

**Interim Report Q2 2026**  
**January 1 - June 30**

**ninivika.**

<b>Net operating income</b>	<b>SEK 311 million (271)</b>
<b>Property value</b>	<b>SEK 13 712 million (12 593)</b>
<b>Contract value</b>	<b>SEK 865 (804)</b>
<b>Occupancy rate</b>	<b>95% (96)</b>
<b>Lettable area</b>	<b>728 600 m<sup>2</sup> (667 500)</b>
<b>Loan-to-value ratio</b>	<b>53% (49)</b>

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## The Period in Brief

### The second quarter of 2026 was characterised by a high level of transaction activity, including property acquisitions exceeding SEK 250 million, share repurchases of approximately SEK 188 million and the divestment of a residential and office portfolio at a property value of SEK 597 million

At the end of the period, the property portfolio value amounted to 13.7 billion SEK (12.6) with a total current rental value of 911 million SEK (841). At the end of the period, the property portfolio consisted of 68 percent commercial properties and 32 percent residential, seen in terms of property value.

#### April – June 2026 (April-June 2025)

- Total revenue increased by 16% to 223 SEK (193)
- Net leasing amounted to 3.9 MSEK (17)
- Net operating income increased by 15% to 165 MSEK (143)
- Profit from property management increased by 17% to 76 MSEK (65)
- Cash flow from operating activities before changes in working capital increased by 15% to 152 MSEK (132)
- Changes in value of properties amounted to 31 MSEK (39), of which realized changes in value amounted to 0 MSEK (0)
- Changes in value of interest rate derivatives amounted to -60 MSEK (-68)
- Profit for the period amounted to 110 MSEK (30)
- Earnings per share 1.15 SEK (0.32)

#### Jan-June 2026 (Jan-June 2025)

- Total revenue increased by 16% to 443 MSEK (382)
- Net leasing amounted to 4.0 MSEK (24)
- Net operating income increased by 15% to 311 MSEK (117)
- Profit from property management increased by 18% to 138 MSEK (117)
- Cash flow from operating activities before changes in working capital increased by 16% to 280 MSEK (242)
- Changes in value of properties amounted to 103 MSEK (42), of which realized changes in value amounted to 0 MSEK (0)
- Changes in value of interest rate derivatives amounted to -18 MSEK (-53)
- Profit for the period amounted to 234 MSEK (87)
- Earnings per share 2.45 SEK (0.90)

#### Significant events during the period January to June 2026

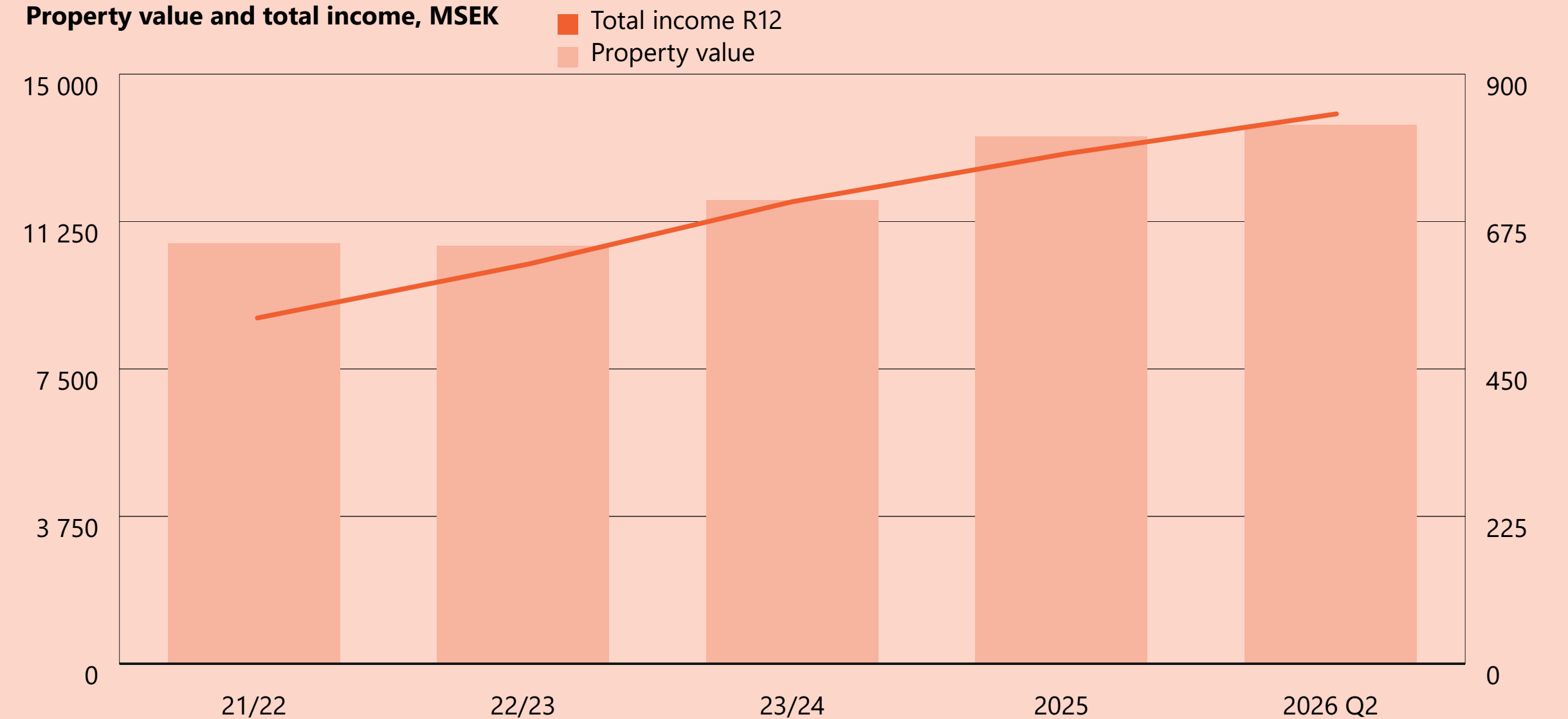
- During the second quarter, Nivika acquired a total of eight commercial properties in Jönköping and Falkenberg at an aggregate property value of SEK 253 million. During the same period, Nivika divested nine residential and office properties in Jönköping at an agreed property value of SEK 597 million. For further details, refer to the section Property Transactions.

- During the period, share repurchases amounting to approximately SEK 188 million were completed. At the Extraordinary General Meeting held on 26 June 2026, a resolution was passed to cancel just under 5.4 million shares.
- During the period, more than 3.1 million Class A shares were converted into Class B shares at the request of shareholders.
- Credit facilities with two lenders were refinanced, resulting in lower credit margins, extended maturities and the linking of the loans to sustainability-related targets

#### Significant events after the end of the period

- Subsequent to the end of the period, Nivika acquired two commercial properties in Varberg at a property value of approximately SEK 32 million. In addition, agreements were entered into for the divestment of three residential properties in Vetlanda at an underlying property value of SEK 172 million and a building right at an underlying property value of SEK 14 million. At the same time, an agreement was signed for the acquisition of a commercial property in Vetlanda at a property value of just over SEK 33 million. For further details, refer to the section Property Transactions.

Property value and total income, MSEK



Key Figures	2026 6 months Jan-June	2025 6 months Jan-June	2025/26 R12 July-June	2025 12 mån Jan-Dec
Revenue, MSEK	443	382	850	789
Net operating income, MSEK	311	271	616	576
Profit from property management, MSEK	138	117	278	256
Total comprehensive income, MSEK	234	87	321	255
Property value, MSEK	13 712	12 593	13 712	13 413
Cash flow from operating activities before changes in working capital, MSEK	280	242	546	508
Economic occupancy residential, %	97	97	97	99
Economic occupancy premises, %	94	95	94	95
Net loan-to-value ratio, %	52.6	49.3	52.6	51.4
Interest coverage ratio, multiple	2.0	2.0	2.0	2.0
EPRA NRV per share, SEK	72.4	67.2	72.4	68.3
Earnings per share, SEK	2.45	0.90	3.36	2.66

## CEO's statement

# Continued delivery in line with the strategy.

**During the second quarter of the year, Nivika continued to deliver improved profitability and stronger key performance indicators. This is the result of our strategy to gradually transition from a mixed property portfolio to a more focused commercial portfolio, with the objective of increasing returns for our shareholders.**

Rental income for the second quarter increased by 16 percent to SEK 223 million, compared with SEK 193 million in the corresponding quarter of the previous year. Net operating income increased by 15 percent to SEK 165 million (143), income from property management increased by 17 percent to SEK 76 million (65) and the surplus ratio amounted to 74 percent (74) for the quarter. Cash flow from operating activities before changes in working capital increased to SEK 152 million (132). Net leasing remained positive and amounted to SEK 3.9 million (17) during the quarter, while the occupancy rate stood at 95 percent (96).

During the quarter, we completed the divestment of the residential and office portfolio in Jönköping valued at approximately SEK 600 million, at book value. Following the announcement of the transaction, we have acquired industrial and warehouse properties for more than SEK 600 million, generating a positive impact on our key performance indicators. Thanks to our strong relationships with our banking partners, we were able to complete these acquisitions before receiving the proceeds from the divestment. Subsequent to the end of the period, agreements were also entered into for the sale of three residential

properties and a land plot in Vetlanda at a value of SEK 186 million, representing a discount of 2 percent to book value. The transaction also includes an option for the purchaser to acquire the remaining residential properties in Vetlanda during the autumn at book value.

During the quarter, Nivika repurchased approximately five million shares at an average price of approximately SEK 38 per share. At the Extraordinary General Meeting on June 26, a resolution was passed to cancel just under 5.4 million shares, which is expected to strengthen per-share metrics by approximately 6 percent.

### Strong financial position

Nivika's financial position remains strong, with a loan-to-value ratio of 53 percent (49) and an interest hedging ratio of 65 percent (60).

During the quarter, the Company expanded its sustainability-linked financing to include two additional banking partners in connection with debt refinancing. These refinancings resulted in extended maturities and revised loan terms, contributing to a reduction in the average interest rate to 3.9 percent (4.2).

### Commercial portfolio

Nivika continued to grow through acquisitions of commercial properties with strong surplus ratios. During the quarter, eight properties were acquired in Jönköping and Falkenberg, with a combined property value exceeding SEK 250 million and an annual rental value of just under SEK 18

million.

Market conditions for acquisitions within the light industrial and warehouse segment remain favorable. We continue to receive a steady flow of acquisition opportunities and maintain our focus on efficient property management, high surplus ratios and stable tenants when evaluating investments.

The occupancy rate in the commercial portfolio amounted to 94 percent (95) as of June 30. While a limited number of larger premises remain vacant, increased interest and a higher number of viewings during the spring give us confidence regarding leasing activity during the autumn. kt ser fram emot höstens uthyrningar.

### Residential portfolio

Within the residential segment, we remain focused on efficient property management and on leasing units that become vacant. Through targeted leasing efforts, the total occupancy rate amounted to 97 percent as of June 30, with the residential portfolio also at 97 percent (98).

The somewhat lower occupancy rate within the residential segment is attributable to student apartments in Jönköping that became vacant in connection with the end of the academic term. These apartments are expected to be fully leased ahead of the start of the autumn semester.

### Project operations

The projects currently under construction are progressing according to plan, both financially and operationally, and the completed properties will make valuable additions to the portfolio during the year.

