

Interim Report Q1 2026
January 1 – March 31

ninivika.

Net operating income Q1	SEK 146 million (128)
Property value	SEK 13 900 million (12 187)
Contract value	SEK 885 (782)
Occupancy rate	96% (95)
Lettable area	728 000 m² (647 000)
Loan-to-value ratio	52% (48)

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The Period in Brief

The first quarter of 2026 was characterized by continued growth with rising revenue, net operating income, and profit from property management compared to the corresponding quarter in 2025. Properties were acquired for a total of over 290 million SEK, net leasing was positive, and the occupancy rate remained high.

At the end of the period, the property portfolio value amounted to 13,9 billion SEK (12,7) with a total current rental value of 926 million SEK (852). At the end of the period, the property portfolio consisted of 66 percent commercial properties and 34 percent residential, seen in terms of property value.

January – March 2026 (Jan-Mar 2025)

- Total revenue increased by 16% to 220 MSEK (189)
- Net leasing amounted to 0,1 MSEK (7)
- Net operating income increased by 14% to 146 MSEK (128)
- Profit from property management increased by 20% to 62 MSEK (52)
- Cash flow from operating activities before changes in working capital increased by 16% to 128 MSEK (110)
- Changes in value of properties amounted to 72 MSEK (4), of which realized changes in value amounted to 0 MSEK (0)
- Changes in value of interest rate derivatives amounted to 42 MSEK (15)
- Profit for the period amounted to 124 MSEK (56)
- Earnings per share 1,30 SEK (0,59)

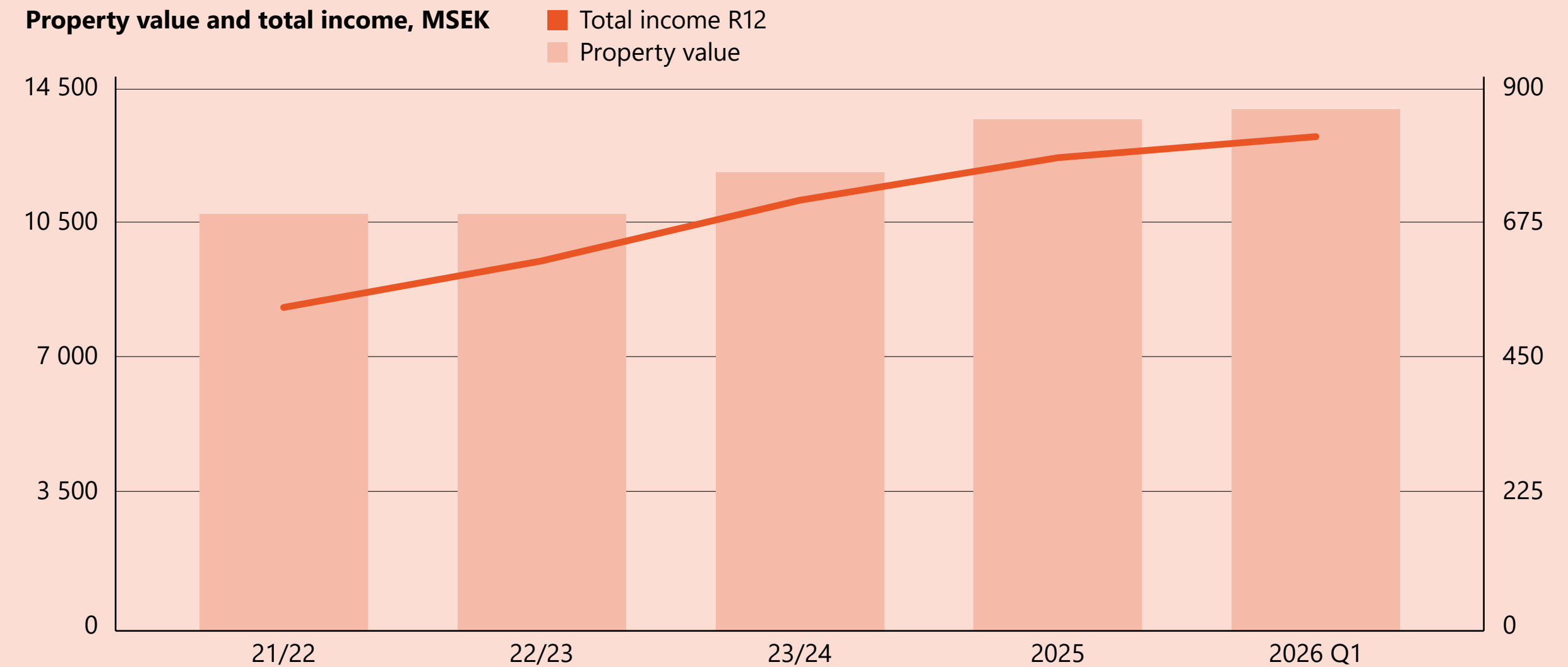
Significant events during the period January to March 2026

- During the first quarter, Nivika took possession of a total of nine commercial properties in Jönköping, Kungsbacka, Halmstad, and Helsingborg. The acquisitions, which are within light industry/warehouse, add approximately 25 000 m² in lettable area, over 24 million SEK in annual rental value, and 293 million SEK in property value. For details, see the section Property Transactions.
- Net leasing for the quarter amounted to 0.1 million SEK. Among other things, Nivika has signed two new lease agreements in Ljungby and Värnamo covering a total of approximately 5 400 m², an annual rental value of 4,7 million SEK, and an average contract duration of ten years. The agreement in Värnamo refers to an expansion of an existing property where DS Smith Packaging AB is the tenant.
- In March, the first sod was turned for a service facility for heavy traffic that Nivika is constructing at Stigamo, south of Jönköping. The facility, which is being established on an existing building right, will include a fuel station, inspection facility, and a truck wash.
- The Annual Report for 2025, including the sustainability report, was published at the end of the quarter. The report is available to read on Nivika's website.

Significant events after the end of the period

- After the period, Nivika has taken possession of a total of six commercial properties in Jönköping and one commercial property in Falkenberg. The properties are of the light industry/warehouse type and add nearly 12 300 m² in lettable area, over 15 million SEK in annual rental value, and approximately 222 million SEK in property value. For details, see the section Property Transactions.
- After the end of the period, it was announced that Nivika signed its first sustainability-linked loan. The financing is linked to the Company's overall sustainability goals, and the loan terms are adjusted based on how Nivika achieves defined sustainability-related key performance indicators.

Property value and total income, MSEK



Key Figures	2026 3 months Jan-Mar	2025 3 months Jan-Mar	2025/26 R12 Apr-Mar	2025 12 mån Jan-Dec
Revenue, MSEK	220	189	820	789
Net operating income, MSEK	146	128	594	576
Profit from property management, MSEK	62	52	267	256
Total comprehensive income, MSEK	124	56	324	255
Property value, MSEK	13 900	12 187	13 900	13 413
Economic occupancy residential, %	98	96	98	99
Economic occupancy premises, %	95	95	95	95
Net loan-to-value ratio, %	52,3	48,1	52,3	51,4
Interest coverage ratio, multiple	2,0	1,9	2,0	2,0
EPRA NRV per share, SEK	69,6	65,8	69,6	68,3
Earnings per share, SEK	1,30	0,59	3,37	2,66

CEO's Statement



During the first quarter of the year, as a result of the strategy to grow through acquisitions of high-yielding commercial properties, Nivika has continued to deliver increased results despite geopolitical challenges and rising interest rates.

Sverker Källgården
CEO

Good start to the year

Revenue during the first quarter increased by 16 percent to SEK 220 million compared to SEK 189 million in the corresponding quarter of the previous year. Net operating income increased by 14 percent to SEK 146 million (128), and profit from property management increased by 20 percent to SEK 62 million (52). The surplus ratio stands at 66 percent (68) as a result of a cold and snowy winter. Cash flow from operations increased to SEK 128 million (110). Net leasing remains positive and amounted to SEK 0,1 million (7) in the quarter, with a total occupancy rate of 96 percent (95).

Nivika is fully focused on increasing profit from property management and cash flow per share. By reweighting the portfolio towards more high-yielding properties,

many with triple-net agreements, we are successively improving these key figures and raising the surplus ratio over time. The handover of the low-yielding portfolio of approximately SEK 600 million that we sold in Jönköping is scheduled for June 16.

This is the first quarter with our new segment reporting in the three business areas: Commercial, Residential, and Property Development. The reorganization that has been implemented has had a good start; it is clear what mission each business area has, and we can focus on details to fine-tune the yield in the existing portfolios. The reorganization also means that I can focus on steering the business, increasing profitability, and maintaining contact with the market and new potential shareholders.

Strong financial position

Nivika's financial position is strong with a net loan-to-value ratio of 52 percent (48). Over the past year, we have successively increased our interest rate hedging through additional hedges to reduce the risk of increased financial costs; as of March 31, the interest rate hedging ratio was 63 percent (57) of outstanding debt, and the average interest rate was 4,2 percent (4,3). After the end of the period, it was announced that Nivika signed the Company's first sustainability-linked loan of SEK 200 million based on defined and sustainability-related key figures in energy efficiency and climate impact.

Commercial portfolio

Nivika has continued to grow through the acquisition of high-yielding commercial properties with a high surplus ratio. In the quarter, nine properties worth over SEK 290 million with a rental value of over SEK 24 million were acquired along the E4-Route 40 and E6, which constitute the West Swedish Triangle.

The market for property acquisitions, particularly within the light industry segment, remains good; we are evaluating several prospects in Jönköping, Borås, Falkenberg, and Helsingborg, as well as further south. Through active choices, we select which properties to bid on; yield is the focus during acquisitions. The commercial occupancy rate as of March 31 is 95 percent (95). We are conducting several negotiations for new leases within the portfolio, and we generally see good demand for our premises in all our markets.

Residential portfolio

In the Residential business area, which following the reorganization consists of

residential properties, some of which also include commercial premises, we focus on efficient property management and leasing of vacant spaces. We work purposefully with our leasing, and as of March 31, we have an occupancy rate of 97 percent, of which residential is 98 percent (96).

Project operations

The projects we currently have in production are progressing according to plan, both financially and in terms of timing, and the properties will be fine additions to our management during the year.

Sustainability

The share of green properties, according to Nivika's green framework, amounts to 47 percent (44) at the end of the period. The share of properties with energy class A-C stands at 60 percent (49) as of March 31, and the average energy use is 83,5 kWh/m² compared to 82 kWh/m² for the base year. The increase is explained by a cold first quarter as well as additional properties.

Profitability and clarity in focus ahead

Nivika is growing, and our key metrics continue to strengthen. I feel very secure in the strategy we have set for Nivika: to optimize existing portfolios in parallel with growth through acquisitions of high-yielding properties within our geography. We will continue to improve our key figures successively and create increased value for our shareholders. Our market for both the leasing of premises and property acquisitions is good, and we are extremely competitive in both areas, which makes me look forward with confidence

Värnamo, May 2026

Nivika's financial targets

Growth in profit from management per share R12, %

26

Target: ≥15



Average return on equity, %

7

Target: ≥12

Net loan-to-value ratio, %

52

Target: ≤55



Interest coverage ratio R12, multiple

2,0

Target: ≥2,0



Invest in Nivika

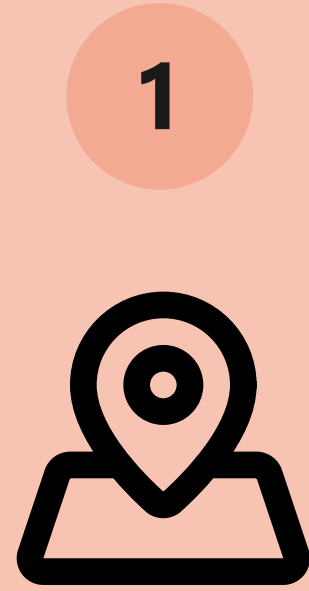
Nivika is a Småland-based property company with its head office in Värnamo, listed on Nasdaq Mid Cap Real Estate. The company owns, manages, and develops properties with a focus on long-term, sustainable, and profitable growth. Through acquisitions, active management, and close dialogue with tenants, growth, stable cash flows, and operational efficiency are created.

The property portfolio is primarily concentrated in the West Swedish Triangle and Växjö, regions with a strong industrial base, good infrastructure, and attractive logistics locations that drive high demand for premises. Its local presence makes Nivika a long-term partner for growing companies.

The portfolio consists of 66 percent commercial properties, primarily in industry and warehouse, complemented by residential properties for increased diversification and a more defensive risk profile. A high occupancy rate reflects an attractive offering.

