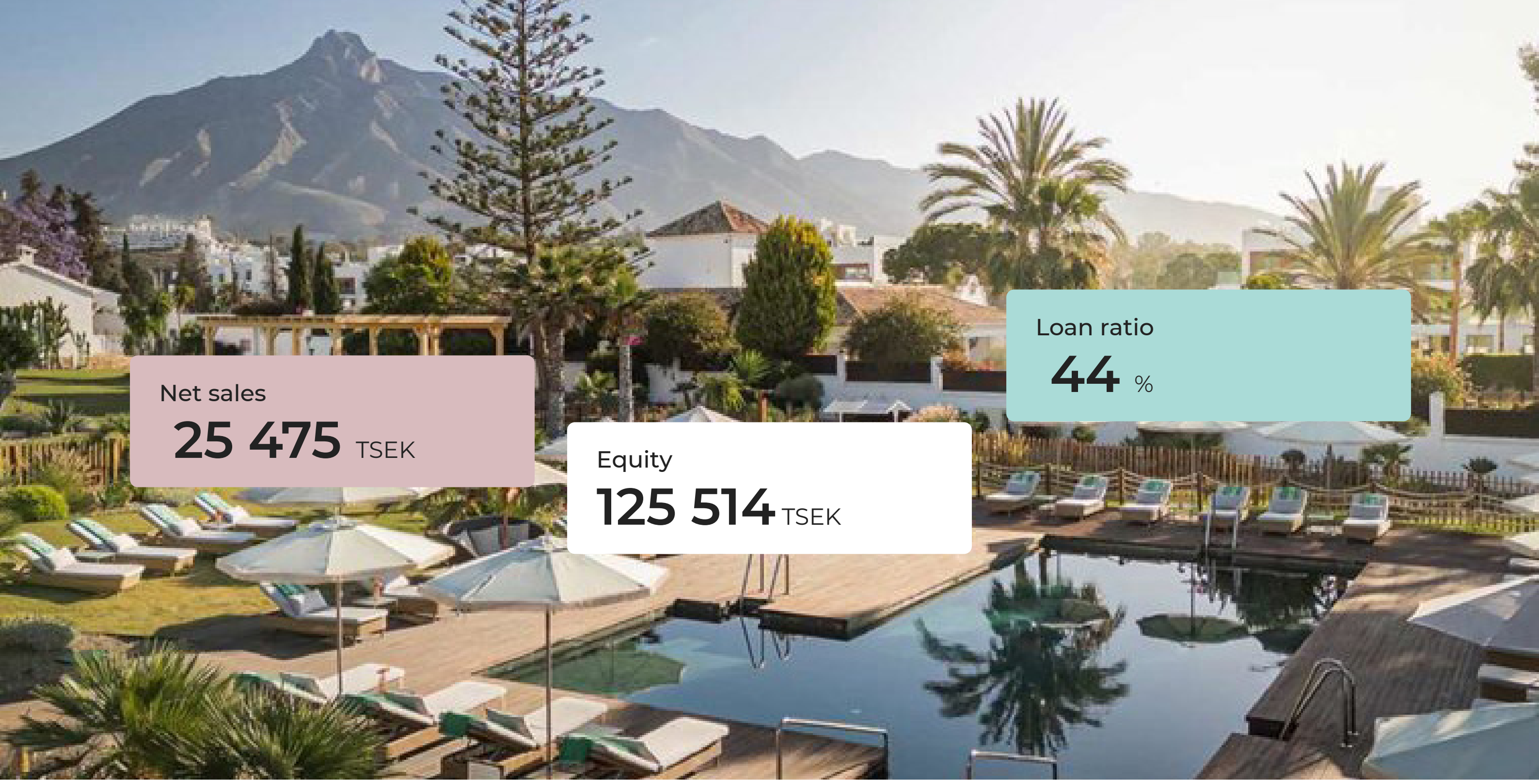
The equity ratio at the end of the period was 34% (42%). The Group's interest-bearing liabilities amounted to 232,534 (208,439) TSEK. Interest-bearing liabilities are reported net of capitalized financing costs of 9,385 (4,855) TSEK. The debt-to-equity ratio was 44% (37%).