### Sustainability

During the quarter, we focused on energy efficiency initiatives, improvements in energy performance, employee development and strengthening the sustainability linkage

within our financing structure.

The proportion of green properties, as defined by Nivika's Green Finance Framework, amounted to 49 percent (43) at the end of the period. The proportion of properties with an energy performance class of A0–C amounted to 66 percent (49), while average energy consumption was 83 kWh/m<sup>2</sup> (84).

During the quarter, Nivika's first building classified as A0 was certified.

### Lönsamhet och tydlighet i fokus framåt

Nivika continues to grow and our key performance indicators continue to strengthen. During the quarter, we accelerated the transition towards higher-yielding properties through the divestment of residential and office assets. The pricing achieved in these transactions indicates that we possess an attractive property portfolio, and we hope to complete further acquisitions and divestments during the remainder of the year.

We carried out significant share repurchases during the quarter and, at an Extraordinary General Meeting in June, a resolution was passed to cancel the repurchased shares. We continuously evaluate share repurchases against property acquisitions and allocate capital where we believe it generates the greatest value for our shareholders.

The first half of the year has been a successful period for Nivika, and the momentum we have built gives me confidence as we look ahead to the autumn. Before that, however, I and our fantastic colleagues will enjoy a well-deserved summer break and return with fully recharged batteries.

Värnamo, July 2026

## Nivika's financial targets

Growth in profit from management per share R12, %

# 17

Target: ≥ 15



Average return on equity, %

# 7

Target: ≥ 12

Net loan-to-value ratio, %

# 53

Target: ≤ 55



Interest coverage ratio R12, multiple

# 2,0

Target: ≥ 2,0



Sverker Källgården  
VD

## Invest in Nivika

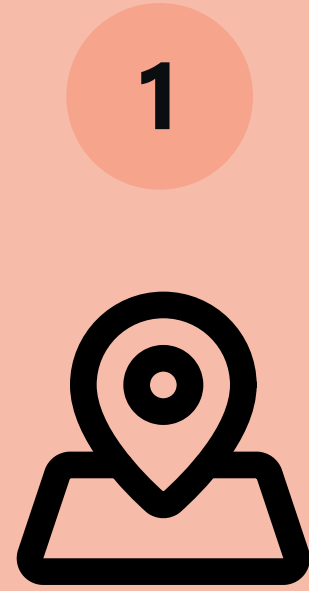
Nivika is a Småland-based property company with its head office in Värnamo, listed on Nasdaq Mid Cap Real Estate. The company owns, manages, and develops properties with a focus on long-term, sustainable, and profitable growth. Through acquisitions, active management, and close dialogue with tenants,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

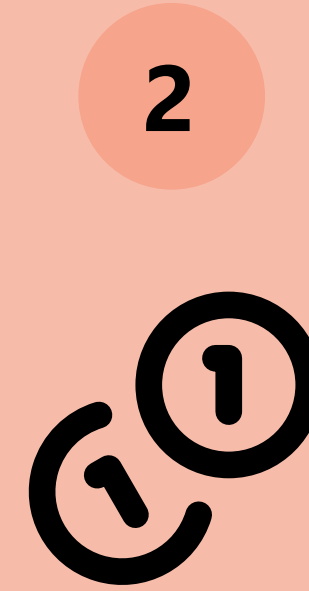
Value creation occurs through the acquisition of high-yielding properties, operational optimization of clusters, as well as new construction and redevelopment within the existing portfolio. The business is characterized by long-term perspective, a balanced capital structure, and a clear financial policy.

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



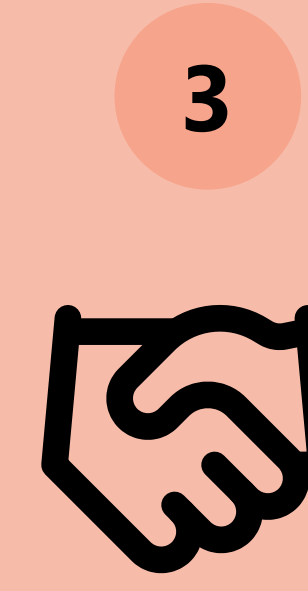
### Local

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

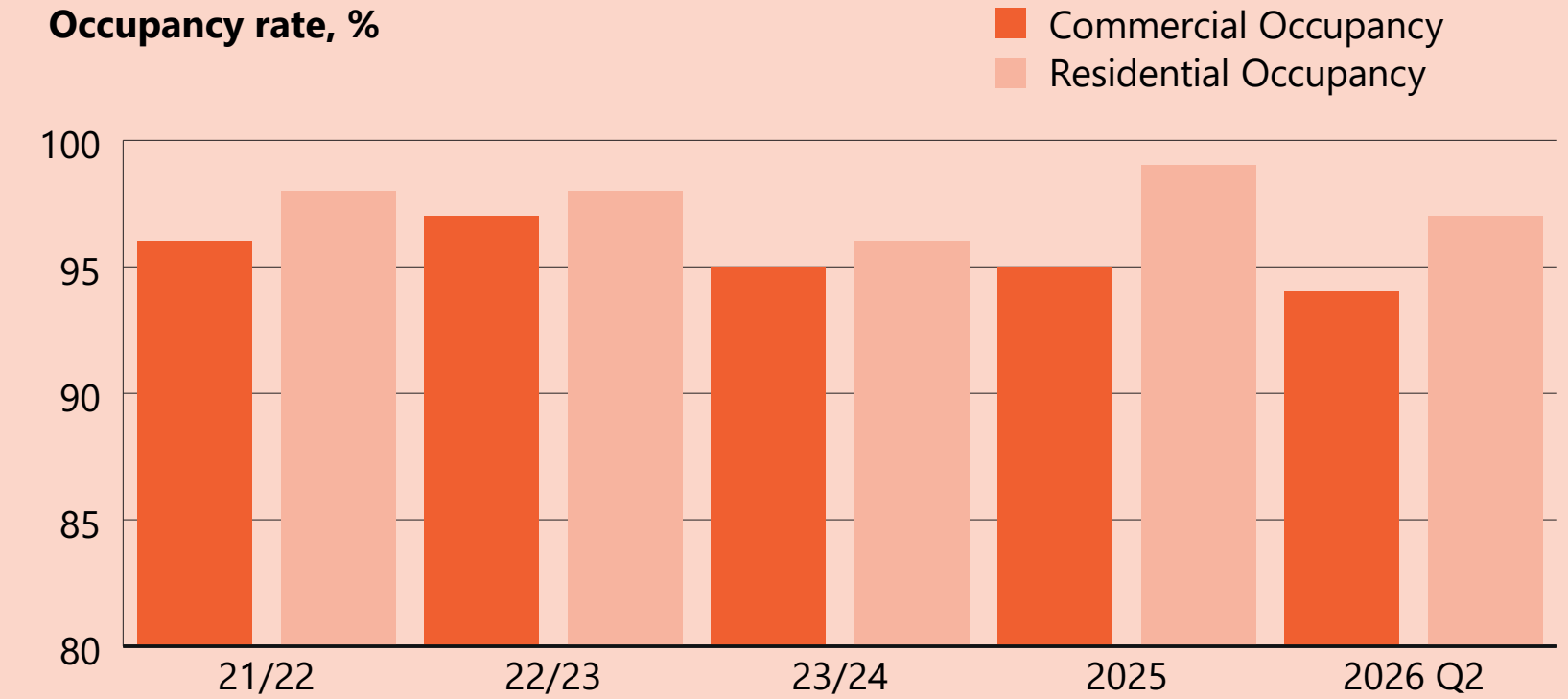
Nivika creates profitable growth through a diversified property portfolio, clear financial targets, and disciplined capital utilization. The balance between commercial properties and residential provides stable cash flows and a wellbalanced risk profile. Growth is driven through selective acquisitions 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 longterm 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.



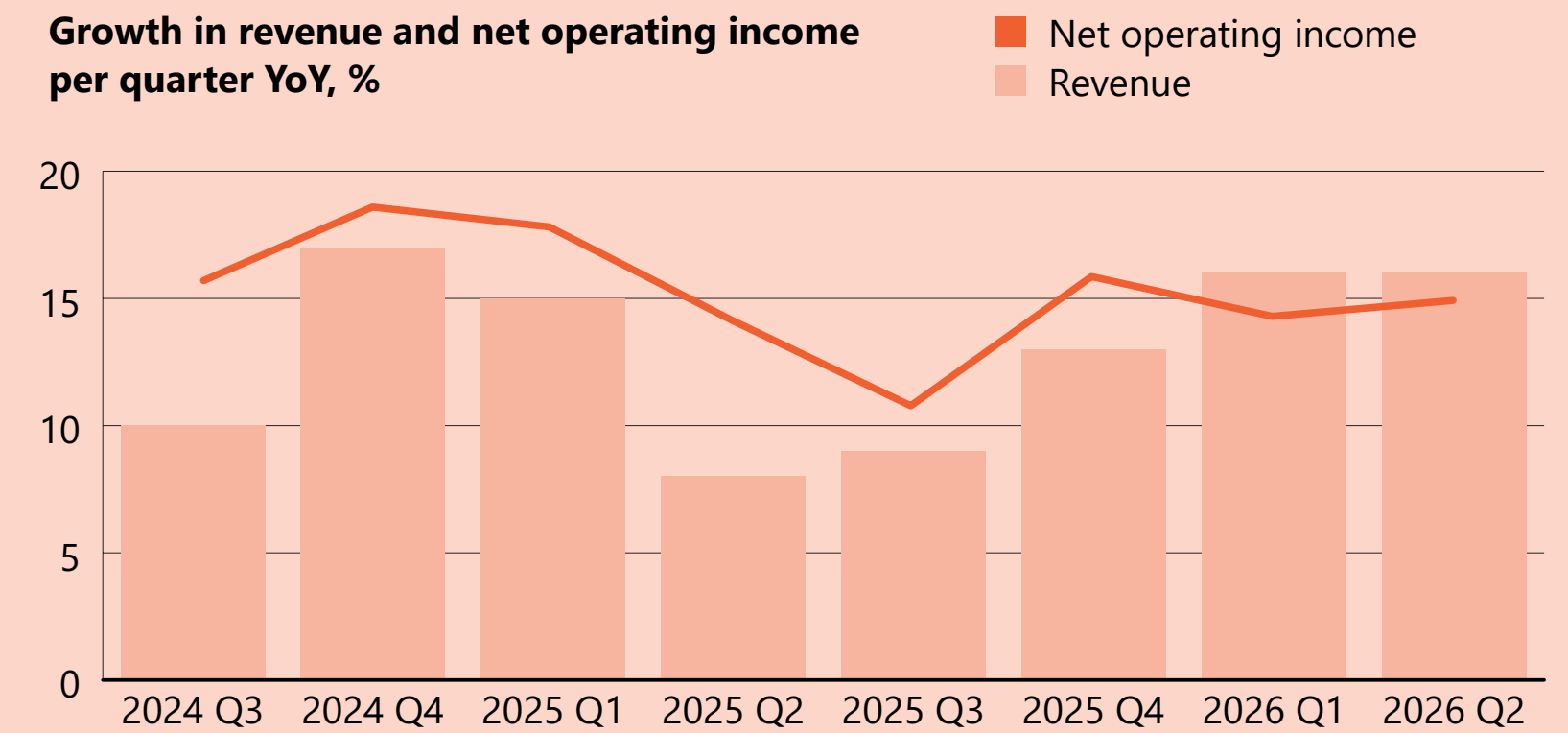
### Long-term

Nivika has a clear long-term focus on creating sustainable value growth and stable cash flows. Through the acquisition of highyielding 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.