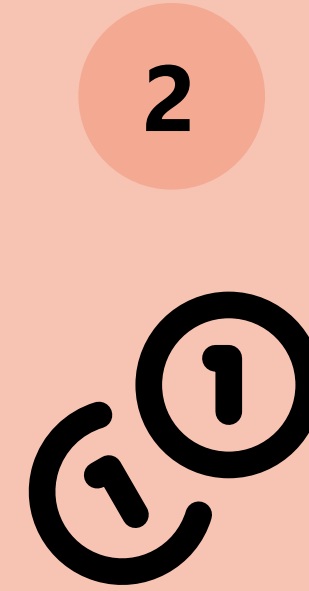
Value creation occurs through the acquisition of high-yielding properties, operational optimization of clusters, as well as new construction and redevelopment within the existing portfolio. The business is characterized by long-term perspective, a balanced capital structure, and a clear financial policy.

In summary, Nivika's strategy is based on local presence, long-term perspective, and profitable growth that creates sustainable value growth over time.



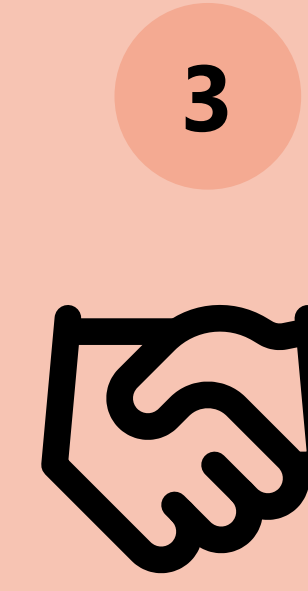
Local

Nivika has a strong local presence in selected growth regions along the West Swedish Triangle — E4, Route 40, and E6 — as well as in Växjö. With its own employees and offices in Värnamo, Jönköping, Växjö, and Varberg, the company has a deep understanding of local markets. Proximity to properties and tenants enables quick decisions, high service levels, and proactive management. Strong local knowledge creates good business opportunities in acquisitions, leasing, and development, and contributes to efficient management and stable cash flows over time.



Profitable

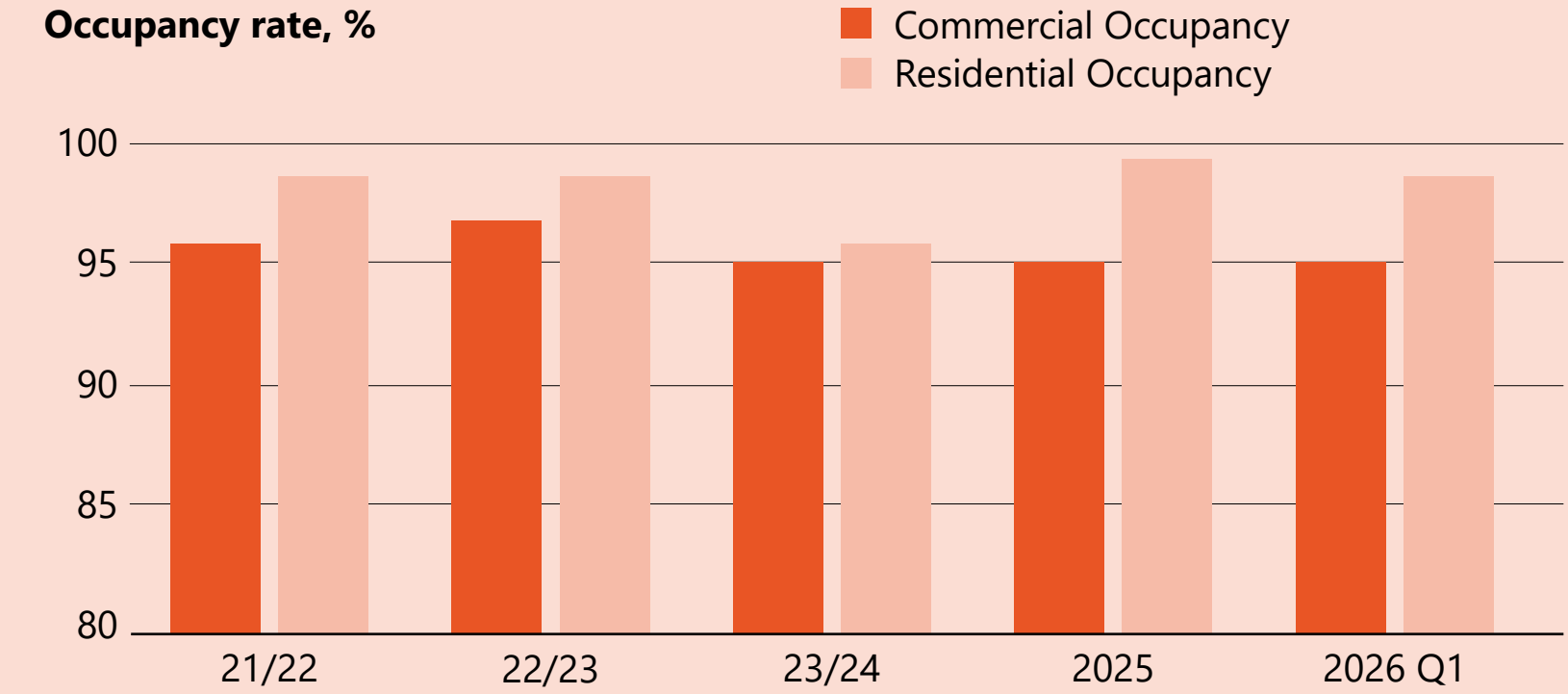
Nivika creates profitable growth through a diversified property portfolio, clear financial targets, and disciplined capital utilization. The balance between commercial properties and residential provides stable cash flows and a well-balanced risk profile. Growth is driven through selective acquisitions of high-yielding properties, in combination with efficient management and optimization of the existing portfolio. This strengthens the net operating income and contributes to a long-term growing earning capacity. The focus is on increasing the profit from property management and cash flow per share over time, which creates financial strength and shareholder value.



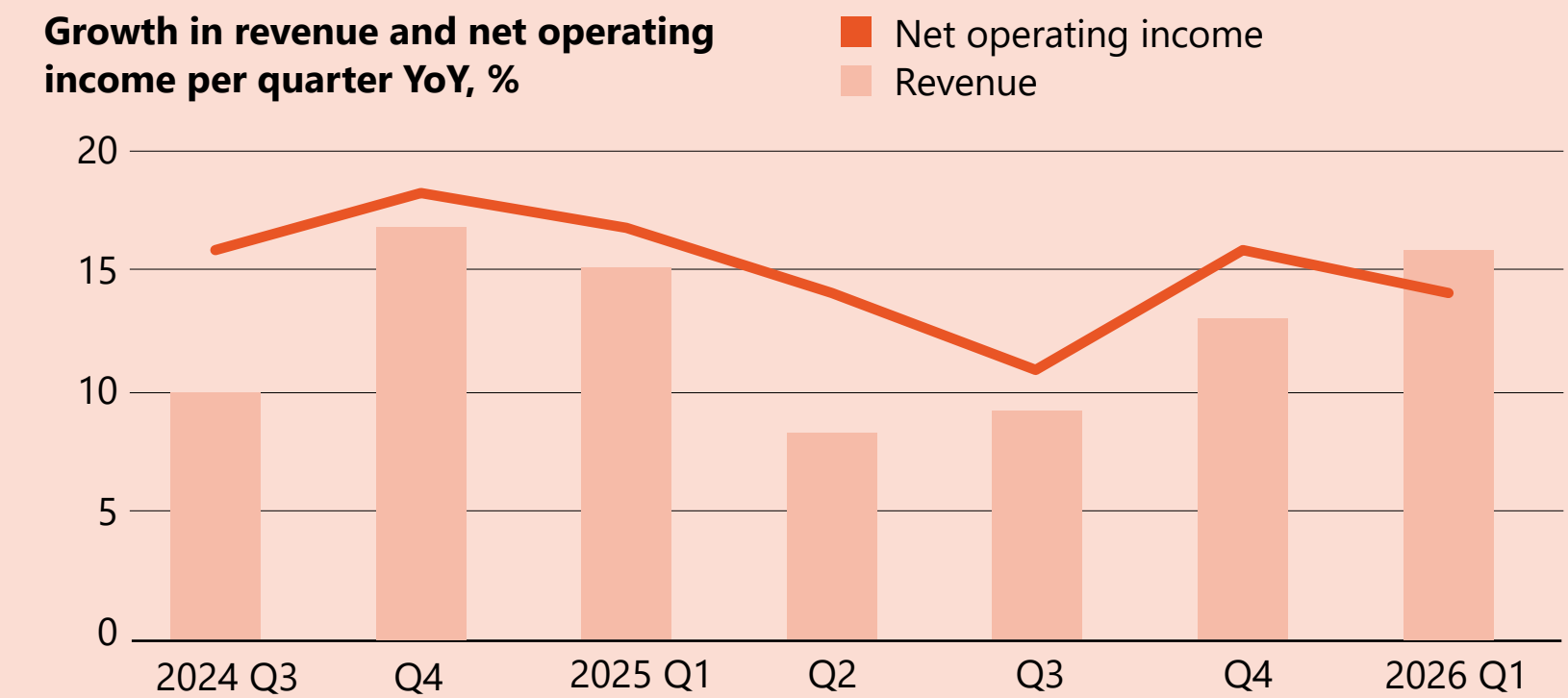
Long-term

Nivika has a clear long-term focus on creating sustainable value growth and stable cash flows. Through the acquisition of high-yielding properties in attractive locations combined with active and responsible management, a robust portfolio is built that stands strong over time and through different market cycles. Management is characterized by close tenant relationships, high quality, and continuous improvements. At the same time, long-term investments are made in energy, sustainability, and property development, which strengthens attractiveness and future-proofs the portfolio. Collectively, this creates a stable foundation for sustained earnings, balanced risk, and long-term positive value development.