The Group's cash and cash equivalents as of June 30 amounted to 8,676 (9,926) TSEK. Cash flow from operating activities amounted to SEK -2,006 thousand (-3,227) during the second quarter. Cash flow from investing activities amounted to SEK -1,137 thousand (-6,542). Cash flow from financing activities amounted to 6,830 (-2,275) TSEK and consisted primarily of loans raised totaling 18,264 TSEK and loan repayments totaling 9,727 TSEK.

A dividend on the preferred shares was paid in the amount of 1,625 (1,625) TSEK. Accumulated unpaid dividends, outstanding amounts, totaled 32,689 TSEK as of June 30, 2026, including compounding at an interest rate of 12% per year on the unpaid amount.

OWNERSHIP LIST *top 10* – 30 JUNE 2026

#	OWNER	Ordinary shares	Preference shares	Capital	Roasters
1	Fastighets Aktiebolag Bränneröd	7 299 000	70 000	12,52%	11,43%
2	House Of K Holding Limited	5 964 688	-	10,22%	9,25%
3	Rocet AB	5 868 922	-	10,05%	9,10%
4	LMK Stiftelsen	4 493 774	1 054 000	7,88%	8,61%
5	Egonomics AB	5 050 000	-	8,65%	7,83%
6	SIX SIS AG	3 277 520	-	5,61%	5,08%
7	CBLDN - CITYBANK	3 121 797	-	5,35%	4,84%
8	Försäkringsaktiebolaget Avanza Pension	2 267 110	821 059	4,02%	4,79%
9	UBS SWITZERLAND	2 800 000	-	4,80%	4,34%
10	Bernt Lundberg Fastigheter Lund AB	2 426 372	-	4,16%	3,76%
	Other	**15 127 822**	**4 824 809**	**26,74%**	**30,95%**
	Total	**57 697 005**	**6 769 868**	**100,00%**	**100,00%**



COMMENTS *to the period*

REAL ESTATE

The Boho Club hotel property is reported as an operating property. Investments in the property during the period totaled 1,137 (5,379) TSEK. Property development projects involving three remaining apartments in the company's former apartment hotel in Benahavís are reported as project properties.

SHARES

Boho Group has two outstanding classes of shares: common stock and a series of preferred stock. Boho Group's common and preferred shares have been traded on Nasdaq First North Stockholm since September 21, 2017. As of June 30, 2026, the market value of the company's common shares amounted to SEK 460 million, based on a closing price of SEK 7.98 per share. The preferred shares have priority over the common shares for an annual dividend of 0.96 SEK per share, paid quarterly. No dividends were paid during the period from September 2020 to June 2023. Dividend payments resumed in Q3 2023.

WARRANTS

As of June 30, there were no outstanding warrants.

PARENT COMPANY

The parent company's net sales for the period April 1–June 30 amounted to 0 (0) TSEK. Profit after financial items amounted to -2,379 (-3,090) TSEK.

The parent company's net sales for the period January 1–June 30 amounted to 0 (0) TSEK. Profit after financial items amounted to -3,442 (-4,901) TSEK.

The parent company's net financial debt as of June 30 amounted to 30,206 (7,123) TSEK. Shareholders' equity amounted to 312,564 (311,834) TSEK.

SIGNIFICANT EVENTS DURING THE SECOND QUARTER

During the quarter, it was announced that Mattias Kaneteg had sold a total of 2,000,000 shares in the company to Luxembourg Finance House (LFH), an international investment firm founded by Dutch real estate entrepreneur Frank Zweegers. LFH has extensive real estate investments around the world and a significant presence in the Marbella region. The shares will be transferred to the special purpose vehicle (SPV) previously established by Mattias Kaneteg and Fernando Moreno. At the same time, Felix Ruiz Hernandez has announced that he also intends to transfer his stake in Boho Group to the SPV. Consequently, the SPV will consist of four principal owners: Mattias Kaneteg, Fernando Moreno, Felix Ruiz Hernandez, and Luxembourg Finance House (LFH). Following the transaction, Mattias Kaneteg will remain the principal owner of the SPV and continue to be a major shareholder with significant influence over its strategic direction and long-term commitment to Boho Group.