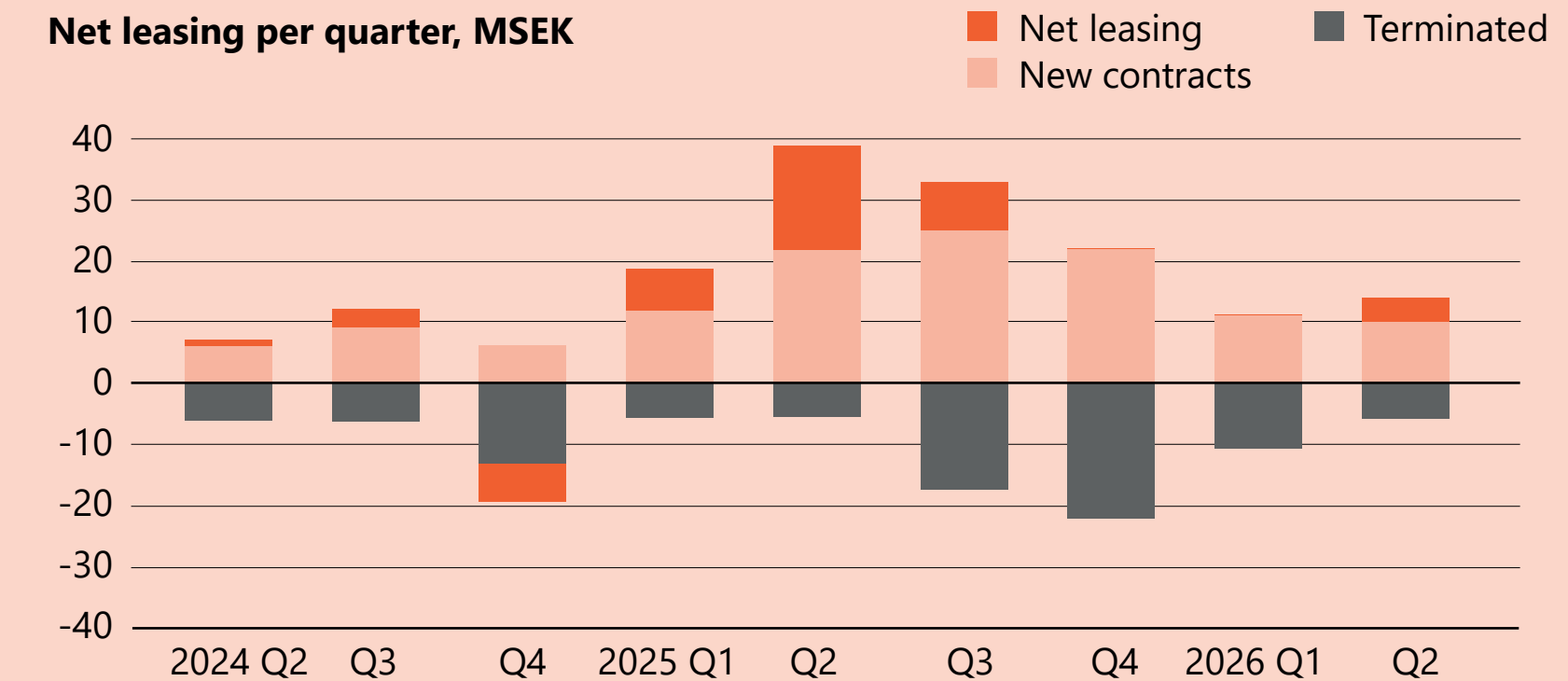
Occupancy rate, %



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 April-June	2025 3 months April-june	2026 6 months Jan-June	2025 6 months Jan-June	2025/26 12 months July-June	2025 12 months Jan-Dec
Rental income	211	184	419	365	807	753
Service income	12	9	24	17	42	36
<b>Total revenue</b>	<b>223</b>	<b>193</b>	<b>443</b>	<b>382</b>	<b>850</b>	<b>789</b>
Operating costs	-50	-42	-114	-94	-196	-176
Maintenance costs	-3	-3	-7	-7	-13	-14
Property tax	-6	-5	-12	-10	-24	-23
<b>Total property costs</b>	<b>-58</b>	<b>-51</b>	<b>-132</b>	<b>-112</b>	<b>-233</b>	<b>-213</b>
<b>Net operating income</b>	<b>165</b>	<b>143</b>	<b>311</b>	<b>271</b>	<b>616</b>	<b>576</b>
Central administration	-12	-14	-26	-27	-52	-53
Net financial items	-76	-64	-147	-127	-287	-267
<b>Profit from property management</b>	<b>76</b>	<b>65</b>	<b>138</b>	<b>117</b>	<b>278</b>	<b>256</b>
Change in value properties, realized	-	-	-	-	-	4
Change in value properties, unrealized	31	39	103	42	184	124
Change in value interest rate derivatives	-60	-68	-18	-53	25	-9
	-29	-29	85	-10	209	118
<b>Profit before tax</b>	<b>47</b>	<b>36</b>	<b>223</b>	<b>106</b>	<b>487</b>	<b>375</b>
Current tax	-4	-2	-7	-5	-15	-13
Deferred tax	66	-4	19	-14	-74	-107
<b>Profit for the period</b>	<b>110</b>	<b>30</b>	<b>234</b>	<b>87</b>	<b>321</b>	<b>254</b>
Other comprehensive income	-	-	-	-	-	1
<b>Other comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>Total comprehensive income for the period</b>	<b>110</b>	<b>30</b>	<b>234</b>	<b>87</b>	<b>321</b>	<b>255</b>
<b>Attributable to:</b>						
Parent company shareholders	110	30	234	87	321	255
Non-controlling interests						
Adjusted number of shares during the period	90 500 000	95 885 594	90 500 000	95 885 594	90 500 000	95 885 594
Average number of shares during the period	95 457 697	95 885 594	95 457 697	95 885 594	95 457 697	95 885 594
Earnings per share, SEK	1.15	0.32	2.45	0.90	3.36	2.66

### Revenue and Rental Income

Total revenue for the second quarter amounted to SEK 223 million (193), representing an increase of 16 percent compared with the corresponding quarter of the previous year. For the period January–June, total revenue amounted to SEK 443 million (382). Rental income accounted for SEK 419 million (365) of total revenue.

Revenue also includes service income, which amounted to SEK 12 million (9) for the second quarter and SEK 24 million (17) for the reporting period. Service income primarily consists of recharged costs for heating, electricity, water and property tax. The growth is mainly attributable to property acquisitions, but also to indexation adjustments and increased rental income resulting from investments in existing properties.

Following the second quarter, the Company manages 245 properties with a total lettable area of approximately 728,600 sqm. As of 30 June 2026, the total annual rental value amounted to SEK 911 million (841), corresponding to growth of 8 percent.

### Property Operating Expenses and Net Operating Income

Property operating expenses, including maintenance expenses and property tax, amounted to SEK -58 million (-51) for the second quarter. For the reporting period January–June, property operating expenses amounted to SEK -132 million (-112). During the period, operating expenses, primarily utility costs, increased as a result of a colder and snowier winter, as well as the expansion of the property portfolio.

Net operating income for the second quarter increased by 15 percent and amounted to SEK 165 million (143), corresponding to a surplus ratio of 74 percent (74). For the reporting period January–June, net operating income increased by 15 percent and amounted to SEK 311 million (271),

corresponding to a surplus ratio of 70 percent (71). The increase in net operating income is primarily attributable to completed property acquisitions

### Net Financial Items

Net financial items for the second quarter amounted to SEK -76 million (-64) and primarily consisted of recurring interest expenses, as well as a smaller portion of one-off and accrued arrangement fees. Interest income amounted to SEK 0.5 million (1). The change compared with the corresponding period in the previous year is primarily attributable to a higher proportion of bond financing and increased bank borrowings. This effect was partly offset by an actively managed interest hedging portfolio and lower credit margins.

### Income from Property Management

Income from property management for the second quarter amounted to SEK 76 million (65). The increase in income from property management was primarily attributable to rental income from newly acquired properties and lower central administration costs.

### Changes in Fair Value

For the second quarter, changes in the fair value of investment properties amounted to SEK 31 million (39) and consisted entirely of unrealized value changes. Of this amount, SEK 21 million was attributable to increased net operating income, primarily driven by completed lettings and extensions of existing lease agreements. A further SEK 10 million was attributable to changes in yield assumptions. In addition, SEK 3 million was attributable to properties under construction.

Interest rate derivatives within Nivika are measured at fair value at the end of each quarter. The unrealized change in fair value during the second quarter amounted to SEK -60 million (-68) and was primarily attributable to changes in market interest rates.

## Group Report

<b>Consolidated statement of financial position Assets, MSEK</b>	<b>2026-06-30</b>	<b>2025-06-30</b>	<b>2025-12-31</b>
<b>Intangible assets</b>			
Software/licenses	1	1	1
<b>Total intangible assets</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Tangible assets</b>			
Investment properties	13 633	12 513	12 737
Owner-occupied properties	78	79	79
Equipment	68	64	71
Right-of-use assets	25	18	26
Other long-term securities holdings	0	0	0
Deferred tax assets	10	22	10
Other long-term receivables	35	24	71
<b>Total non-current assets</b>	<b>13 849</b>	<b>12 720</b>	<b>12 995</b>
<b>Current assets</b>			
Inventories		-	
Rent receivables	33	22	14
Other receivables	78	17	17
Prepaid expenses and accrued income	26	18	29
Cash and cash equivalents	129	166	208
<b>Total current assets</b>	<b>266</b>	<b>223</b>	<b>268</b>
Assets held for sale	-	-	597
<b>Total Assets</b>	<b>14 115</b>	<b>12 944</b>	<b>13 860</b>

<b>Consolidated statement of financial position Equity and liabilities, MSEK</b>	<b>2026-06-30</b>	<b>2025-06-30</b>	<b>2025-12-31</b>
Share capital	48	48	48
Other contributed capital	3 575	3 575	3 575
Retained earnings incl. profit for the period	2 129	2 017	2 130
<b>Total equity attributable to parent company shareholders</b>	<b>5 753</b>	<b>5 640</b>	<b>5 754</b>
<b>Non-current liabilities</b>			
Deferred tax liability	724	700	742
Interest-bearing financial liabilities	7 267	6 281	6 755
Lease liabilities	21	15	21
Derivative instruments	72	98	55
<b>Total non-current liabilities</b>	<b>8 083</b>	<b>7 095</b>	<b>7 573</b>
<b>Current liabilities</b>			
Interest-bearing financial liabilities	73	88	80
Lease liabilities	4	3	4
Accounts payable	34	30	47
Current tax liabilities	10	5	28
Other liabilities	124	46	75
Accrued expenses and prepaid income	35	37	33
<b>Total current liabilities</b>	<b>279</b>	<b>209</b>	<b>267</b>
Liabilities directly attributable to assets held for sale	-	-	266
<b>Total equity and liabilities</b>	<b>14 115</b>	<b>12 944</b>	<b>13 860</b>