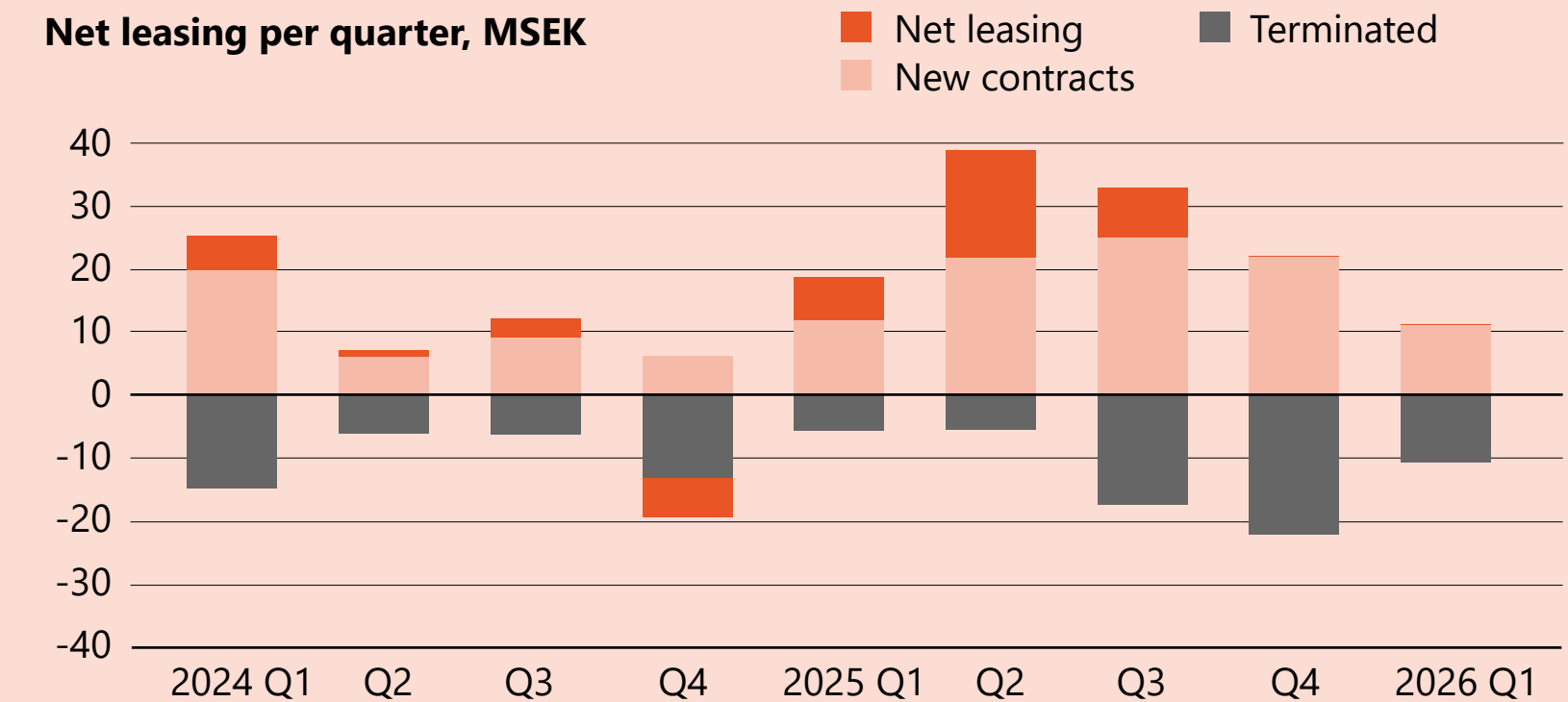
Occupancy rate, %



Growth in revenue and net operating income per quarter YoY, %



Net leasing per quarter, MSEK





Group Report

Report on earnings and statement of comprehensive income for the Group in summary, MSEK	2026 3 months Jan-Mar	2025 3 months Jan-Mar	2025/26 12 months Apr-Mar	2025 12 months Jan-Dec
Rental income	208	181	780	753
Service income	11	8	39	36
Total revenue	220	189	820	789
Operating costs	-64	-52	-188	-176
Maintenance costs	-4	-4	-13	-14
Property tax	-6	-5	-24	-23
Total property costs	-74	-61	-225	-213
Net operating income	146	128	594	576
Central administration	-14	-14	-53	-53
Net financial items	-70	-63	-274	-267
Profit from property management	62	52	267	256
Change in value properties, realized	-	-	4	4
Change in value properties, unrealized	72	4	192	124
Change in value interest rate derivatives	42	15	18	-9
	114	18	214	118
Profit before tax	175	70	480	375
Current tax	-3	-3	-13	-13
Deferred tax	-48	-11	-145	-107
Profit for the period	124	56	323	254
Other comprehensive income	-	-	1	1
Other comprehensive income	-	-	1	1
Total comprehensive income for the period	124	56	324	255
Attributable to:				
Parent company shareholders	124	56	324	255
Non-controlling interests				
Average number of shares during the period	95 885 594	95 885 594	95 885 594	95 885 594
Earnings per share, SEK	1,30	0,59	3,37	2,66

Revenue

Rental income for the quarter amounted to SEK 220 million (189), which is an increase of 16 percent compared to the same quarter last year. Rental income constitutes SEK 209 million (181) of the total revenue. Revenue also includes service income, which for the entire period amounted to SEK 11 million (8). Service income primarily consists of re-billing of heating, electricity, water, and property tax. Growth is mainly attributable to property acquisitions but also to index adjustments and increased rental income as a result of investments made in existing properties. After the first quarter, the Company manages 246 properties with a total lettable area of approximately 728 000 m². The total rental value as of 2026-03-31 amounted, on an annual basis, to SEK 926 million (823), corresponding to growth of 13 percent.

Operating costs and net operating income

Operating costs, including maintenance costs and property tax, amounted during the period to SEK -74 million (-61). During the period, operating costs increased as a result of a cold and snowy winter. Net operating income for the first quarter increased by 14 percent and amounted to SEK 146 million (128), corresponding to a surplus ratio of 66 percent (68). The primary explanation for the increased net operating income is completed acquisitions.

Net financial items

Net financial items for the period amounted to SEK -70 million (-62) and primarily consist of ongoing interest costs and a minor portion of arrangement fees. Interest income amounted to SEK 945 thousand (492). The change compared to the previous period is primarily explained by an increased share of bond debt and

increased loan debt. The effect has been partially offset by an actively managed interest rate hedging portfolio and lower credit margins.

Profit from property management

Profit from property management, which is the business's profit after net financial items, amounted for the first quarter to SEK 62 million (52). The increase in profit from property management is mainly attributable to rental income from newly acquired properties and a lower share of financing costs.

Changes in value

For the first quarter, the change in value for properties amounted to SEK 72 million (4) and consisted exclusively of unrealized changes in value. Of these, SEK 49 million is attributable to increased net operating income, primarily driven by completed leaseings and extensions of existing lease agreements. Furthermore, SEK 21 million is attributable to changed assumptions regarding yield requirements. Additionally, SEK 2 million is attributed to ongoing construction. Interest rate derivatives within Nivika are market-valued at the end of each quarter. The unrealized change in value during the first quarter amounted to SEK 42 million (15) and is mainly attributed to rising market interest rates.

Group Report

Consolidated statement of financial position			
Assets, MSEK	2026-03-31	2025-03-31	2025-12-31
Intangible assets			
Software/licenses	1	2	1
Total intangible assets	1	2	1
Tangible assets			
Investment properties	13 224	12 108	12 737
Owner-occupied properties	78	79	79
Equipment	69	61	71
Right-of-use assets	25	18	26
Other long-term securities holdings	-	-	-
Deferred tax assets	10	22	10
Other long-term receivables	36	25	71
Total non-current assets	14 039	12 313	13 591
Current assets			
Inventories	-	-	-
Rent receivables	15	22	14
Other receivables	43	4	17
Prepaid expenses and accrued income	29	17	29
Cash and cash equivalents	190	215	208
Total current assets	277	258	268
Assets held for sale	597	-	597
Total Assets	14 317	12 574	13 860

Consolidated statement of financial position			
Equity and liabilities, MSEK	2026-03-31	2025-03-31	2025-12-31
Share capital	48	48	48
Other contributed capital	3 575	3 575	3 575
Retained earnings incl. profit for the period	2 247	1 998	2 130
Total equity attributable to parent company shareholders	5 870	5 621	5 754
Non-current liabilities			
Deferred tax liability	790	661	742
Interest-bearing financial liabilities	7 375	5 996	6 755
Lease liabilities	21	14	21
Derivative instruments	12	30	55
Total non-current liabilities	8 204	6 701	7 573
Current liabilities			
Interest-bearing financial liabilities	81	85	80
Lease liabilities	4	3	4
Accounts payable	59	38	47
Current tax liabilities	7	5	28
Other liabilities	61	86	75
Accrued expenses and prepaid income	36	35	33
Total current liabilities	248	251	267
Liabilities directly attributable to assets held for sale	266	-	266
Total equity and liabilities	14 317	12 574	13 860

Assets held for sale

Assets held for sale as of 2026-03-31 amount to SEK 597 million. These refer to investment properties for which divestment agreements were signed on 2025-12-19, with handover scheduled for June 16. Liabilities attributable to these amount to SEK 266 million.

Group Report

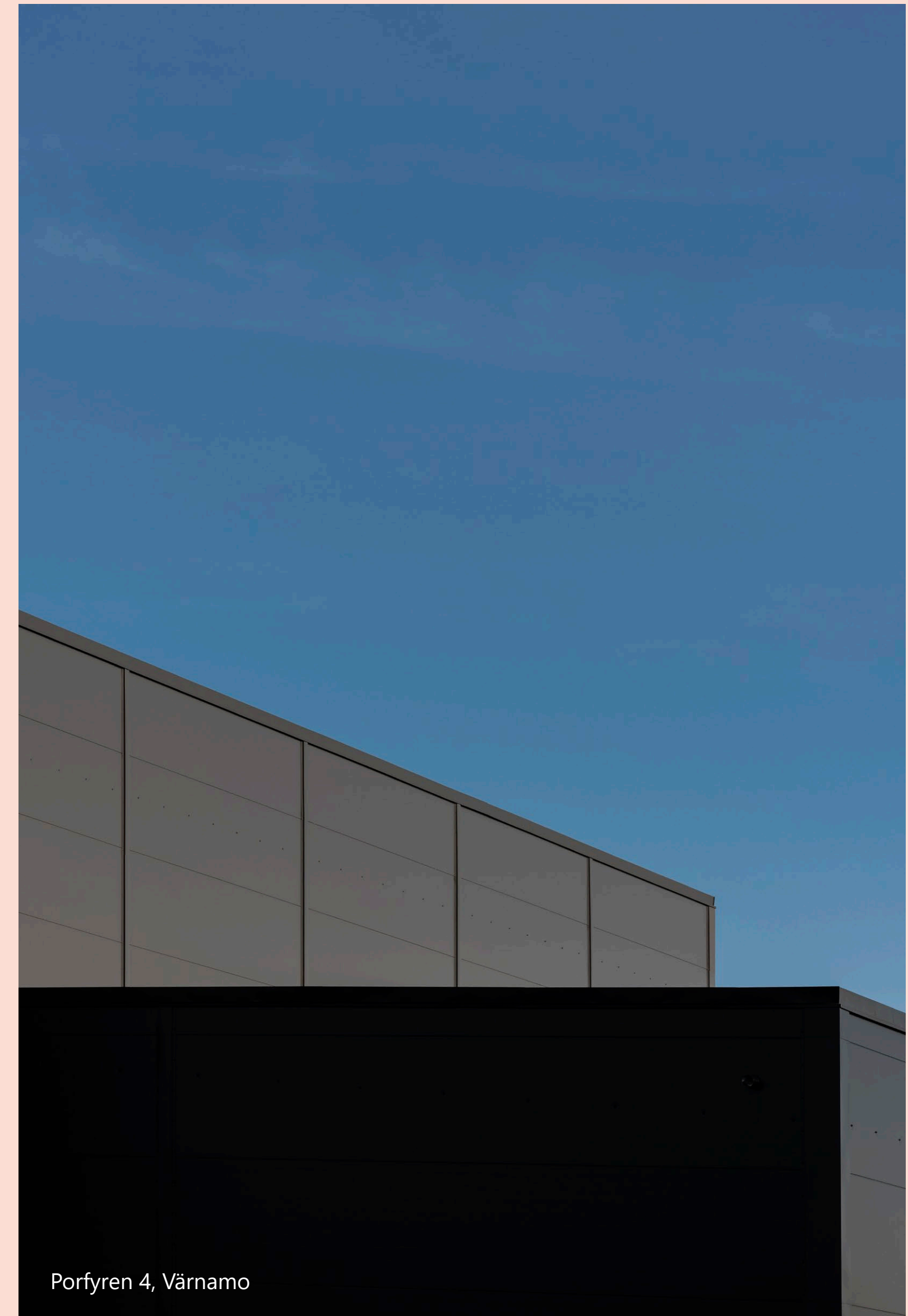
Equity

Equity amounted at the end of the period to SEK 5 870 million (5 754). The equity/assets ratio amounted to 41 percent (42). The change during the period January – March 2026 consists of repurchases of shares as well as the profit for the period.

At the end of the period, the number of shares amounted to 95 885 594, divided into 24 884 800 shares of series A and 71 000 794 shares of series B. Each A-share entitles the holder to ten votes per share and each B-share entitles the holder to one vote per share. All shares carry equal rights to a share in the Company's assets and profit as well as to dividends.

As of March 31, the Company owned 1 040 573 shares (1 051 286) of series B. During the period January 1 to March 31, 2026, repurchases have been carried out for an amount of approximately SEK 7,9 million (20).

Change in equity, MSEK	Share capital	Other contributed capital	Revaluation reserve	Retained earnings incl. profit for the year	Total equity
Opening balance 2025-01-01	48	3 575		1 933	5 556
Profit for the year				56	56
Other comprehensive income					
Total comprehensive income				56	56
Transactions with owners:					
- Reissue of shares as payment for property acquisitions				30	30
Closing balance 2025-03-31	48	3 575		1 998	5 621
Opening balance 2025-04-01	48	3 575		1 998	5 621
Profit for the year				198	198
Other comprehensive income			1		1
Total comprehensive income			1	198	199
Transactions with owners:					
- Dividend				-61	-61
- Reissue of shares as payment for property acquisitions				27	27
- Repurchase of shares				-33	-33
Closing balance 2025-12-31	48	3 575	1	2 129	5 754
Opening balance 2026-01-01	48	3 575	1	2 129	5 754
Profit for the year				124	124
Other comprehensive income					
Total comprehensive income				124	124
Transactions with owners:					
- Dividend				0	0
- Reissue of shares as payment for property acquisitions					
- Repurchase of shares				-8	-8
Closing balance 2026-03-31	48	3 575	1	2 246	5 870



Porfyren 4, Värnamo

Group Report

Investments and cash flow

Cash flow from operating activities during the period amounted to SEK 126 million (118). Acquisitions of properties, directly or via subsidiaries, affected cash flow by SEK -268 million (-1 008). This refers to the acquisition of nine properties: three commercial properties in Jönköping, four commercial properties in Kungsbacka, and two commercial properties in Halmstad and Helsingborg respectively. Investments in existing properties amounted to SEK -135 million (-104) and primarily refer to ongoing new construction as well as adaptations and redevelopments for the needs of existing or new tenants.