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SIGNIFICANT EVENTS AFTER THE ECOND QUARTER

No significant events after the second quarter.

RELATED-PARTY TRANSACTIONS

No related-party transactions took place during the period.

RISKS AND UNCERTAINTIES

Through its operations, Boho Group is exposed to risks and uncertainties. For information regarding the Group's risks and uncertainties, please refer to the 2025 Annual Report. That description remains relevant.

AUDITOR

PwC is the company's auditor. Victor Lindhall is the responsible authorized public accountant. This report has not been reviewed by the company's auditor.

NEXT REPORTING DATE AND FINANCIAL CALENDAR

Interim report jul-sep	2026-11-05
Year-end report	2027-02-18

CERTIFIED ADVISER

The Company's Certified Adviser is Mangold Fondkommission AB. Mangold can be reached by phone at 08-503 015 50 or by email at ca@mangold.se.

STATEMENT BY THE BOARD OF DIRECTORS AND THE CEO

The Board of Directors and the CEO certify that the interim report provides a fair overview of the Parent Company's and the Group's operations, financial position, and results, and describes the significant risks and uncertainties facing the Parent Company and the companies included in the Group.

Stockholm July 20 2026

Mattias Kaneteg, chariman of the board

Jörgen Cederholm, styrelseledamot

Raouf Lotfi, board member

Fernando Moreno, board member

Felix Ruiz Hernandex, board member

Alex Villaverge Zweegers, board member

Andreas Bonnier, board member and CEO

FINANCIAL INFORMATION

CONSOLIDATED INCOME STATEMENT *summary*

AMOUNT THOUSANDS OF SEK	Q2 2026	Q2 2025	H1 2026	H1 2025	Full year 2025
Revenue from operating activities	25 475	24 906	37 524	39 086	91 887
Property disposals	-	-	-	5 166	20 045
Total net turnover	**25 475**	**24 906**	**37 524**	**44 252**	**111 933**
Operation costs	-21 458	-22 019	-39 859	-44 700	-90 841
Cost of property sold	-	-	-24	-5 055	-18 878
Total operating expenses	**-21 458**	**-22 019**	**-39 883**	**-49 755**	**-109 719**
Gross profit	**4 017**	**2 887**	**-2 359**	**-5 503**	**2 214**
Central administration	-2 916	-2 879	-4 741	-6 180	-16 087
Other operating income and expenses	338	18	370	39	-1 495
Operating result	**1 439**	**26**	**-6 730**	**-11 644**	**-15 369**
of which operating profit before depreciation and amortisation EBITDA	4 146	2 180	-1 314	-6 799	-4 553
Result from financial items	-5 060	-5 456	-7 965	-10 207	-18 918
Profit before tax	**-3 621**	**-5 430**	**-14 695**	**-21 851**	**-34 287**
Income tax	-	-	-	627	1 409
Profit for the period	**-3 621**	**-5 430**	**-14 695**	**-21 224**	**-32 878**
Basic and diluted earnings per ordinary share SEK	-0,06	-0,09	-0,25	-0,37	-0,57
Number of ordinary shares outstanding at the end of the period	57 697 005	57 697 005	57 697 005	57 697 005	57 697 005
Average number of ordinary shares before dilution	57 697 005	57 697 005	57 697 005	57 697 005	57 697 005
Average number of ordinary shares after dilution	57 697 005	57 697 005	57 697 005	57 697 005	57 697 005

CONSOLIDATED STATEMENT *of* COMPREHENSIVE INCOME

AMOUNT IN THOUSANDS OF SEK	Q2 2026	Q2 2025	H1 2026	H1 2025	Full year 2025
Profit for the period	**-3 621**	**-5 430**	**-14 695**	**-21 224**	**-32 878**
Other comprehensive income					
Translation differences on foreign operations	1 387	4 353	3 725	-6 186	-10 601
Total comprehensive income for the period	**-2 234**	**-1 076**	**-10 970**	**-27 409**	**-43 479**