## Group Report

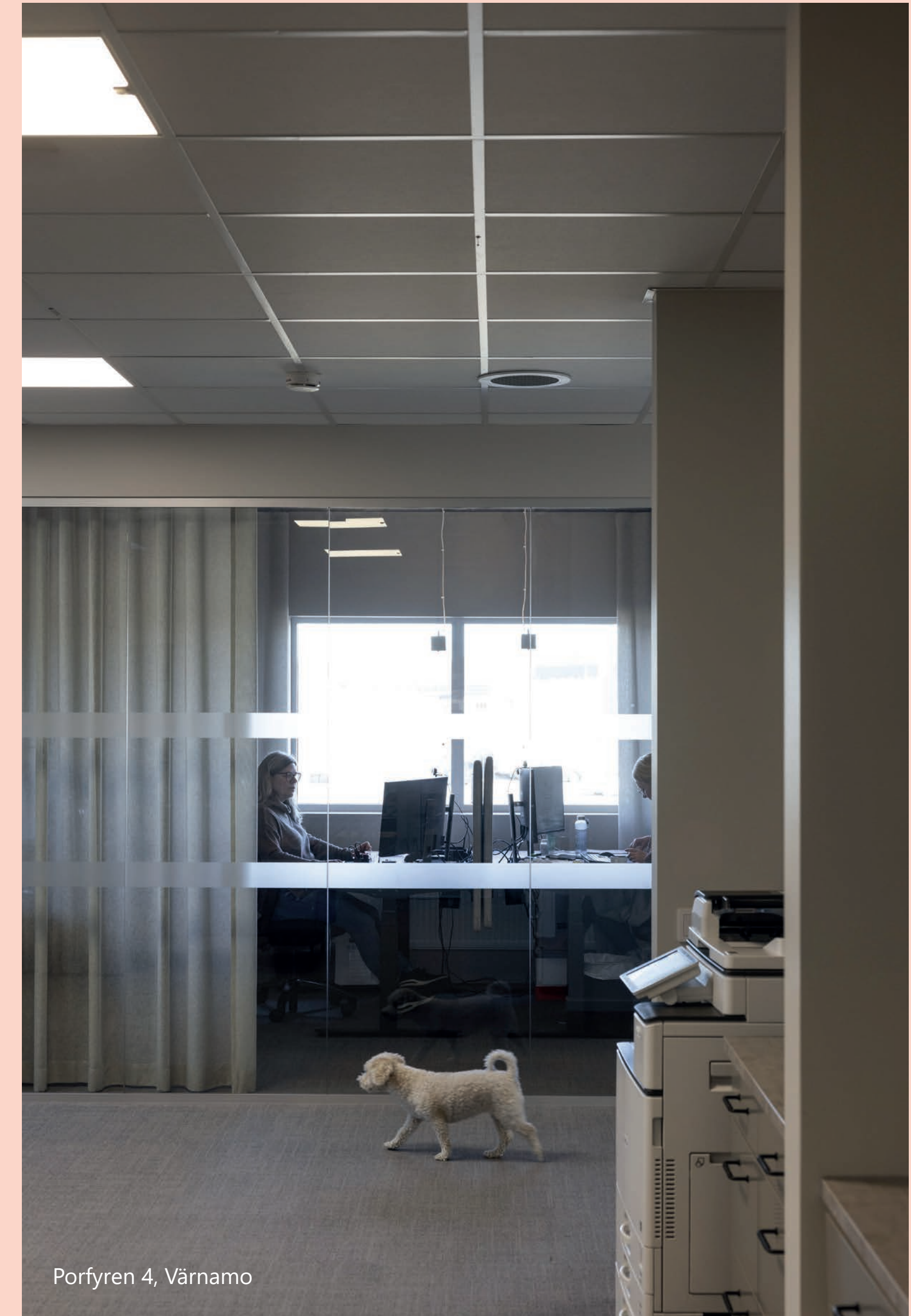
### Equity

Equity amounted to SEK 5,753 million (5,754) at the end of the period. The equity/assets ratio amounted to 41 percent (42). The change during the period January–June 2026 was attributable to the dividend approved by the Annual General Meeting, the reissuance of shares as consideration for property acquisitions, share repurchases, and the profit for the period.

At the end of the period, the number of shares amounted to 90,500,000, divided into 21,776,200 Class A shares and 68,723,800 Class B shares. Each Class A share carries ten votes and each Class B share carries one vote. All shares carry equal rights to the Company's assets and earnings, as well as to dividends.

As of June 30, 2026, the Company held 13,018 Class B shares in treasury. During the period January 1 to June 30, 2026, share repurchases were carried out for an aggregate amount of approximately SEK 196.2 million (20). The majority of the repurchased shares were subsequently cancelled in accordance with the resolution passed at the Extraordinary General Meeting held on June 26, 2026.

Change in equity, MSEK	Share capital	Other contributed capital	Revaluation reserve	Retained earnings incl. profit for the year	Total equity
<b>Opening balance 2025-01-01</b>	<b>48</b>	<b>3 575</b>		<b>1 933</b>	<b>5 556</b>
Profit for the year				87	87
Other comprehensive income					
<b>Total comprehensive income</b>				<b>87</b>	<b>87</b>
Transactions with owners:					
- Dividend				-15	-15
- Reissue of shares as payment for property acquisitions				42	42
- Repurchase of shares				-29	-29
<b>Closing balance 2025-06-30</b>	<b>48</b>	<b>3 575</b>		<b>2 017</b>	<b>5 640</b>
<b>Opening balance 2025-07-01</b>	<b>48</b>	<b>3 575</b>		<b>2 017</b>	<b>5 640</b>
Profit for the year				168	168
Other comprehensive income			1		1
<b>Total comprehensive income</b>			<b>1</b>	<b>168</b>	<b>169</b>
Transactions with owners:					
- Dividend				-46	-46
- Reissue of shares as payment for property acquisitions				15	15
- Repurchase of shares				-24	-24
<b>Closing balance 2025-12-31</b>	<b>48</b>	<b>3 575</b>	<b>1</b>	<b>2 129</b>	<b>5 754</b>
<b>Opening balance 2026-01-01</b>	<b>48</b>	<b>3 575</b>	<b>1</b>	<b>2 129</b>	<b>5 754</b>
Profit for the year				234	234
Other comprehensive income					
<b>Total comprehensive income</b>				<b>234</b>	<b>234</b>
Transactions with owners:					
- Dividend				-69	-69
- Reissue of shares as payment for property acquisitions				30	30
- Repurchase of shares				-196	-196
<b>Closing balance 2026-06-30</b>	<b>48</b>	<b>3 575</b>	<b>1</b>	<b>2 129</b>	<b>5 753</b>



Porfyren 4, Värnamo

## Group Report

### Investments and Cash Flow

Cash flow from operating activities during the period amounted to SEK 222 million (219). Acquisitions of properties, either directly or through subsidiaries, impacted cash flow by SEK -486 million (-481). These acquisitions comprised seventeen properties: ten commercial properties in Jönköping, four commercial properties in Kungsbacka, one commercial property in Halmstad, one in Falkenberg and one in Helsingborg. Proceeds from the disposal of investment properties amounted to SEK 574 million and related to the divestment of nine properties in Jönköping. Investments in existing properties amounted to SEK -248 million (-239) and primarily related to ongoing new construction projects, as well as adaptations and refurbishments to meet the needs of existing and new tenants.

Changes in financing activities during the year mainly comprised net borrowings of SEK 239 million (472), interest paid of SEK -148 million (-120), share repurchases of SEK -196 million (-23) and dividend payments of SEK -33 million (-15).

Overall, cash and cash equivalents decreased by SEK 79 million (-199) during the period, resulting in cash and cash equivalents of SEK 129 million (166) at the end of the period.

Consolidated cash flow statement, MSEK	2026 6 months Jan-June	2025 6 months Jan-June	2025 12 months Jan-Dec
<b>Operating activities</b>			
Profit before tax	223	106	375
Adjustment for:			
- Financial items	147	127	267
- Change in value, properties	-103	-42	-128
- Change in value, interest rate derivatives	18	-53	9
- Other items not included in cash flow		-1	2
- Tax paid	-4	-	-17
<b>Cash flow from operating activities before changes in working capital</b>	<b>280</b>	<b>242</b>	<b>508</b>
<b>Cash flow from changes in working capital</b>			
Change in operating receivables	-77	12	-54
Change in operating liabilities	19	-35	35
<b>Cash flow from operating activities</b>	<b>222</b>	<b>219</b>	<b>489</b>
<b>Investing activities</b>			
Acquisition of investment properties	-486	-481	-1 008
Divestment of investment properties	574	-	5
Investment in investment properties	-248	-239	-462
Change in tangible fixed assets	0	-5	-12
Change in financial assets	0	2	-9
<b>Cash flow from investing activities</b>	<b>-160</b>	<b>-724</b>	<b>-1 486</b>
<b>Financing activities</b>			
Repurchase of own shares	-196	-29	-53
Dividends paid	-33	-15	-46
Loans raised	1 293	2 263	3 996
Amortization/repayment of loans	-1 054	-1 791	-2 792
Interest paid	-148	-120	-260
Amortization of lease liability	-3	-2	-5
<b>Cash flow from financing activities</b>	<b>-141</b>	<b>306</b>	<b>840</b>
<b>Cash flow for the period</b>	<b>-79</b>	<b>-199</b>	<b>-157</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>208</b>	<b>365</b>	<b>365</b>
<b>Cash and cash equivalents at end of period</b>	<b>129</b>	<b>166</b>	<b>208</b>

## Current earnings capacity

Earning capacity, MSEK	2026-07-01	2026-04-01	2026-01-01	2025-10-01	2025-07-01	2025-04-01
Rental value	911	926	896	866	841	823
Vacancy	-46	-41	-37	-38	-37	-41
<b>Rental income</b>	<b>865</b>	<b>885</b>	<b>859</b>	<b>828</b>	<b>804</b>	<b>782</b>
Property costs	-216	-223	-219	-213	-211	-209
<b>Net operating income</b>	<b>649</b>	<b>662</b>	<b>640</b>	<b>615</b>	<b>594</b>	<b>573</b>
Central administration	-53	-53	-50	-47	-47	-45
Financial costs	-276	-290	-279	-277	-260	-258
<b>Profit from property management</b>	<b>320</b>	<b>318</b>	<b>311</b>	<b>291</b>	<b>286</b>	<b>270</b>
<b>Profit from property management per share, SEK</b>	<b>3,53</b>	<b>3,32</b>	<b>3,24</b>	<b>3,03</b>	<b>2,99</b>	<b>2,82</b>

The current earnings capacity for the coming twelve-month period is based on the property portfolio owned by Nivika as of 1 July 2026.

The earnings capacity is not a forecast but rather a snapshot intended to illustrate annualised income and expenses based on the property portfolio, financing costs, capital structure and organisation at a specific point in time. It does not include any estimates regarding future developments in rents, occupancy rates, property costs, interest rates, value changes or other factors affecting earnings.