The change in financing activities during the year primarily consists of net borrowing of SEK 354 million (1 204), as well as interest paid of SEK -71 million (-260), repurchased shares of SEK -8 million (-53), and dividends of SEK -15 million (-46).

Overall, cash and cash equivalents changed during the period by SEK -18 million (-157), resulting in closing cash and cash equivalents of SEK 190 million (208).

Consolidated cash flow statement, MSEK	2026 3 months Jan-Mar	2025 3 months Jan-Mar	2025 12 months Jan-Dec
Operating activities			
Profit before tax	175	70	375
Adjustment for:			
- Financial items	70	63	267
- Change in value, properties	-72	-4	-128
- Change in value, interest rate derivatives	-42	-15	9
- Other items not included in cash flow	-3	-4	2
- Tax paid	-	-	-17
Cash flow from operating activities before changes in working capital	128	110	508
Cash flow from changes in working capital			
Change in operating receivables	10	-1	-54
Change in operating liabilities	-12	9	35
Cash flow from operating activities	126	118	489
Investing activities			
Acquisition of investment properties	-268	-269	-1 008
Divestment of investment properties	-	-	5
Investment in investment properties	-135	-104	-462
Change in tangible fixed assets	1	-2	-12
Change in financial assets	-1	-1	-9
Cash flow from investing activities	-403	-374	-1 486
Financing activities			
Repurchase of own shares	-8	-21	-53
Dividends paid	-15	-	-46
Loans raised	562	1 878	3 996
Amortization/repayment of loans	-208	-1 693	-2 792
Interest paid	-71	-58	-260
Amortization of lease liability	-1	-1	-5
Cash flow from financing activities	259	105	840
Cash flow for the period	-18	-150	-157
Cash and cash equivalents at beginning of period	208	365	365
Cash and cash equivalents at end of period	190	215	208

Current earning capacity

Earning capacity, MSEK	2026-04-01	2026-01-01	2025-10-01	2025-07-01	2025-04-01	2025-01-01
Rental value	926	896	866	841	823	800
Vacancy	-41	-37	-38	-37	-41	-40
Rental income	885	859	828	804	782	760
Property costs	-223	-219	-213	-211	-209	-203
Net operating income	662	640	615	594	573	557
Central administration	-53	-50	-47	-47	-45	-40
Financial costs	-290	-279	-277	-260	-258	-259
Profit from property management	318	311	291	286	270	258
Profit from property management per share, SEK	3,32	3,24	3,03	2,99	2,82	2,69

The current earning capacity for the coming 12 months is based on the property portfolio owned by Nivika as of April 1, 2026.

The earning capacity is not a forecast but a snapshot intended to present income and costs on an annual basis, given the property portfolio, financing costs, capital structure, and organization at a specific point in time. The earning capacity contains no estimates for the coming period regarding the development of rents, occupancy rates, property costs, interest rates, changes in value, or other factors affecting earnings.

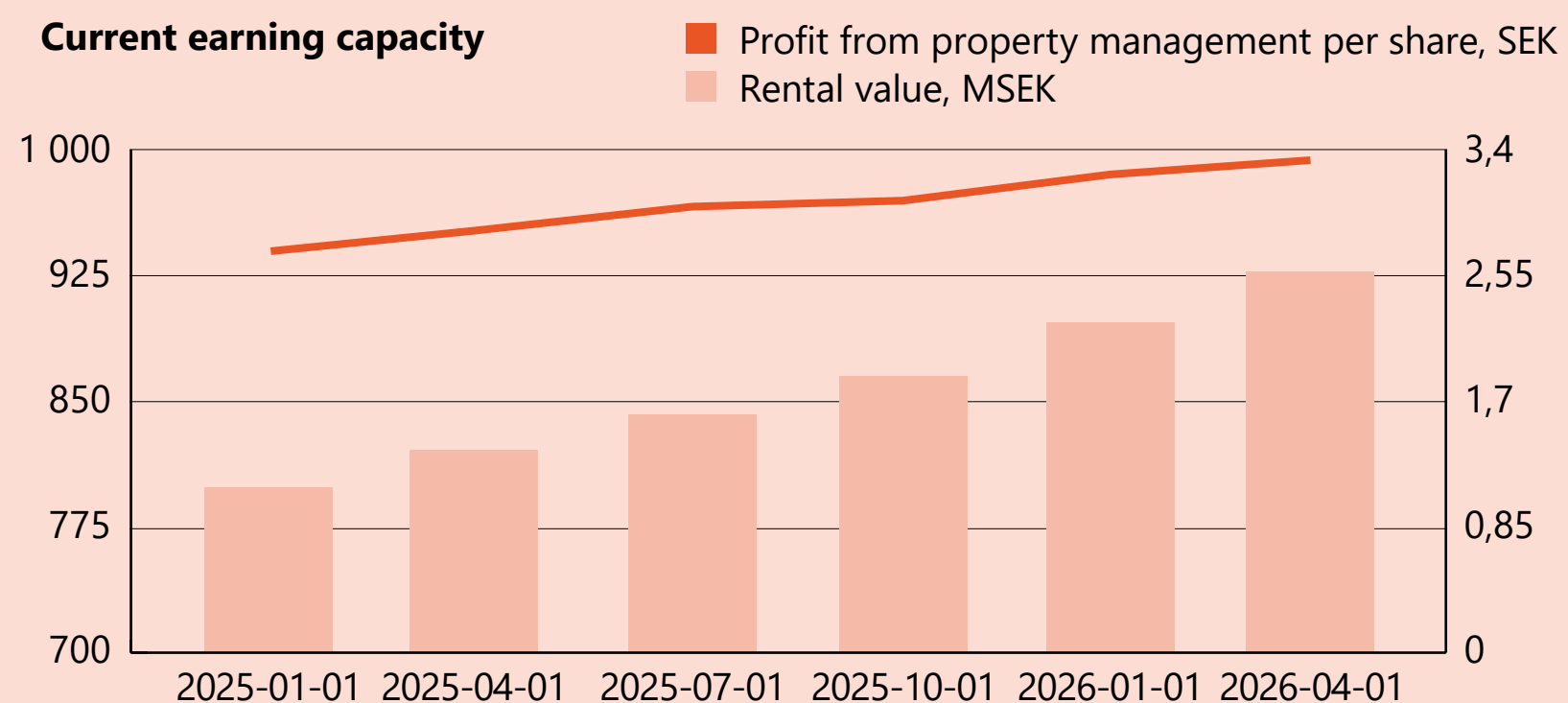
- Rental income is based on signed lease agreements on an annual basis (including supplements and any rent discounts) as well as other property-related income based on current lease agreements as of April 1.
- Property costs are based on operating costs during a normal operating year, including ongoing maintenance for owned properties as of April 1. Operating costs include property-

related administration. Property tax is included in the item Property costs and is calculated based on the properties' current assessed values.

- Central administration costs are calculated based on the current organization, including project development, and the size of the property portfolio as of April 1. Non-recurring costs are not included.
- Financial income and costs have been calculated based on the Company's

actual average interest rate level and credit portfolio as of April 1.

In the current earning capacity, future income from ongoing construction is not included. For more information on ongoing projects, see the Business Area Property Development section of the interim report. The column 2026-04-01 includes properties where possession was taken on 2026-04-01. For details, see the Property Transactions section.



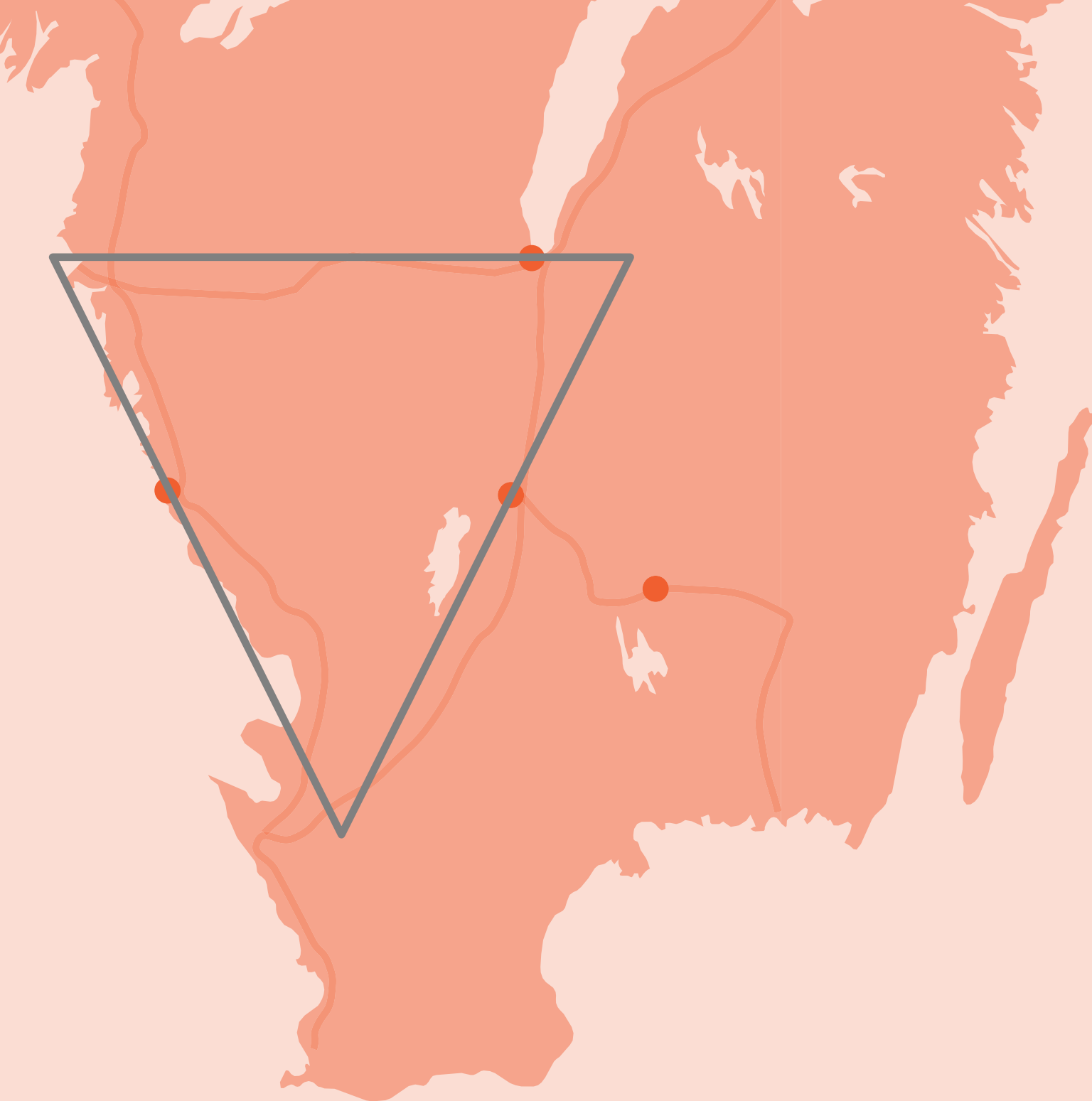
The Property Portfolio

Nivika's property portfolio is mainly concentrated in the West Swedish Triangle and Växjö, areas characterized by a strong industrial base, good infrastructure, and attractive logistics locations that together create stable and long-term demand for both commercial premises and housing. Additionally, the portfolio includes the self-storage business "Mitt Lager" with facilities in several locations in southern Sweden.

Jönköping, including Ulricehamn, Borås, and the Highlands, is Nivika's largest geography and is characterized by a strong labor market, good population growth, and a favorable geographical location. Jönköping also serves as a logistics hub in southern Sweden and has a significant concentration of public sector activities, including one of Sweden's leading county hospitals and several national authorities, which together contribute to stable demand for both commercial spaces and residential housing.

Värnamo, including Ljungby and Gislaved, is part of the Gnosjö region, in many ways Sweden's industrial hub. The region is characterized by low unemployment, strong entrepreneurship, and a business structure featuring both world-leading industrial companies and profitable small and medium-sized enterprises. The clear entrepreneurial spirit and high activity within the manufacturing industry contribute to stable demand for premises for light industry and warehousing.

Växjö, including Kalmar and Nybro, has a diversified business community with strong roots in forestry and wood, as well as a long tradition of manufacturing industry. The city has also developed into



- The West Swedish Triangle
- Offices (Värnamo, Jönköping, Växjö, Varberg)

an attractive location for IT and service companies. The combination of traditional industry and new growth sectors creates a balanced market with demand for both commercial premises and residential housing.