CONSOLIDATED BALANCE SHEET *in summary*

AMOUNT IN THOUSANDS OF SEK	2026-06-30	2025-06-30	2025-12-31
Assets			
Operating properties	245 110	258 446	240 986
Right-of-use assets, equipment, tools and fixtures	23 727	25 474	24 242
Project properties	58 233	58 065	57 003
Financial assets measured at fair value	7 395	7 355	7 795
Current assets	22 488	22 379	20 418
Cash and cash equivalents	8 676	9 926	10 792
Total assets	**365 629**	**381 645**	**361 236**
Equity and liabilities			
Equity attributable to equity holders of the parent	125 514	159 052	142 983
Deferred tax liability	529	2 113	516
Interest-bearing liabilities	223 149	203 584	204 902
Trade payables	5 938	6 339	6 030
Other liabilities	9 346	10 063	5 713
Accrued expenses and deferred income	1 153	494	1 094
Total equity and liabilities	**365 629**	**381 645**	**361 236**

GROUP *changes* IN EQUITY

AMOUNT IN THOUSANDS OF SEK	Equity attributable to owners of the parent
Opening balance at 1 January 2025	**192 961**
Profit for the period	-21 224
Dividend on preference shares	-6 499
Translation differences	-6 186
Closing balance at 30 June 2025	**159 052**
Opening balance at 1 January 2026	**142 983**
Profit for the period	-14 695
Dividend on preference shares	-6 499
Translation differences	3 725
Closing balance at 30 June 2026	**125 514**

CONSOLIDATED *cash flow statement*

AMOUNT IN THOUSANDS OF SEK	Q2 2026	Q2 2025	H1 2026	H1 2025	Full year 2025
Cash flow from operating activities					
Operating result	1 439	26	-6 730	-11 644	-15 369
Of which result from the sale of real estate	-60	1 241	-	733	-1 168
Depreciation and amortisation	2 707	2 155	5 416	5 116	10 816
Fair value adjustment	-3 370	-	-1 870	270	1 263
Interest income and similar income items	-	-	-	1	21
Interest paid (attributable to financing activities)	-4 231	-4 823	-8 311	-9 895	-18 356
Taxes paid	-	-	-	-	-1 008
Cash flow from operating activities before changes in working capital	**-3 515**	**-1 401**	**-11 495**	**-15 419**	**-23 801**
Changes in working capital					
Sale of investment property	-	123	-	4 616	17 857
Investment in investment property	-	-	-	-	-1 647
Change in operating receivables and liabilities	1 509	-1 949	3 904	2 684	2 573
Total change in working capital	**1 509**	**-1 826**	**3 904**	**7 300**	**18 784**
Cash flow from operating activities	**-2 006**	**-3 227**	**-7 591**	**-8 119**	**-5 017**
Cash flow from operating activities including disposal of operating properties	**-2 006**	**-3 227**	**-7 591**	**-8 119**	**-5 017**
Cash flow from other investing activities					
Investments in financial fixed assets	-	-	-	-8 341	-
Acquisitions and investments in operating property	-1 137	-5 379	-1 774	-1 163	-11 177
Investment in machinery and equipment	-	-1 163	-	-	-3 489
Sale of machinery and equipment	-	-	-	-	772
Cash flow from investing activities	**-1 137**	**-6 542**	**-1 774**	**-9 504**	**-13 894**
Cash flow from financing activities					
New loans	18 264	-	217 578	-	12 887
Repayment of loans	-9 727	-650	-201 261	-2 004	-8 606
Other financing costs	-82	-	-6 031	-	-
Dividends paid to preference shareholders	-1 625	-1 625	-3 250	-3 250	-6 499
Cash flow from financing activities	**6 830**	**-2 275**	**7 036**	**-5 254**	**-2 218**
Cash flow for the period	**3 687**	**-12 044**	**-2 329**	**-22 877**	**-21 129**
Cash and cash equivalents at the beginning of the period	**4 872**	**21 163**	**10 792**	**33 651**	**33 651**
Exchange rate difference in cash and cash equivalents	117	807	213	-848	-1 730
Cash and cash equivalents at the end of the period	**8 676**	**9 926**	**8 676**	**9 926**	**10 792**