- Rental income is based on signed lease agreements on an annual basis (including supplements and any rent reductions), as well as other property-related income in accordance with lease agreements in effect as of 1 July.
- Property expenses are based on operating costs for a normal financial year, including ongoing maintenance for properties owned as of 1 July. Operating costs include property-

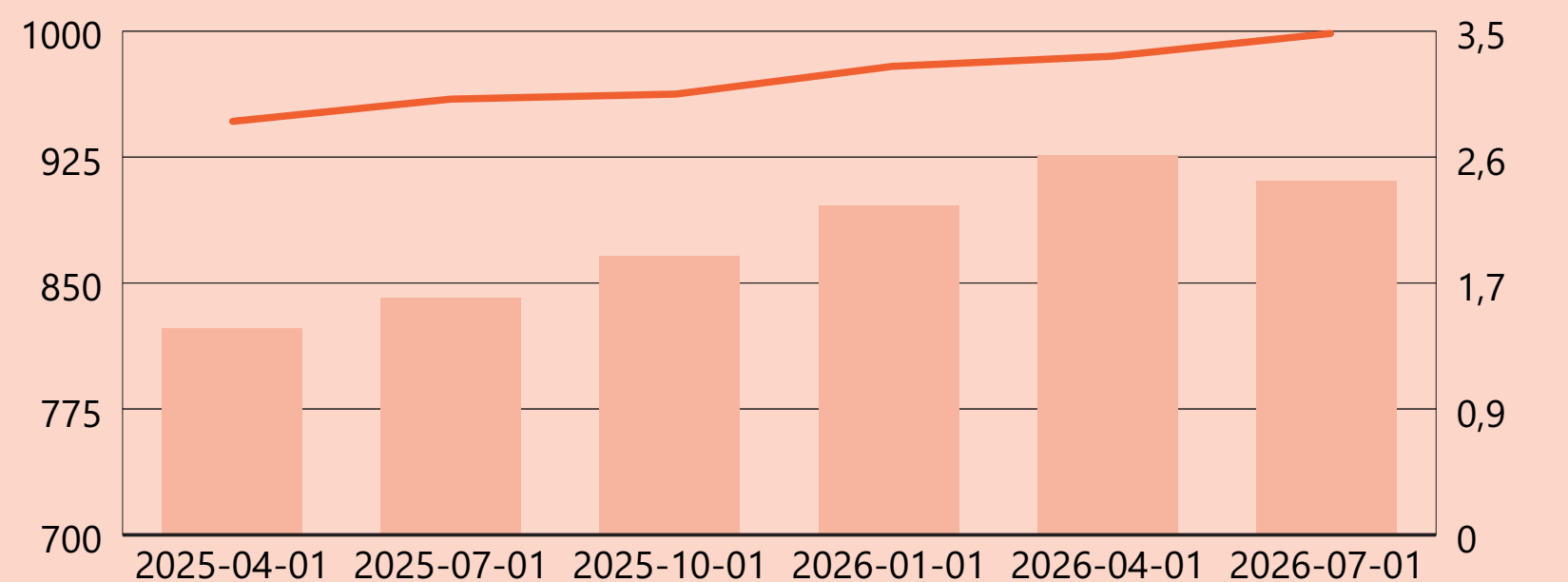
related administration. Property tax is included in Property Expenses and is calculated based on the current tax assessment values of the properties.

- Central administration expenses are based on the current organisation, including project development activities, and the size of the property portfolio as of 1 July. Non-recurring expenses have not been included.

- Financial income and expenses have been calculated based on the Company's actual average interest rate and credit portfolio as of 1 July.

The current earnings capacity does not include future income from ongoing construction projects. For further information regarding ongoing projects, please refer to the Property Development business area section of this interim report. No consideration has been given to events occurring after the end of the reporting period.

### Current earning capacity



Hematiten 1, Värnamo

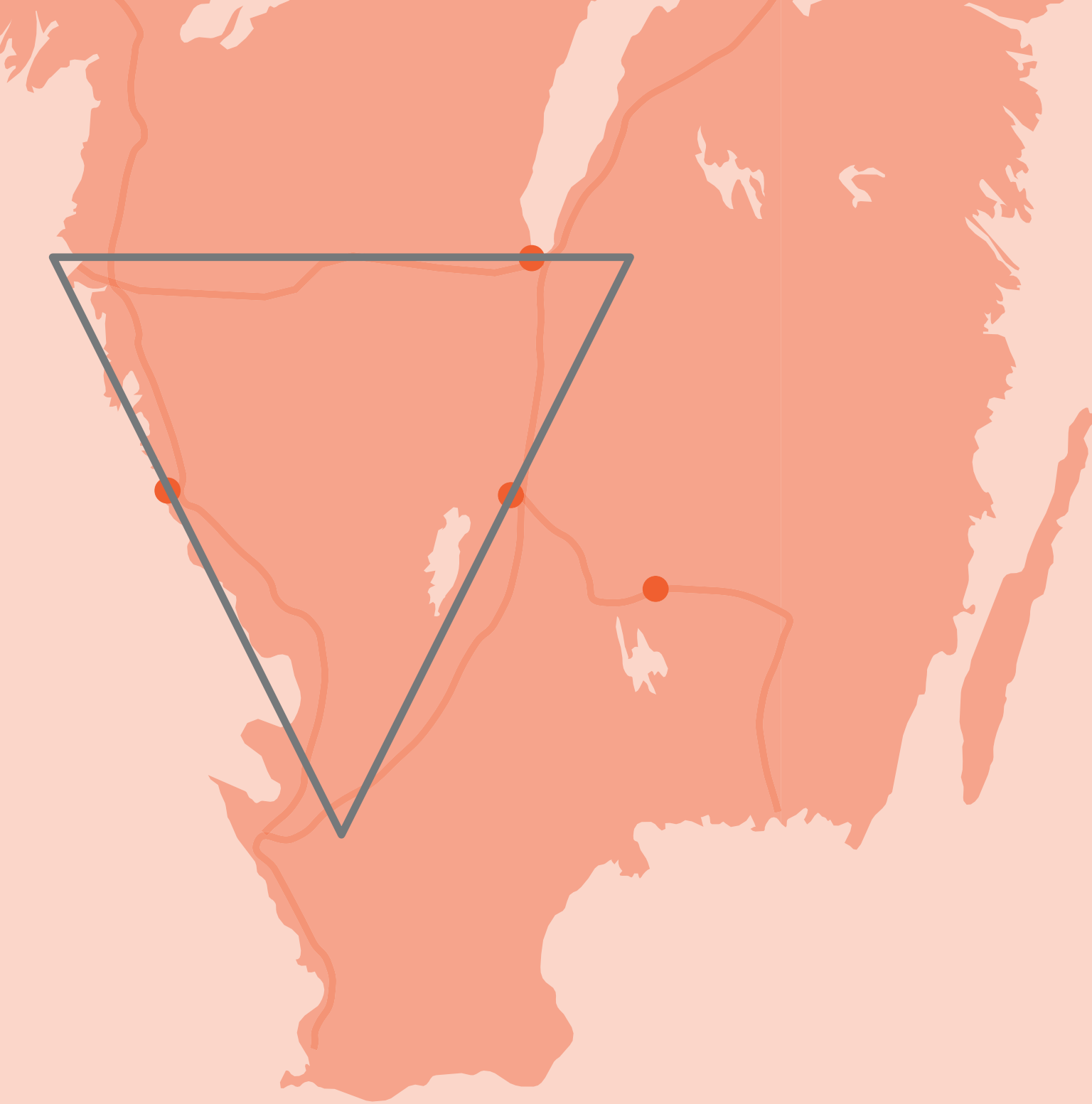
## The Property Portfolio

Nivika's property portfolio is primarily concentrated in the West Swedish Triangle and Växjö, areas characterised by a strong industrial base, well-developed infrastructure and attractive logistics locations, supporting stable long-term demand for both commercial premises and residential properties. In addition, the portfolio includes the self-storage business Mitt Lager, with facilities located across several cities in southern Sweden.

**Jönköping**, including Ulricehamn, Borås and the Highlands region, is Nivika's largest geographical market and is characterised by a strong labour market, solid population growth and a favourable strategic 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 space and residential properties.

**Värnamo**, including Ljungby and Gislaved, forms part of the Gnosjö region, in many ways considered Sweden's industrial heartland. The region is characterised by low unemployment, strong entrepreneurship and a business structure comprising both world-leading industrial companies and profitable small and medium-sized enterprises. Its strong entrepreneurial culture and high level of manufacturing activity contribute to stable demand for light industrial and warehouse premises.

**Växjö**, including Kalmar and Nybro, has a diversified business community with strong roots in the forestry and wood industries, as well as a long tradition of manufacturing. The city has also developed into an attractive location for IT



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

and service companies. The combination of traditional industries and emerging growth sectors creates a balanced market with demand for both commercial premises and residential properties.

**Västskusten** stretching from Helsingborg to Gothenburg, is one of Sweden's most expansive regions, characterised by steady population growth and a broad business community. The region is connected by the E6 motorway, a key transport and logistics corridor providing proximity to Denmark and continental Europe. This strategic location makes the area attractive for logistics, warehousing and light industrial operations.

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

Property value by geography	MSEK	%
Jönköping	4 521	33
Värnamo	4 558	33
Västskusten	2 345	17
Växjö	2 287	17
<b>Total</b>	<b>13 712</b>	

As of 30 June 2026, Nivika's property portfolio amounted to SEK 13.7 billion, of which approximately 92 percent consisted of income-generating investment properties. The portfolio is divided between investment properties, ongoing construction projects, development rights and undeveloped land.

The tables below illustrate the composition of the portfolio and represent a snapshot based on existing agreements and current assessments of the scope, focus and status of the projects at the end of the reporting period. The portfolio composition is continuously updated as projects are completed and underlying assumptions change.

Investment and owner-occupied properties	Lettable area sqm	Property Value		Rental value		Contracted rent MSEK	Valuation yield, %, weighted
		MSEK	SEK/sqm	MSEK	kr/sqm		
Commercial	582 389	8 448	14 506	634	1 089	595	6,7
Residential	146 248	4 177	28 564	276	1 890	269	4,6
<b>Total</b>	<b>728 637</b>	<b>12 625</b>	<b>17 327</b>	<b>911</b>	<b>1 250</b>	<b>865</b>	<b>6,0</b>

Ongoing construction	Lettable area sqm	Property Value		Rental value		Investment (inkl. land) MSEK		
		MSEK	SEK/sqm	MSEK	SEK/sqm	Estimated	Accrued value	Carrying amount
Commercial	26 600	706	26 541	47	1 756	569	466	522
Residential	3 752	147	39 179	8	2 186	138	130	130
<b>Total</b>	<b>30 352</b>	<b>853</b>	<b>28 104</b>	<b>55</b>	<b>1 809</b>	<b>707</b>	<b>596</b>	<b>652</b>

Summary	Lettable area sqm	Property Value, Estimated		Rental value		Carrying amount MSEK
		MSEK	kr/sqm	MSEK	SEK/sqm	
Investment and owner-occupied-properties	728 637	12 624	17 327	911	1 250	12 625
Ongoing construction	30 352	853	28 104	55	1 809	652
Building rights and undeveloped land						435
<b>Total</b>	<b>758 989</b>	<b>13 478</b>	<b>17 758</b>	<b>966</b>	<b>1 272</b>	<b>13 712</b>