The West Coast, with locations from Helsingborg to Gothenburg, is one of Sweden's most expansive areas with a steadily increasing population and a broad business community. The region is linked by the E6, which constitutes a central artery for transport and logistics and provides proximity to Denmark and the European continent. This location makes the area attractive for activities in logistics, warehousing, and light industry.

Nivika's self-storage business, Mitt Lager, has facilities in several locations in southern Sweden and constitutes a complementary element in the portfolio.

Property value by geography	MSEK	%
Jönköping	4 850	35
Värnamo	4 478	32
Västkusten	2 295	17
Växjö	2 278	16
Total	13 900	

As of March 31, 2026, Nivika's property portfolio amounted to SEK 13,9 billion, of which approximately 93 percent consists of cash-flow-generating investment properties. The portfolio is divided between investment properties, ongoing construction, building rights, and undeveloped land. The tables

below show the distribution, which is a snapshot based on current agreements and current assessments of the projects' scope, direction, and status at the end of the period, and is updated continuously as projects are completed or conditions change.

Investment and owner-occupied properties	Lettable area m ²	Property value		Rental value		Contracted rent MSEK	Valuation yield, %, weighted
		MSEK	kr/m ²	MSEK	SEK/m ²		
Commercial	576 364	8 480	14 712	640	1 110	605	6,7
Residential	151 983	4 440	29 214	287	1 886	279	4,5
Total	728 347	12 935	17 760	926	1 272	885	5,9

Ongoing construction	Lettable area m ²	Property value		Rental value		Investment (incl. land), MSEK		
		MSEK	kr/m ²	MSEK	SEK/m ²	Esti- mated	Accrued value	Carrying amount
Commercial	26 600	706	26 541	47	1 756	569	374	436
Residential	3 752	147	39 179	8	2 186	138	121	121
Total	30 352	853	28 104	55	1 809	707	495	557

Summary	Lettable area m ²	Property value		Rental value		Carrying amount MSEK
		MSEK	SEK/m ²	MSEK	kr/m ²	
Investment and owner-occupied properties	728 347	12 935	17 760	926	1 272	12 935
Ongoing construction	30 352	853	28 104	55	1 809	557
Building rights and undeveloped land						408
Total	758 699	13 788	18 173	981	1 293	13 900

The Property Portfolio

Tenants

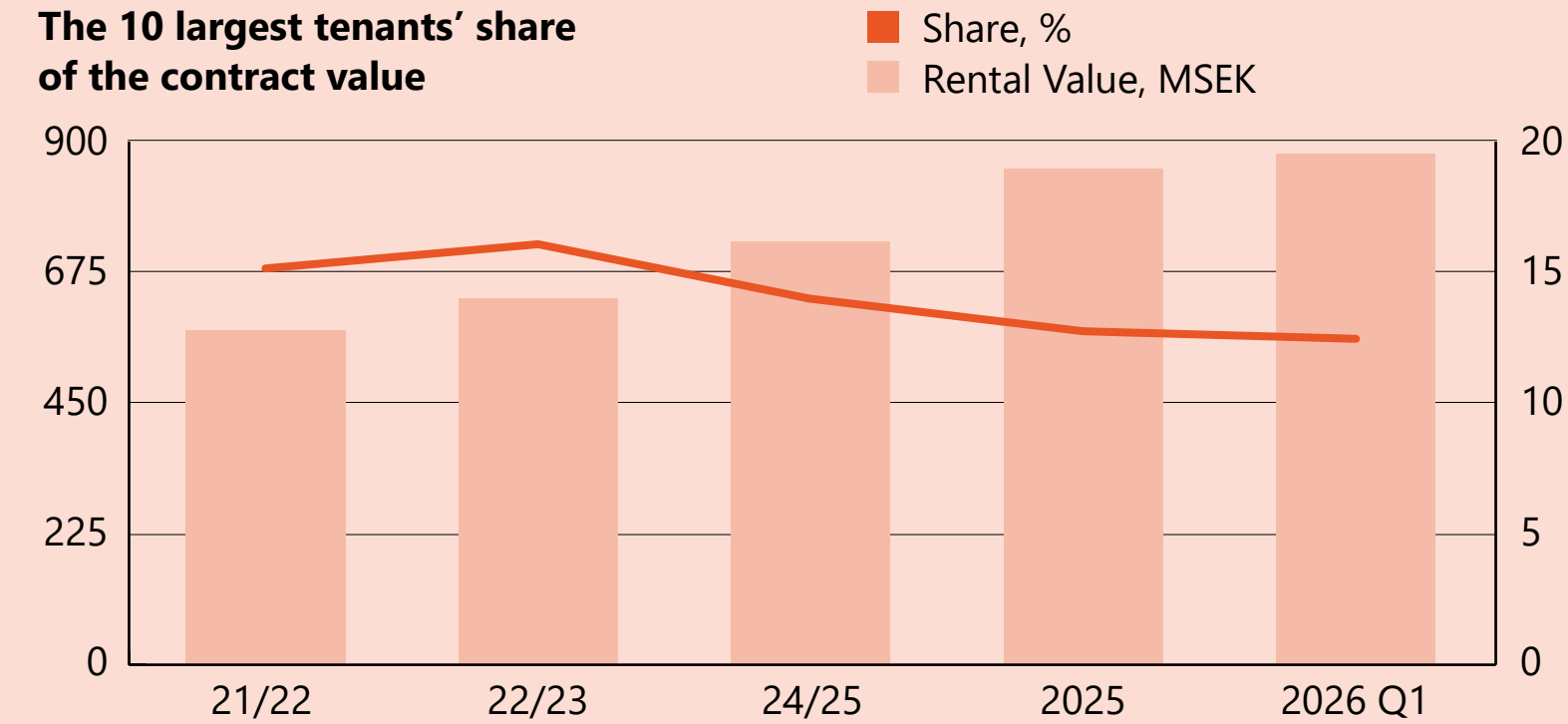
Nivika strives to sign long-term lease agreements to create stable and predictable cash flows. Through a spread maturity structure and a broad diversification of tenants regarding industry, size, and geography, the risk of vacancies and credit losses is limited. Most commercial lease agreements contain extension options of three or five years under unchanged terms, which are utilized in the majority of cases. As of March 31, 2026, contracted annual rent, including residential, amounted to SEK 885 million (782) and the weighted average remaining lease term, excluding residential and parking, was 5,5 years (5,5).

The tenants consist of a well-diversified base with well-established small and medium-sized companies, multinational corporations, and residential tenants. As of March 31, 2026, the portfolio included approximately 650 commercial lease contracts and nearly 2 800 residential apartments. The ten largest lease contracts accounted for nearly 13 percent (15) of the total annual base rent, with an average remaining contract term of 11,4 years (9,8).

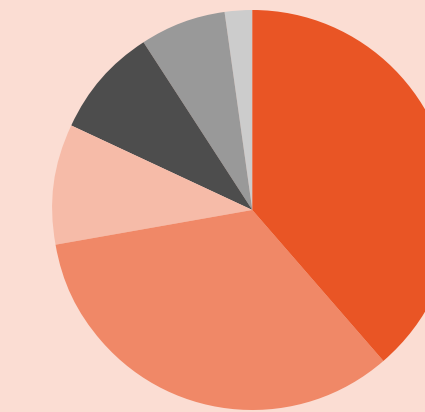
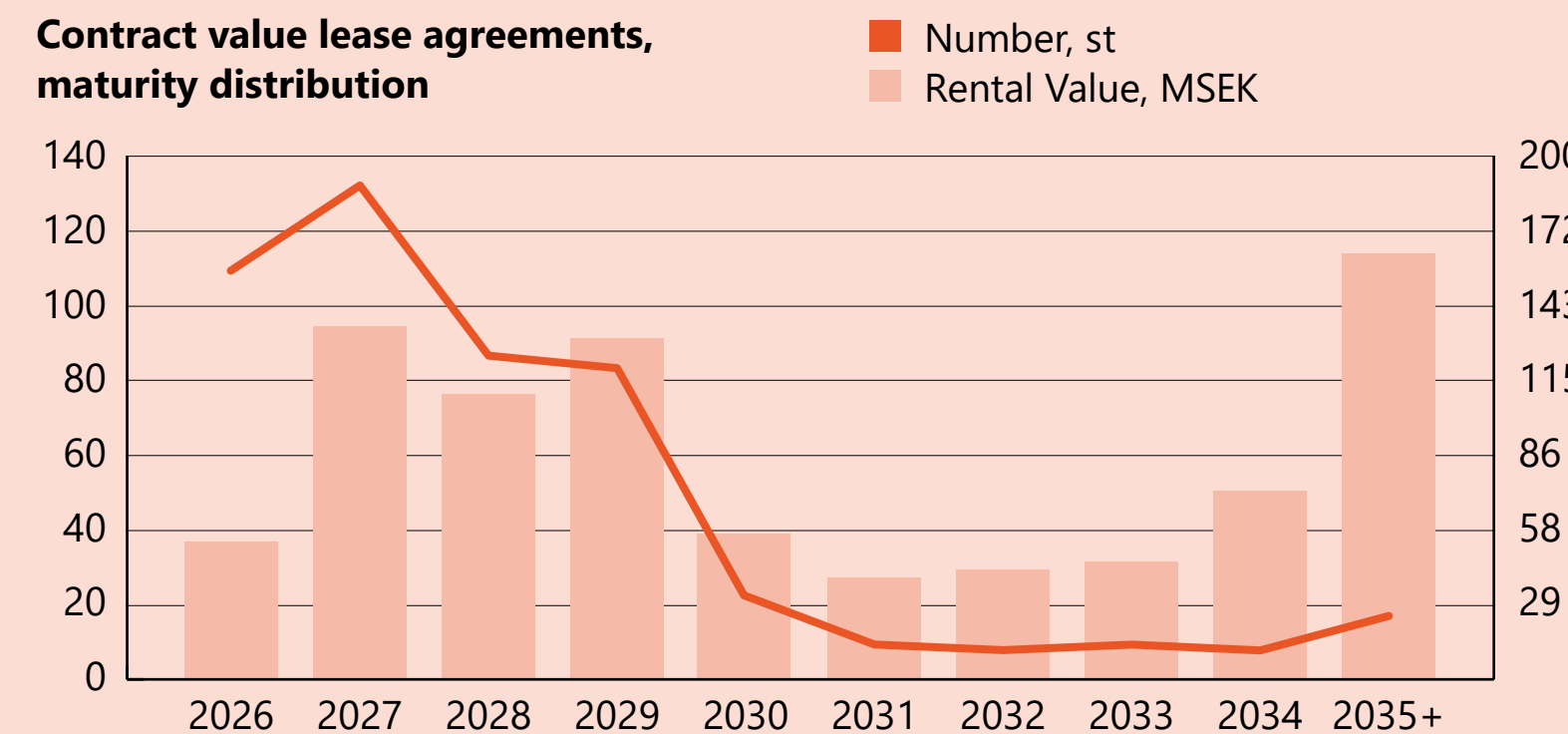
Demand for Nivika's properties remains good, and the total occupancy rate amounted to 96 percent for the entire portfolio including project properties, corresponding to 95 percent for commercial and 98 percent for residential. Net leasing during the period amounted to SEK 0,1 million, and activity remains high within the leasing operations.

Commercial Lease Contracts	Share, %
Holmgrens Bil AB, Jönköping	3,8
DS Smith Packaging AB	1,3
Holmgrens Bil AB, Värnamo	1,0
Falkenbergs Kommun	1,0
Polismyndigheten	1,0
Götessons Industri AB	0,9
Gobilind Fastighets AB	0,9
Racketcentrum Sports AB	0,9
Stacke Hydraulik AB	0,9
Växjö Vipars Arena AB	0,9
Övriga	87,3

The 10 largest tenants' share of the contract value

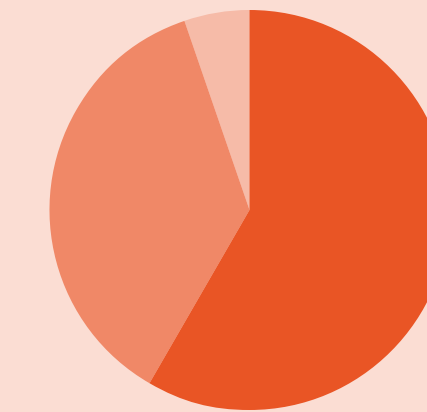


Contract value lease agreements, maturity distribution



Property value per property category, %

- Industry/Warehouse 39
- Residential 34
- Office 10
- Retail/Hotel/Restaurant 9
- Public property 7
- Land 2



Property value per business area, %

- Commercial 58
- Residential 36
- Property Development 5

Property categories

Industry and warehouse is Nivika's largest property category and primarily includes manufacturing companies with production premises supplemented by warehouses and offices. Tenants often make significant investments in machinery and equipment, which creates long-term perspective and a natural basis for long lease agreements.