PARENT COMPANY FIGURES *in summary*

INCOME STATEMENT (amounts in thousands of SEK)	**Q2 2026**	**Q2 2025**	**H1 2026**	**H1 2025**	**Full year 2025**
Operating income	-	-	-	-	2 648
Operating expenses	-1 791	-1 821	-3 389	-3 326	-9 494
Operating result	**-1 791**	**-1 821**	**-3 389**	**-3 326**	**-6 846**
Result from financial items	-588	-1 269	-57	-1 575	12 616
Profit before tax	**-2 379**	**-3 090**	**-3 446**	**-4 901**	**5 770**
Income tax	-	-	-	-	-
Profit for the period	**-2 379**	**-3 090**	**-3 446**	**-4 901**	**5 770**

Comments in the income statement
The parent company's statement of comprehensive income is consistent with the profit for the period. The parent company's activities consist mainly of managing the investments the parent company has in subsidiaries and financing activities. Operating income relates mainly to invoicing of services to subsidiaries and, to a lesser extent, invoicing of services to external companies.

BALANCE SHEET (amounts in thousands of SEK)	**2026-06-30**	**2025-06-30**	**2025-12-31**
ASSETS			
Tangible fixed assets	2 286	2 286	2 286
Shares in group companies	345 796	341 983	344 279
Non-current receivables from group companies	9 094	7 371	9 412
Other long-term receivables and investments	7 395	7 355	7 795
Current assets	3 974	1 195	1 143
Cash and cash equivalents	2 212	2 670	2 288
Total assets	**370 757**	**362 860**	**367 202**
EQUITY AND LIABILITIES			
Equity capital	312 564	311 834	322 505
Liabilities to group companies	17 596	33 366	29 455
Other long-term liabilities	5 028	-	-
Other current liabilities	40 597	17 660	15 242
Total equity and liabilities	**370 757**	**362 860**	**367 202**

ADDITIONAL INFORMATION

SEGMENT REPORTING

The results of operations are measured divided into operating activities, which currently consist of Boho Club and property development. Central administration and business development costs linked to new projects are recognised together under Other.

	Operator activities	Project	Other	Total	Operator activities	Project development	Other	Total
	2026-04-01 - 2026-06-30				2025-04-01 - 2025-06-30			
Revenue	25 475	0	0	25 475	24 906	0	0	24 906
Operating expenses	-18 751	0	-2 578	-21 329	-19 864	0	-2 861	-22 725
EBITDA	6 724	0	-2 578	4 146	5 042	0	-2 861	2 181
Depreciation and amortisation	-2 707	0	0	-2 707	-2 155	0	0	-2 155
Operating result	**4 017**	**0**	**-2 578**	**1 439**	**2 887**	**0**	**-2 861**	**26**

INTEREST-BEARING LIABILITIES

	2026-06-30	2025-06-30	2025-12-31
Non-current			
Property loans	191 577	4 655	7 817
Leasing debt	5	160	156
Investment loans	5 028	192 834	187 212
Capitalised financing costs	-7 832	- 464	0
Total long-term interest-bearing liabilities	**188 778**	**197 185**	**195 185**
Short-term			
Property loans	8 451	929	2 398
Leasing debt	83	68	3
Investment loans	27 390	9 793	10 421
Capitalised financing costs	-1 553	-4 391	-3 105
Total current interest-bearing liabilities	**34 371**	**6 399**	**9 717**
Total interest-bearing liabilities	**223 149**	**203 584**	**204 902**

BOHO GROUP AB (publ)

Strandvägen 7A, 114 56, Stockholm
Info@bohogroup.com
www.bohogroup.com

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