# The Property Portfolio

## Tenants

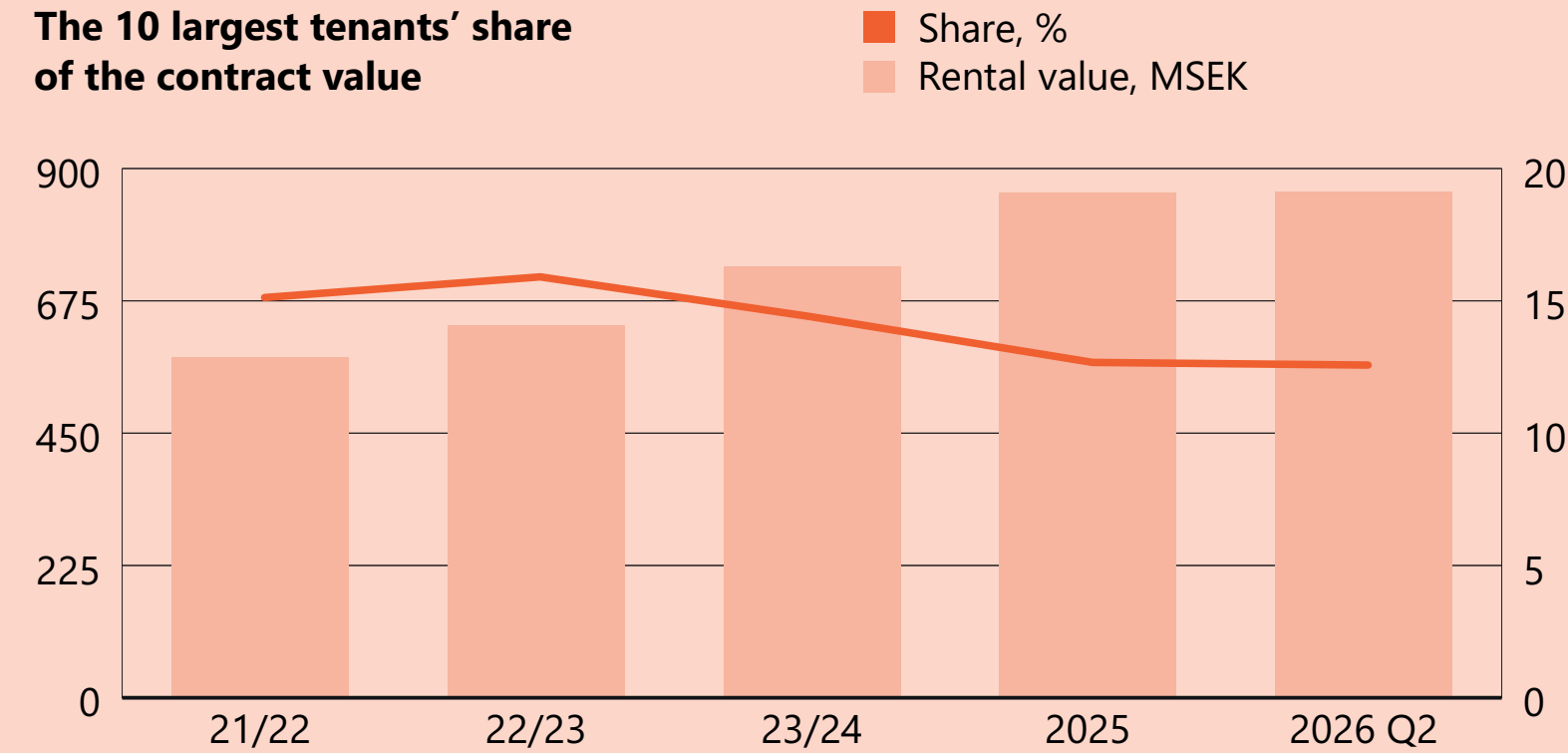
Nivika aims to enter into long-term lease agreements in order to create stable and predictable cash flows. Through a diversified lease maturity structure and a broad tenant base across industries, company sizes and geographic markets, the risk of vacancies and rental losses is mitigated. Most commercial lease agreements include extension options of three or five years on unchanged terms, which are exercised in the majority of cases. As of 30 June 2026, contracted annual rent, including residential leases, amounted to SEK 865 million (804), and the weighted average remaining lease term, excluding residential properties and parking spaces, amounted to 5.6 years (5.4).

Demand for Nivika's properties remained strong, and the overall economic occupancy rate amounted to 95 percent across the entire portfolio, including project properties, corresponding to 94 percent for commercial properties and 97 percent for residential properties. Net letting during the period amounted to SEK 3.9 million, and activity within the leasing business remained high.

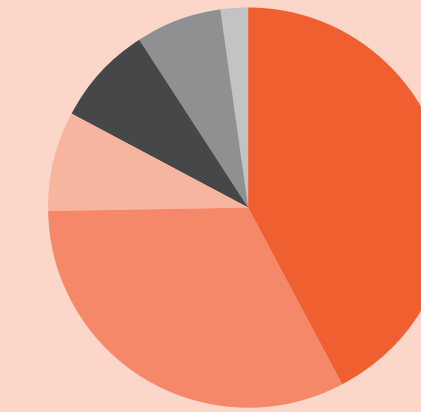
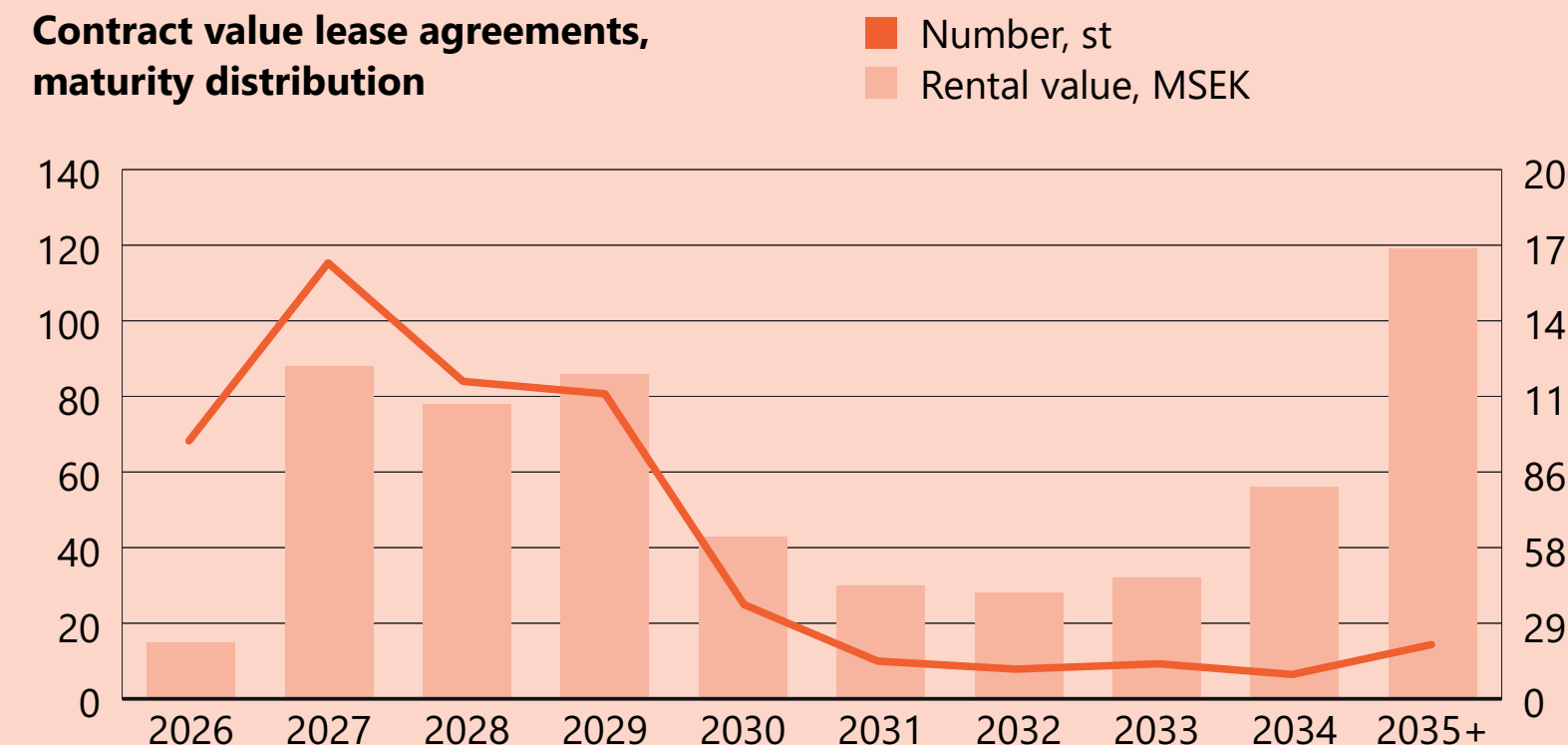
The tenant base is well diversified and consists of established small and medium-sized enterprises, multinational corporations and residential tenants. As of 30 June 2026, the portfolio comprised approximately 620 commercial lease contracts and just under 2,700 residential apartments. The ten largest lease contracts accounted for 13 percent (14) of total annual base rent, with an average remaining lease term of 11.2 years (9.0).

Commercial Lease Contracts	Andel, %
Holmgrens Bil AB, Jönköping	3,9
DS Smith Packaging AB	1,4
Polismyndigheten	1,0
Holmgrens Bil AB, Värnamo	1,0
Falkenbergs Kommun	1,0
Götessons Industri AB	1,0
Gobilind Fastighets AB	1,0
Racketcentrum Sports AB	1,0
Stacke Hydraulik AB	0,9
Växjö Vipers Arena AB	0,9
Others	87,0

The 10 largest tenants' share of the contract value

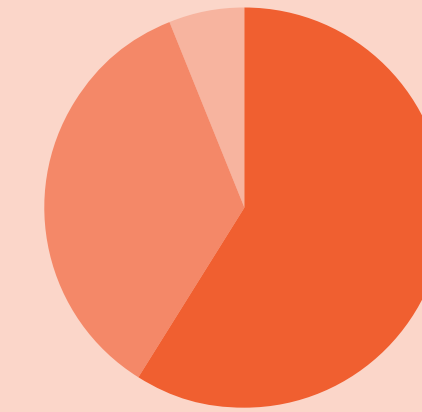


Contract value lease agreements, maturity distribution



Property value per property category, %

- Industry/Warehouse 42
- Residential 32
- Office 8
- Retail/Hotel/Restaurant 8
- Public property 7
- Land 2



Property value per business area, %

- Commercial 59
- Residential 35
- Property Development 6

## 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 constructionready 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 m<sup>2</sup> of commercial space and approximately 2,800 residential units, spread across some fifty properties.

**Residential** includes nearly 2,700 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 second quarter of 2026, Nivika continued to execute strategic acquisitions of commercial properties in established submarkets, primarily in Jönköping, complemented by investments on Sweden's west coast. During the period, the previously announced divestment in Jönköping was also completed.

Eight properties were acquired, representing approximately 17,200 sqm of lettable area and an annual rental value of approximately SEK 17.7 million. The

acquisitions primarily comprise properties in Jönköping, further strengthening the Company's local cluster, as well as one property in Falkenberg. The total agreed property value amounted to just over SEK 250 million. Two of the acquisitions were partly financed through treasury shares.