Public properties consist of properties leased by tax-funded operations. In Nivika's portfolio, this refers to premises for preschools, education, health centers, and authorities. Falkenberg Municipality and the Swedish Police Authority are the largest tenants in this category.

Offices in Nivika's portfolio are primarily integrated with retail and/or residential, or alternatively tenants within service and professional companies linked to industry and business. Major office tenants include Loomis, Aneta Belysning, and Riverty.

Retail, hotel, and restaurant include city-center, standalone, and mixed retail properties as well as car dealerships (largest tenants: Holmgrens Bil and Hedin Bil). Hotels and restaurants are primarily located in the city center or at exits along the West Swedish Triangle, with operators such as Rasta, Rosegarden, and Best Western.

Land covers everything from raw land in early zoning stages to construction-ready land for industrial and residential development. Nivika is currently running seven detailed zoning processes in the portfolio, and the combined land and project portfolio allows for the development of approximately 140 000 m² of commercial space and approximately 2 800 residential units, spread across some fifty properties.

Residential includes nearly 2 800 apartments in Nivika's management areas. A large part of the portfolio consists of modern housing constructed by Nivika over the last ten years, with good energy performance, low operating costs, and in many cases, installed solar panels.

Property Transactions

During the first quarter of 2026, Nivika has continued to execute strategic acquisitions with a focus on high-yielding properties along the West Swedish Triangle. During the period, possession was taken of several previously announced acquisitions in Jönköping, Kungsbacka, Halmstad, and Helsingborg.

In Jönköping, Nivika took possession of three properties. The properties comprise a total of approximately 10 100 m² of lettable area with an annual rental value of approximately SEK 9,0 million. In

connection with the acquisitions, several new lease agreements have been signed, contributing to an increased annual rental value going forward. The acquisitions also strengthen Nivika's established cluster in Jönköping and create management synergies.

During the period, Nivika also took possession of several properties on the West Coast. The acquisitions in Kungsbacka strengthen the management base in the town and contribute to more efficient management. Additionally,

a complementary acquisition was completed in Halmstad. In total, the acquisitions comprise approximately 10 900 m² of lettable area with an annual rental value of approximately SEK 9,9 million. The acquisitions were carried out at attractive yield levels and contribute to strengthened cash flow.

Nivika also took possession of a property in Helsingborg during the period, comprising approximately 3 900 m² of lettable area and an annual rental value of approximately SEK 5,4 million.

The acquisition means that Nivika re-establishes itself in Helsingborg and links the West Swedish Triangle together, strengthening the Company's geographical presence and growth prospects in the region.

After the end of the period, Nivika took possession of an additional seven properties. In early April, possession was taken of four properties in Jönköping, three of which are in the Hedenstorp industrial area and one in the Ljungarum industrial area. The properties are

fully leased, and the acquisitions were partially financed through the transfer of repurchased B-shares as partial consideration. During the second half of April and early May, possession was taken of three properties in Falkenberg and Jönköping. The total lettable area amounts to approximately 7 000 m² with an annual rental value of approximately SEK 6,4 million.

In mid-June 2026, the handover of nine residential and office properties in Jönköping will take place in accordance

with the agreement signed in December 2025. The divested properties comprise approximately 17 200 m² of lettable area. The divestment is part of Nivika's strategy to free up capital for continued growth in high-yielding properties.

Overall, completed and upcoming transactions are expected to strengthen Nivika's cash flow and profit from property management.

Acquired and divested properties with possession during the period January to March 2026

Property Name	Location	Acq/Div	Rental Value, MSEK	Property Value, MSEK	Area, m ²	Possession/Handover
Vattenpasset 1	Jönköping	Acquisition	1,8	17,0	1 455	2026-01-07
Överkanten 4	Jönköping	Acquisition	4,0	52,0	3 380	2026-01-19
Backen 1:148	Jönköping	Acquisition	3,2	28,0	5 330	2026-01-30
Varla 2:372	Kungsbacka	Acquisition	2,1	27,0	2 246	2026-02-02
Hede 3:137	Kungsbacka	Acquisition	1,6	17,0	1 268	2026-02-02
Varla 7:13, 14:7 och 14:9	Kungsbacka	Acquisition	3,9	50,0	4 484	2026-02-03
Varla 7:15	Kungsbacka	Acquisition	1,0	8,0	960	2026-02-03
Kolven 5	Halmstad	Acquisition	1,3	11,0	1 952	2026-02-17
Bergatrollet 3	Helsingborg	Acquisition	5,4	82,5	3 850	2026-03-02
Total Acquisitions			24,3	293	24 925	
Total Divestments			-	-	-	

Acquired and divested properties with possession during the period April 2026 and onwards

Property Name	Location	Acq/Div	Rental Value, MSEK	Property Value, MSEK	Area, m ²	Possession/Handover
Hedenstorp 2:38	Jönköping	Acquisition	1,2	19,5	1 202	2026-04-01
Hedenstorp 2:45	Jönköping	Acquisition	1,8	25,6	1 158	2026-04-01
Hedenstorp 2:8	Jönköping	Acquisition	5,0	77,4	2 366	2026-04-01
Ädelkorallen 16	Jönköping	Acquisition	0,7	8,6	558	2026-04-01
Hedenstorp 2:18	Jönköping	Acquisition	2,2	33,8	2 026	2026-04-15
Bussen 1	Falkenberg	Acquisition	2,9	38,0	4 100	2026-04-29
Ädelmetallen 18	Jönköping	Acquisition	1,3	19,0	845	2026-05-04
Abborren 6	Jönköping	Divestment	-2,9	-42,4	-831	2026-06-16
Advokaten 5	Jönköping	Divestment	-6,8	-164,0	-3 960	2026-06-16
Advokaten 14	Jönköping	Divestment	-9,6	-128,0	-4 032	2026-06-16
Arkadien 2	Jönköping	Divestment	-4,4	-59,0	-1 859	2026-06-16
Bäret 1	Jönköping	Divestment	-2,3	-51,9	-1 285	2026-06-16
Bäret 2	Jönköping	Divestment	-3,6	-60,2	-2 337	2026-06-16
Vakten 8	Jönköping	Divestment	-0,9	-13,3	-458	2026-06-16
Vakten 10	Jönköping	Divestment	-1,2	-36,5	-1 250	2026-06-16
Varbygeln 2	Jönköping	Divestment	-2,7	-41,7	-1 381	2026-06-16
Total Acquisitions			15,1	221,9	12 255	
Total Divestments			-34,4	-597	-17 393	

Financing

During the period, Nivika has increased bank financing related to acquisitions and ongoing new constructions. After the period, the company signed sustainability-linked financing as part of its effort to increase the share of sustainable financing and strengthen the link between financing and existing sustainability work

Capital Structure

At the end of the period, the company's capital structure consisted of bank loans, bond loans, other liabilities, and equity. The capital structure is designed to ensure long-term financial stability, good access to the capital market, and a balanced risk profile over time.

The company collaborates with several major Nordic banks, SBAB, and smaller local savings banks where financing consists of secured bank loans, construction credits, and revolving credit facilities. Bond loans serve as a supplement to bank financing along with a small portion of promissory notes in connection with acquisitions.

Interest-bearing Liabilities

Interest-bearing liabilities amounted to SEK 7 456 million at the end of the period, distributed across bank financing (SEK 6 555 million), bond loans (SEK 800 million), and other interest-bearing liabilities (SEK 101 million).

Net debt after deduction of cash and cash equivalents amounted to SEK 7 266 million at the end of the period, corresponding to a net loan-to-value ratio of 52 percent in relation to the properties' total market value of SEK 13 900 million. The company's long-term goal is a net loan-to-value ratio not exceeding 55 percent.

During the period, indebtedness increased primarily due to new borrowing linked to acquisitions and utilization of revolving facilities, as well as investments in ongoing new production. Ongoing refinancing of existing debt was conducted with improved credit terms and increased volume. Collateral for bank loans consists mainly of property mortgages and corporate guarantees.

After the period, a sustainability-linked loan was signed with Swedbank for over SEK 200 million with a three-year tenor. The financing is linked to the company's overall sustainability goals and includes defined sustainability-related KPIs within energy efficiency and climate impact. Monitoring occurs annually, and the loan margin is adjusted based on target achievement. The loan is Nivika's first sustainability-linked financing.

Nivika works continuously to increase the share of green financing, and at the end of the period, over 40 percent of the interest-bearing debt was classified as green.

All financial and informational covenants according to the loan terms were met at the end of the period.

Bond Financing

Nivika has two outstanding senior unsecured green bonds for a total nominal amount of SEK 800 million. The proceeds are used in accordance with the company's green framework. The table to the right details the two outstanding bonds.

Available Liquidity

Cash and cash equivalents amounted to SEK 189 million at the end of the period. In addition, Nivika had approved but

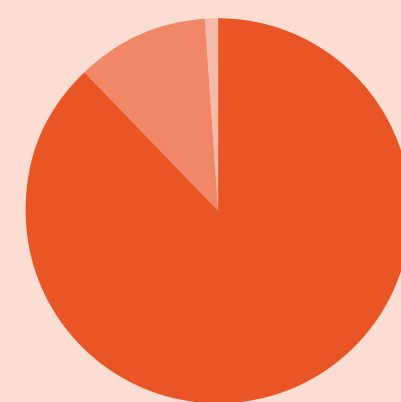
unutilized financing of approximately SEK 479 million regarding construction credits, bank loans, and revolving credit facilities. Available liquidity amounted to SEK 669 million at the end of the period.

Capital and Interest Maturity

The average capital maturity period for interest-bearing liabilities was 2,9 years at the end of the period. The table "Capital and Interest Maturity" to the right shows the maturity structure for capital and interest. The capital maturity structure excludes ongoing amortizations. The interest maturity structure includes interest rate derivatives and fixed-rate loans.

The average interest rate on interest-bearing liabilities, adjusted for interest rate derivatives and excluding construction credits, amounted to 4,2 percent and has been affected by rising market rates. The average interest maturity period was 2,5 years. The interest coverage ratio was 2,0 times for the rolling twelve-month period, in line with the company's financial goals.

Distribution of interest-bearing debt, %



- Bank loans 88
- Bonds 11
- Promissory notes 1

Financing	2026-03-31	2025-03-31
Secured financing, MSEK	6 555	5 569
Bond loans, MSEK	800	400
Average interest rate, %	4,2	4,3
Capital maturity, years	2,9	3,3
Interest maturity, years	2,5	2,6
Share of fixed interest, %	63	57
Cash and cash equivalents, MSEK	190	215
Available liquidity, MSEK	669	666
Net loan-to-value ratio, %	52,3	48,1
Interest coverage ratio, times	2,0	1,9
Equity/assets ratio, %	41	45

Maturity	Capital Maturity			Interest Maturity		
	Bank loans, MSEK	Bonds, MSEK	Share, %	Amount, MSEK	Average interest, %	Share, %
0-1 år	1 159		16	2 768	6,68	37
1-2 år	3 838	400	57	979	2,16	13
2-3 år	1 234	400	22	611	1,23	8
3-4 år	281		4	1 444	2,72	19
4-5 år	34		0	451	4,09	6
5- år	109		1	1 203	3,23	16
Total	6 655	800	100	7 456	4,2%	100

Tenor	Amount, MSEK	Limit, MSEK	Interest terms, %	Maturity date	Type
2024/2028	400	800	STIBOR 3M + 3,25	2028-02-14	Green
2025/2029	400	800	STIBOR 3M + 2,50	2029-01-15	Green

Financing

Interest rate derivatives and fixed-rate loans

Nivika continuously manages interest rate risk through various types of interest rate derivatives and fixed-rate loans to limit the impact of interest rate changes on earnings and cash flow. At the end of the period, 63 percent of the loan portfolio was interest-rate hedged via various types of interest rate derivatives and fixed-rate loans. Tables regarding capital and interest rate maturity are presented on the previous page, and the maturity structure is shown below and to the right.

Fixed-rate loans		
Amount, MSEK	Interest level, %	Maturity date
10	2,00	2026-04-04
97	3,43	2026-07-09
0	5,00	2026-12-31
33	2,00	2027-07-09
145	3,55	2027-11-09
2	4,00	2027-11-29
5	2,00	2028-06-30
2	2,00	2028-06-30
147	4,21	2029-01-19
6	5,00	2029-12-31
18	5,00	2034-06-30
5	5,00	2034-09-30
9	3,00	2035-12-01
478		

Maturity structure interest rate derivatives and swaps		
Amount, MSEK	Interest level, %	Maturity date
200	1,87	2027-04-09
200	1,93	2027-06-19
200	1,88	2027-09-08
80	1,98	2027-09-27
120	1,98	2027-09-27
150	2,20	2028-04-07
200	2,04	2028-09-01
73	3,39	2029-05-02
45	2,94	2029-05-15
64	3,37	2029-06-03
300	2,84	2029-06-05
100	2,84	2029-06-05
251	2,83	2029-09-17
400	2,09	2029-09-24
205	2,70	2030-02-11
200	2,88	2030-05-31
251	2,85	2030-09-17
418	3,01	2031-06-30
251*	3,28	2033-12-30
251*	3,30	2034-12-29
251*	3,30	2035-06-29
4 201		

*) Future start 2026-12-31

Approved investment amount for green financing, MSEK	2026-03-31
Total fair value green assets	6 524
Existing green bank financing	-2 299
Existing green bond financing	-800
Total remaining space for green capital market financing	3 425

Green borrowing, MSEK	2026-03-31
Bank financing, green	2 299
Bond loans	800
Total	3 099

Green Framework

In the autumn of 2020, Nivika established its first green framework in connection with the issuance of the Company's first green bond. As part of the continued financial sustainability work, Nivika updated the green framework in the autumn of 2024. The updated framework has been third-party reviewed and approved by Sustainalytics.

The updated green framework largely aligns with the EU taxonomy and enables green financing to be used for investments in green and energy-efficient buildings, as well as for extensive energy efficiency measures in the existing property portfolio.

Green financing

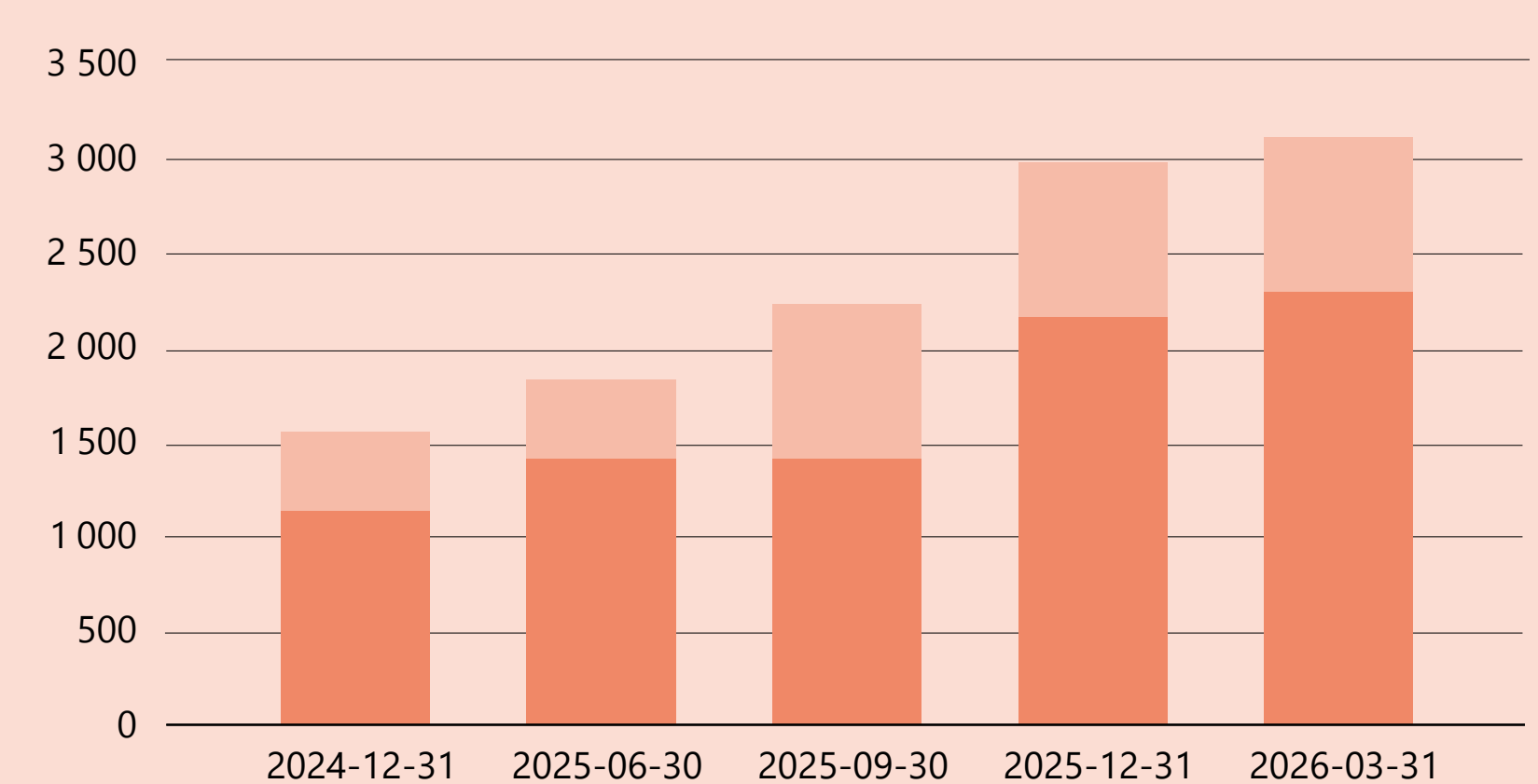
In June 2021, Nivika obtained its first green bank financing. Since then, green bank financing has gradually increased and at the end of the period amounted to SEK 2 299 million, corresponding to approximately 75 percent of the Company's total green financing of SEK 3 099 million.

At the end of the period, Nivika has two outstanding bond loans classified as green, with a total nominal amount of SEK 800 million.

The proceeds from Nivika's green bonds, issued in the autumn of 2024 and autumn of 2025, have been used in accordance with the green framework. The investments have mainly concerned financing of new construction with energy classes A and B, as well as financing of properties that meet current requirements for energy consumption based on the year of construction.

More detailed information about the Company's green framework and the use of green financing can be found in Nivika's Annual Report 2025.

Development green financing, MSEK



Sustainability

E

Environment

Reduce greenhouse gas emissions in line with the Paris Agreement.

Targets 2034

- Direct emissions from fuel (scope 1): -58,8%
- Operational emissions (scope 1, 2, and 3): -63,2% per m²
- Emissions from new production (scope 3): -56,8% per m² BTA

S

Social

Be a safe and attractive employer and create safety and well-being for Nivika's tenants.

Targets 2030

- Satisfied Employee Index (NMI): ≥ 80
- Short-term absence: < 2%
- Zero vision for injuries and accidents
- Customer satisfaction commercial (NKI): > 76
- Customer satisfaction residential (NPS): > 22

G

Governance

Only work with business partners who follow Nivika's values.

Targets 2030

- Supplier Code of Conduct signed by all suppliers
- Code of Conduct known by all employees
- Proportion of non-claimed invoices paid on time shall be 100%

Property portfolio

Energy consumption over a rolling twelve-month period amounted to 83,5 kWh/kWh/m² Atemp (87). The improved energy performance has been achieved despite a colder quarter and additional acquisitions with initially weaker energy performance, where action plans for energy efficiency have been considered with the aim of successively improving the energy class and reducing energy consumption.

At the same time, measurable effects of implemented energy efficiency measures in the existing portfolio can be observed. The replacement of ventilation units in a property in the highlands has led to a reduction in total energy consumption of approximately 17 percent compared to the corresponding period last year. Implemented control system replacements and optimization of district heating systems have also contributed to reduced energy consumption during the period.

To reduce emissions from new production in line with the established goals for 2034, work is underway in newly started and upcoming projects with a focus on energy-efficient solutions, as well as material choices with a lower climate footprint, such as climate-improved concrete and recycled steel.

The share of commercial lease agreements with a green annex increased during the quarter to 12 percent (1) of the contract value. The development reflects an increased focus on integrating energy and sustainability-related issues into the dialogue with tenants, which provides better opportunities to influence energy consumption.

Financing

After the end of the period, Nivika's first sustainability-linked loan was signed. The financing strengthens the link between operational sustainability work and the Company's capital structure and constitutes a step in the effort to successively increase the share of sustainable and sustainability-linked financing, as well as to reduce the Company's long-term climate impact and risk exposure.

Green properties, %

47

2025-03-31: 44

Energy class A-C, %

60

2025-03-31: 49

Green annex, %

12

2025-03-31: 1

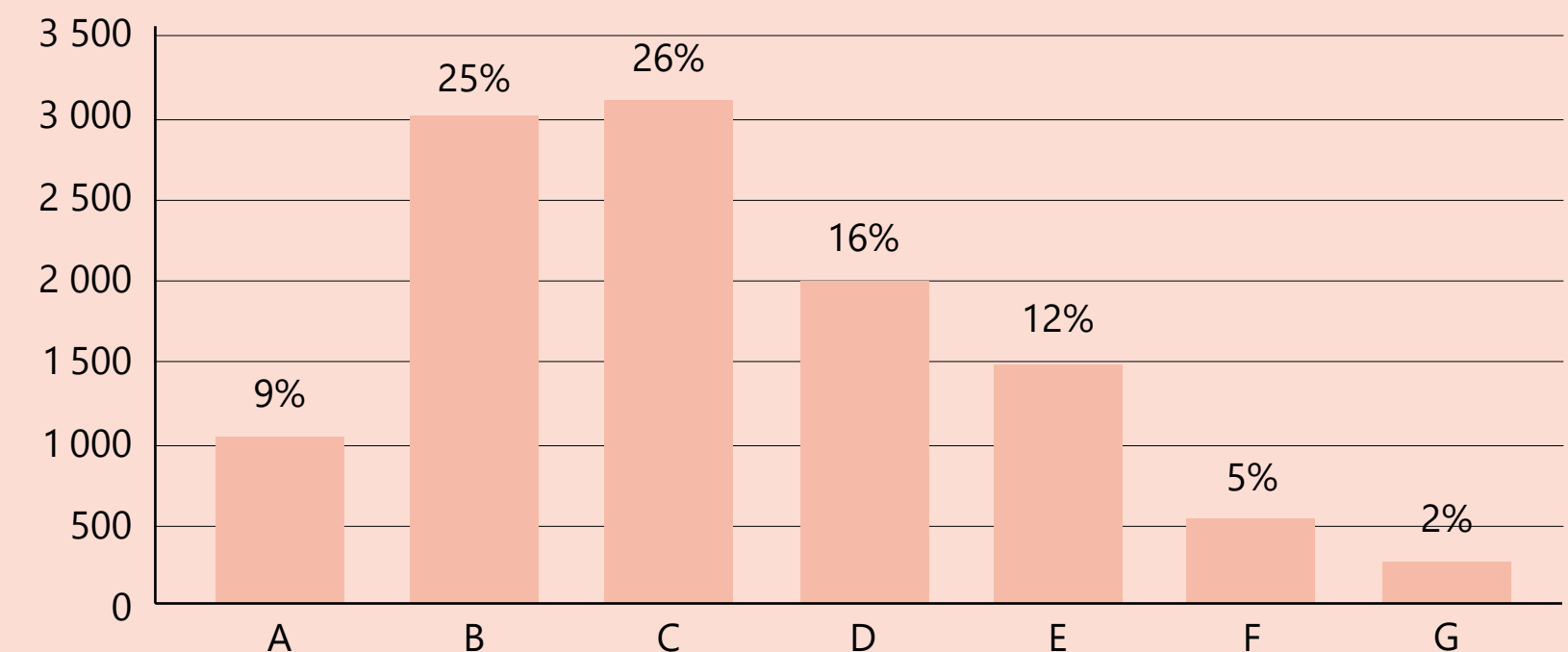
Nivika's sustainability work focuses on the areas of Environment, People, and the Market and constitutes an integrated part of the Company's strategic work and daily operations. The work aims to combine climate responsibility, social aspects, and commercial value creation, thereby contributing to long-term stable development.

During the first quarter, sustainability work has focused on the continued implementation of energy efficiency measures in the property portfolio and on strengthening the link between sustainability goals and financing.

Green properties

The share of green properties amounted to 47 percent of the property value at the end of the period, and the share of properties with energy class A-C to 60 percent. The increase is explained by completed acquisitions of green properties as well as implemented energy efficiency measures in the existing portfolio, which have contributed to improved energy performance certificates.

Energy classes by property value and its distribution, MSEK



Refugen 6, Värnamo

Objectives

Dividend policy, %

Nivika's overall goal is to create value for the Company's shareholders. The Company's long-term objective is to distribute 30-50 percent of the profit from property management after paid tax. The size of the dividend is adjusted to the Group's investment needs, consolidation needs, and financial position in general to ensure that the Group's future development occurs while maintaining financial strength and continued freedom of action.