In mid-June 2026, Nivika completed the previously announced divestment of nine properties in Jönköping. The properties comprise approximately 17,400 sqm of lettable area with an annual rental value

of approximately SEK 34.4 million. The agreed property value amounted to just under SEK 600 million. The divestment forms part of the Company's strategy to release capital for continued growth in prioritised markets and segments.

### Events after the end of the period

After the end of the period, Nivika acquired two commercial properties in Varberg with a combined property value of approximately SEK 32 million. The properties comprise 1,800 sqm of lettable

area with an annual rental value of SEK 3.0 million. Nivika also completed the sale of an undeveloped land plot in Vetlanda.

In addition, Nivika entered into an agreement to divest three residential properties in Vetlanda at an agreed property value of just over SEK 170 million. The properties comprise approximately 10,200 sqm of lettable area with an annual rental value of SEK 14.4 million. The transaction is subject to the purchaser obtaining financing,

with closing expected during the third quarter of 2026. As part of the transaction, the purchaser has also been granted an option to acquire Nivika's remaining residential properties in Vetlanda during the autumn at their carrying amounts of just over SEK 190 million.

As part of the transaction, Nivika has also entered into an agreement to acquire the commercial property Trucken 7 in Vetlanda. The property comprises approximately 6,500 sqm of lettable

area with an annual rental value of SEK 3.1 million. Closing will take place simultaneously with, and is conditional upon, completion of the residential property transaction.

Overall, the completed and agreed transactions are expected to strengthen Nivika's financial flexibility and support continued growth and higher property management income.

### Properties acquired and divested during the period April–June 2026

Property	Municipality	Acquisition/ Divestment	Rental value, MSEK	Property value, MSEK	Lettable area, sqm	Closing
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
Månsarp 1:435	Jönköping	Acquisition	2,6	31,0	4 943	2026-05-29
Abborren 6	Jönköping	Acquisition	-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
<b>Total acquisitions</b>			<b>17,7</b>	<b>252,9</b>	<b>17 198</b>	
<b>Total divestments</b>			<b>-34,4</b>	<b>-597,0</b>	<b>-17 393</b>	

### Properties acquired and divested with closing from July 2026 onwards

Property	Municipality	Acquisition/ Divestment	Rental value, MSEK	Property value, MSEK	Lettable area, sqm	Closing
Glöden 6	Varberg	Acquisition	2,6	29,5	1 500	2026-07-02
Glöden 8	Varberg	Acquisition	0,4	2,0	267	2026-07-02
Trucken 7*	Vetlanda	Acquisition	3,1	33,5	6 534	2026-08-24
Hygiea 1	Vetlanda	Divestment	-	-14,3	-	2026-07-02
Banken 14**	Vetlanda	Divestment	-5,1	-54,7	3 898	2026-08-24
Banken 18**	Vetlanda	Divestment	-2,6	-34,3	1 487	2026-08-24
Hygiea 3**	Vetlanda	Divestment	-6,6	-82,9	4 799	2026-08-24
<b>Total acquisitions</b>			<b>6,1</b>	<b>65,0</b>	<b>8 301</b>	
<b>Total divestments</b>			<b>-14,4</b>	<b>-186,2</b>	<b>-10 184</b>	

\*) Closing is conditional upon the closing of the acquisition of Banken 14, Banken 18 and Hygiea 3.

\*\*\*) Transaction is subject to the purchaser obtaining financing.

## Financing

During the period, Nivika increased its bank financing in connection with acquisitions and ongoing development projects. At the same time, the Company entered into sustainability-linked financing agreements with two additional banks in connection with loan renewals and amended credit terms, resulting in lower credit margins. Bank financing also decreased following the completion of a property divestment.

### Capital structure

At the end of the period, Nivika's capital structure consisted of bank loans, other liabilities and equity, designed to ensure long-term financial stability, good access to the capital markets and a balanced risk profile.

Financing primarily comprises secured bank loans, construction facilities and revolving credit facilities provided by four Nordic commercial banks, as well as SBAB and local savings banks. Bond financing complements bank financing, together with a limited amount of promissory notes related to property acquisitions.

### Interest-bearing liabilities

Interest-bearing liabilities amounted to SEK 7,340 million at the end of the period, comprising SEK 6,450 million in bank financing, SEK 800 million in bonds and SEK 90 million in other interest-bearing liabilities.

Net debt, after deducting cash and cash equivalents, amounted to SEK 7,211 million, corresponding to a net loan-to-value ratio of 53 percent, based on a total property value of SEK 13,712 million. The Company's long-term objective is to maintain a net loan-to-value ratio not exceeding 55 percent.

During the period, indebtedness increased primarily as a result of borrowings related to acquisitions, utilisation of revolving credit facilities and investments in ongoing development projects. Existing debt was continuously refinanced on improved terms and with increased volumes. Bank loans are secured primarily by mortgages over investment properties and parent company guarantees.

During the second quarter, Nivika expanded its sustainability-linked financing through new and renegotiated credit facilities with SEB and Danske Bank, representing approximately SEK 1.9 billion of outstanding debt.

Nivika continuously works to increase the share of green and sustainability-linked financing. At the end of the period, such financing represented more than 70 percent of outstanding interest-bearing debt.

All financial and information covenants under the Company's loan agreements were fulfilled at the end of the period.

### Bond financing

Nivika has two outstanding senior unsecured green bonds with a total nominal amount of SEK 800 million. The proceeds are allocated in accordance with the Company's Green Finance Framework. Details of the outstanding bonds are presented in the table to the right.

### Available liquidity

Cash and cash equivalents amounted to SEK 129 million at the end of the period. In addition, Nivika had approximately SEK 586 million of committed but unutilised financing relating to construction

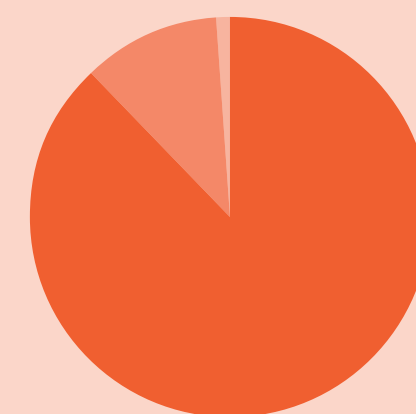
facilities, bank loans and revolving credit facilities. Total available liquidity amounted to SEK 715 million.

### Capital and interest maturity

The average capital maturity of interest-bearing liabilities was 3.0 years at the end of the period. The table Capital and Interest Maturity presents the maturity profile of capital and interest. The capital maturity profile excludes scheduled amortisations, while the interest maturity profile includes interest rate derivatives and fixed-rate loans.

The average interest rate on interest-bearing liabilities, adjusted for interest rate derivatives and excluding construction facilities, amounted to 3.9 percent. The average interest maturity was 2.4 years, while the interest coverage ratio amounted to 2.0x on an LTM basis, in line with the Company's financial target.

### Interest-bearing liabilities by source, %



- Bank loans 88
- Bonds 11
- Other 1

Financing	2026-06-30	2025-06-30
Secured financing, MSEK	6 450	5 866
Bond financing, MSEK	800	400
Average interest rate, %	3,9	4,2
Average capital maturity, years	3,0	3,0
Average interest maturity, years	2,4	2,7
Interest-rate hedged debt, %	65	60
Cash and cash equivalents, MSEK	129	166
Available liquidity, MSEK	715	709
Net loan-to-value ratio, %	52,6	49,3
Interest coverage ratio, x	2,0	2,0
Equity ratio, %	41	44

Maturity	Capital maturity			Interest maturity		
	Bank loans, MSEK*	Bonds, MSEK	Share, %	Amount, MSEK	Average interest rate, %	Share, %
0-1 years	1 189		16	2 544	6,67	35
1-2 years	2 392	400	38	1 134	1,49	15
2-3 years	2 564	400	40	888	2,58	12
3-4 years	247		3	1 060	2,54	14
4-5 years	34		0	795	2,88	11
5- years	114		2	919	3,32	13
<b>Total</b>	<b>6 540</b>	<b>800</b>	<b>100</b>	<b>7 340</b>	<b>3,94</b>	<b>100</b>

\*Includes other interest-bearing liabilities

Maturity	Amount MSEK	Frame, MSEK	Coupon, %	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 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, 65 percent of the loan portfolio was interest-rate hedged. Capital and interest maturity tables are presented below and to the right.

Fixed-rate loans		
Amount, MSEK	Interest rate, %	Maturity date
97	3,43	2026-07-09
0	5,00	2026-12-31
33	2,00	2027-07-09
144	3,55	2027-11-09
1	4,00	2027-11-29
5	2,00	2028-06-30
2	2,00	2028-06-30
146	4,21	2029-01-19
4	5,00	2029-12-31
16	5,00	2034-06-30
5	5,00	2034-09-30
8	3,00	2035-12-01
<b>460</b>		

Swap maturity profile		
Amount, MSEK	Interest rate, %	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
45	2,94	2029-05-15
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
126	2,47	2031-06-29
418	3,01	2031-06-30
137	3,21	2032-06-30
251*	3,28	2033-12-30
251*	3,30	2034-12-29
251*	3,30	2035-06-29
<b>4 336</b>		

\*) Forward start: 31 December 2026

Eligible investment amount for green financing, MSEK	2026-06-30
Total fair value of green assets	6 785
Existing green bank financing	-2 303
Existing green bond financing	-800
<b>Remaining capacity for green capital market financing</b>	<b>3 682</b>

Green financing, MSEK	2026-06-30
Green bank financing	2 303
Green bond financing	800
<b>Summa</b>	<b>3 103</b>

Sustainability-linked financing, MSEK	2026-06-30
Sustainability-linked loans	2 081
<b>Summa</b>	<b>2 081</b>

### Green Finance Framework

Nivika established its first Green Finance Framework in autumn 2020 in connection with the issuance of the Company's inaugural green bond. As part of its continued sustainable financing strategy, the framework was updated in autumn 2024 and subsequently reviewed by Sustainalytics.

The updated framework is largely aligned with the EU Taxonomy and enables green financing of investments in green and energy-efficient buildings, as well as major energy efficiency improvements across the existing property portfolio.

### Green financing

Nivika secured its first green bank financing in June 2021. Since then, green bank financing has increased steadily and amounted to SEK 2,303 million at the end of the period, representing approximately

75 percent of the Company's total green financing of SEK 3,103 million.

At the end of the period, Nivika had two outstanding green bonds with a total nominal amount of SEK 800 million.