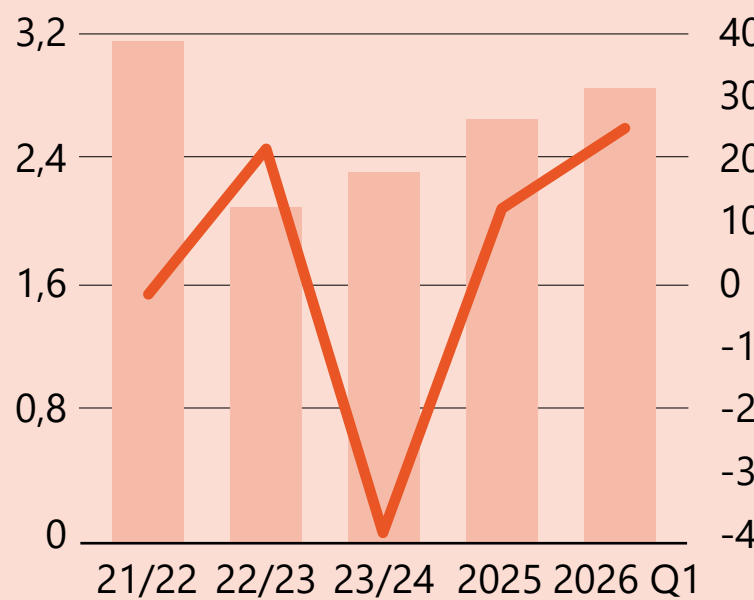
30-50

Growth in profit from property management per share R12, %

26

Target: ≥ 15 ✓

Nivika has a goal that the annual growth in profit from property management per share shall be at least 15 percent in the long term. As of March 31, 2026, the annual growth in profit from property management per share amounted to 26 percent (5).



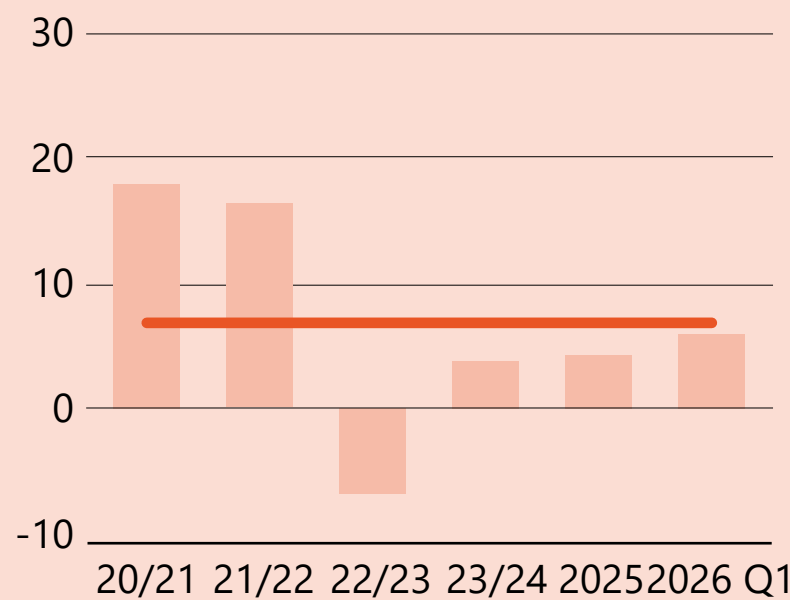
■ Annual growth, %
■ Profit from property management per share, SEK

Return on equity, %

7

Target: ≥ 12

Nivika has a goal that the average return on equity shall be at least 12 percent in the long term. As of March 31, 2026, the annual return on equity amounted to 6 percent (3) and the average return over the past five-year period was 7 percent.



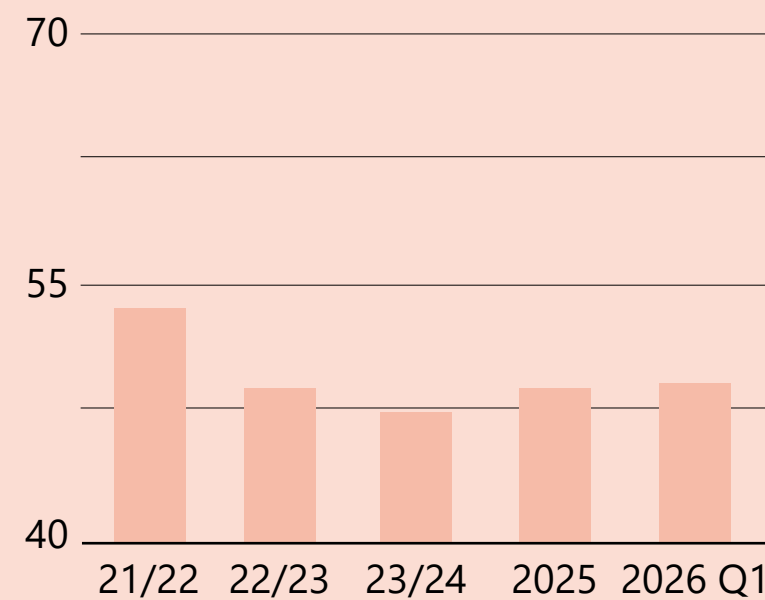
■ Average return, %
■ Return on equity, %

Net loan-to-value ratio, %

52

Target: ≤ 55 ✓

Nivika's goal is that the net loan-to-value ratio shall not exceed 55 percent. Interest-bearing liabilities, after deduction of cash, in relation to property value give a net loan-to-value ratio of 52 percent (48) as of March 31, 2026.



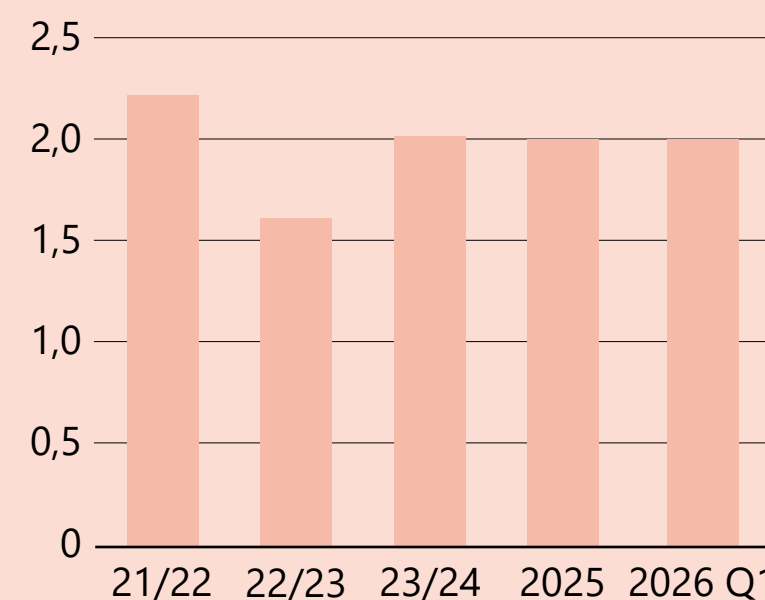
■ Loan-to-value ratio, %

Interest coverage ratio R12, times

2,0

Target: $\geq 2,0$ ✓

Nivika's goal is that the interest coverage ratio over time shall not be less than 2,0 times. As of March 31, 2026, the interest coverage ratio amounted to 2,0 times (2.0).



■ Interest coverage ratio, %

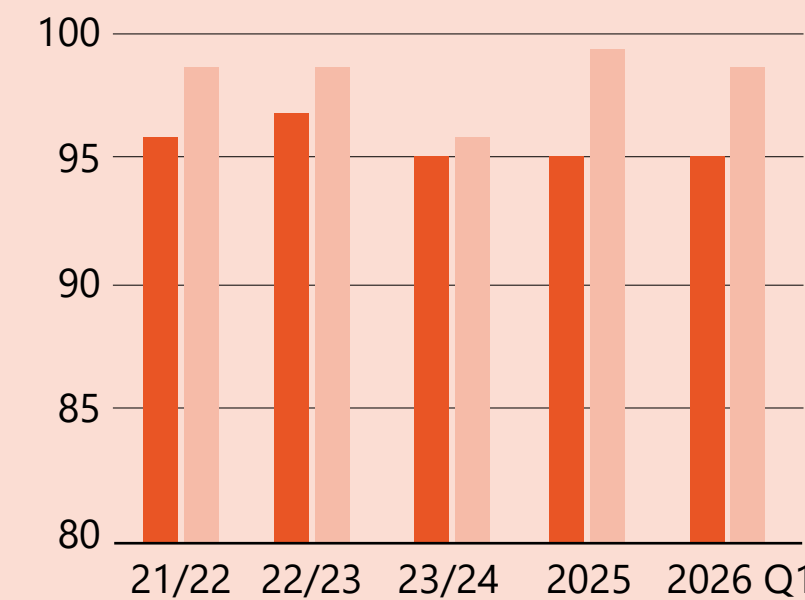
Occupancy rate for property type Commercial/Residential, %

95/98

Target: ≥ 90 / ≥ 95 ✓ ✓

Nivika's long-term goal is to have an occupancy rate for commercial premises of at least 90 percent. As of March 31, 2026, the occupancy rate was 95 percent (95).

Nivika's long-term goal is to have an occupancy rate for residential properties of at least 95 percent. As of March 31, 2026, the occupancy rate was 98 percent (96).



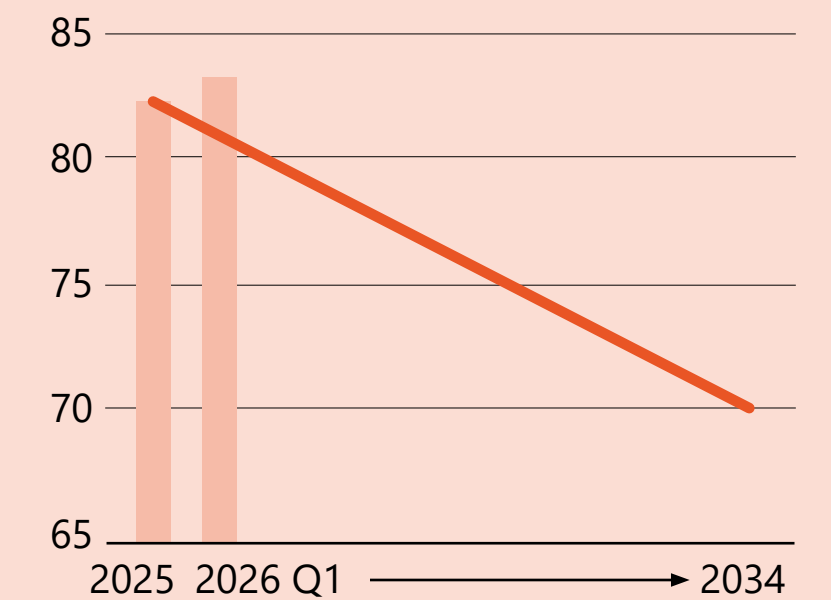
■ Occupancy rate Commercial, %
■ Occupancy rate Residential, %

Energy consumption R12, %

+2

Target 2034: -15

Nivika has a goal to reduce energy consumption by 15 percent by 2034 with 2025 as the base year. As of March 31, 2026, energy consumption amounted to 83,5 kWh per kWh/m² Atemp, compared to 82 kWh per kWh/m² Atemp for the base year.



■ Target, kWh/m² Atemp
■ Energy consumption, kWh/m² Atemp

Information from Nivika Fastigheter

The information we send out to the market regarding our operations shall be open, clear, and accurate, and aim to create confidence in our company and brand. As a public company, Nivika is subject to the rules found in the listing agreement with Nasdaq Stockholm. Important events, interim reports, and year-end reports are published immediately via press release and are also available on our website; www.nivika.se.

We provide ongoing information about our company, current events, and changes in the operations by regularly meeting with analysts, investors, and financiers as well as customers and partners.

At www.nivika.se, there is also the possibility to subscribe to financial reports and press releases.

Presentation for investors, analysts, and media

A live webcast will be held on May 7, 2026, at 10:00 (CEST) where CEO Sverker Källgården and CFO Daniel Karlsson will present the report. The presentation is held in Swedish and will be broadcast live at <https://www.finwire.tv/webcast/nivika-fastigheter/q1-2026/>. There will also be an opportunity for analysts to call in and ask questions at the end of the presentation. The presentation will be available afterwards at www.nivika.se.

Financial calendar

- Annual General Meeting 2026 2026-05-20
- Interim Report Q2 2026 2026-07-09
- Interim Report Q3 2026 2026-11-05
- Year-end Report 2026 2027-02-18

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Interim Report Q1 2026
January 1 – March 31

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nivika.