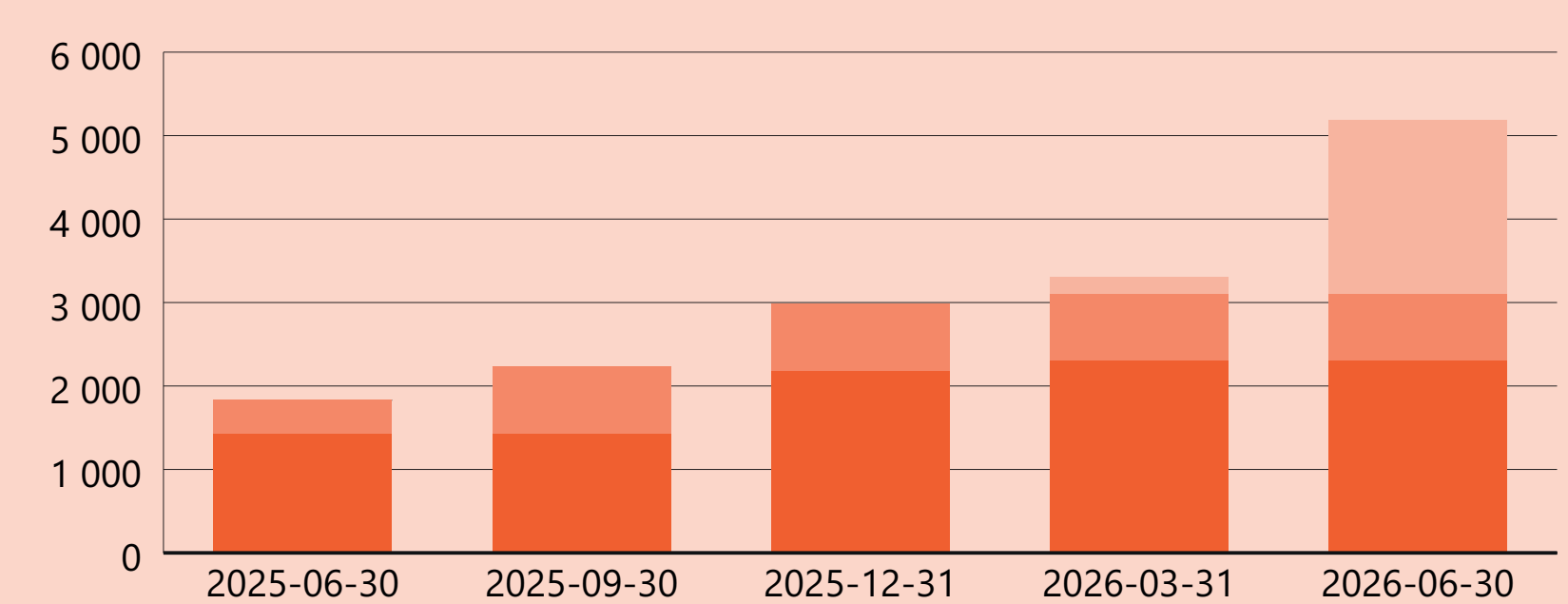
The proceeds from the green bonds, issued in autumn 2024 and autumn 2025, have been allocated in accordance with the Green Finance Framework. The investments primarily relate to new buildings with energy performance classes A and B, and to properties meeting applicable energy performance requirements based on year of construction.

Further information about the Company's Green Finance Framework and the use of green financing is available in Nivika's Annual Report 2025.

### Sustainability-linked financing

During the first half of the year, Nivika entered into sustainability-linked financing agreements with three of the Company's banking partners, representing more than SEK 2 billion of sustainability-linked financing. The financing is linked to clearly defined sustainability KPIs, including energy consumption and climate impact. Performance is monitored on an ongoing basis and affects the applicable financing terms.

Development of 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 (Scopes 1, 2 and 3): -63.2% per m<sup>2</sup>
- Emissions from new developments (Scope 3): -56.8% per m<sup>2</sup> GFA

## S

### Social

Be a safe and attractive employer and foster a safe and welcoming environment for Nivika's tenants.

#### Targets 2030

- Employee Satisfaction Index: ≥80
- Short-term absence: <2%
- Zero accidents and injuries
- Commercial Customer Satisfaction Index: >76
- Residential Net Promoter Score: >22

## G

### Governance

Work only with business partners that share Nivika's values.

#### Targets 2030

- Supplier Code of Conduct signed by all suppliers
- Code of Conduct known by all employees
- 100 percent of non-disputed invoices paid on time

Nivika's sustainability work focuses on Environment, Social and Governance and is an integrated part of the Company's strategy and day-to-day operations. The objective is to combine climate responsibility, social responsibility and long-term value creation.

During the second quarter, the focus was on improving energy efficiency and energy performance across the property portfolio, strengthening employee development and further linking sustainability to financing.

During the quarter, Nivika also updated its double materiality assessment, providing an important basis for prioritising sustainability matters and assessing impacts, risks and business opportunities.

### Green properties

The share of green properties amounted to 49 percent of property value, while the share of properties with energy performance classes A<sup>0</sup>-C increased to 66 percent. The improvement was driven by energy efficiency measures and a higher proportion of energy-efficient properties. During the quarter, the Company's first A<sup>0</sup>-rated building was also certified.

### Property portfolio

Energy consumption on a rolling twelve-month basis amounted to 83 kWh/m<sup>2</sup> Atemp (84), reflecting continued operational optimisation and gradual improvements across the portfolio.

Work continues to reduce emissions from new developments through energy-efficient solutions and lower-carbon materials, including low-carbon concrete and recycled steel. Climate performance for projects (A1-A5) amounted to 260 kg CO<sub>2</sub>e/m<sup>2</sup> GFA.

The share of commercial lease agreements with a green lease addendum increased to 13 percent (1) of contracted rental value, reflecting a stronger focus on energy and sustainability in tenant dialogue.

### Social

During the quarter, an employee survey was conducted. The Employee Satisfaction Index (ESI) amounted to 76, in line with the previous year, reflecting continued high engagement and strong results in leadership and the working environment.

### Financing

During the quarter, sustainability-linked loans were signed with three financing partners. At the end of the period, 71 percent of Nivika's financing was classified as green or sustainability-linked, operational sustainability performance and the Company's capital structure.

At the end of the period, 71 percent of Nivika's financing was classified as green or sustainability-linked.

Green properties, %

# 49

2025-06-30: 43

Energy performance classes A<sup>0</sup>-C, %

# 66

2025-06-30: 49

Green lease addendum, %

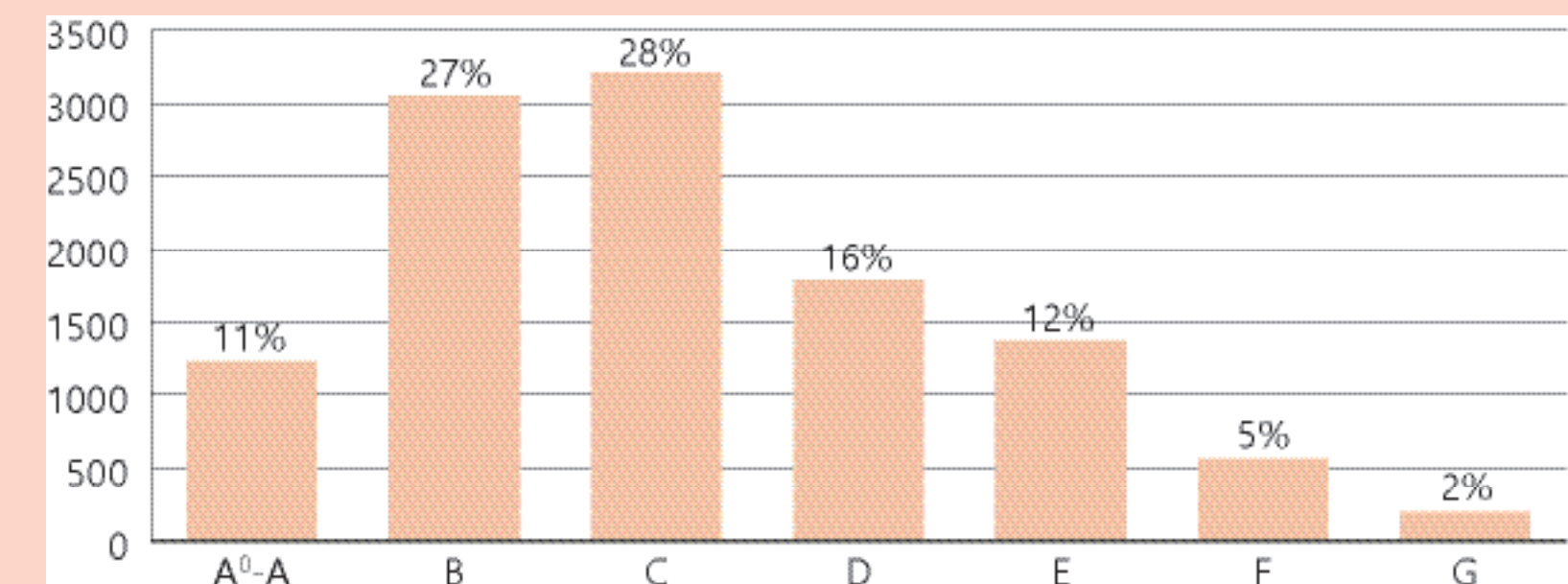
# 13

2025-06-30: 1



Värendsvallen 12, Växjö

Distribution of energy performance classes by property value, SEK million



# Targets

Dividend policy, %

Nivika's overall objective is to create value for its shareholders. The Company's long-term objective is to distribute 30–50 percent of property management income after tax to its shareholders. The size of the dividend is determined with due regard to the Group's investment requirements, consolidation needs and overall financial position, in order to ensure the Group's future development while maintaining financial strength and strategic flexibility.

# 30-50

Growth in income from property management per share, LTM, %

# 17

Target: ≥15



Average return on equity, 5 years, %

# 7

Target: ≥12

Net loan-to-value ratio, %

# 53

Target: ≤55



Interest coverage ratio, LTM, x

# 2,0

Target: ≥2,0



Occupancy rate by property type, Commercial/Residential, %

# 94/97

Target: ≥90 / ≥95



Energy consumption, LTM, %

# +1,2

Target 2034: -15

Nivika's long-term objective is to achieve annual growth in income from property management per share of at least 15 percent. As of 30 June 2026, annual growth in property management income per share amounted to 17 percent (11).

Nivika's long-term objective is to achieve an average return on equity of at least 12 percent. As of 30 June 2026, the annual return on equity amounted to 6 percent (3), while the average return on equity over the past five years amounted to 7 percent.

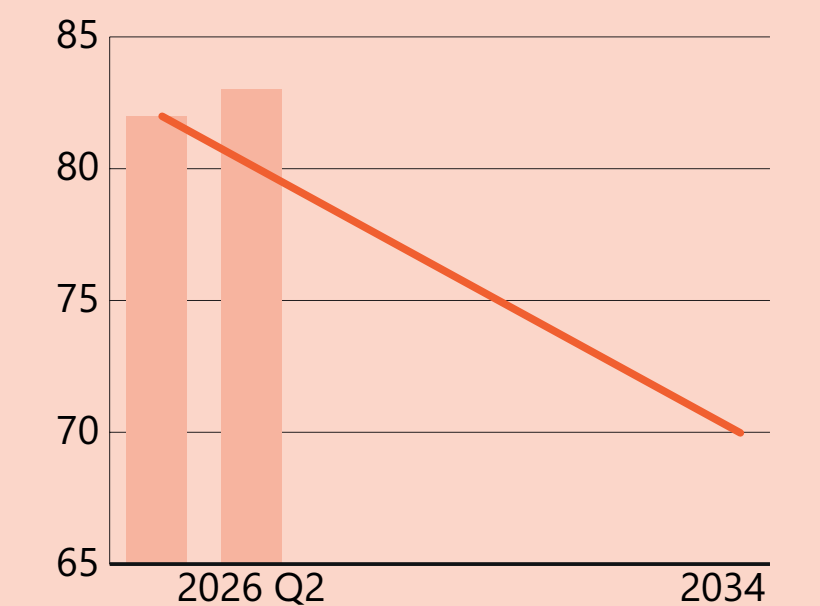
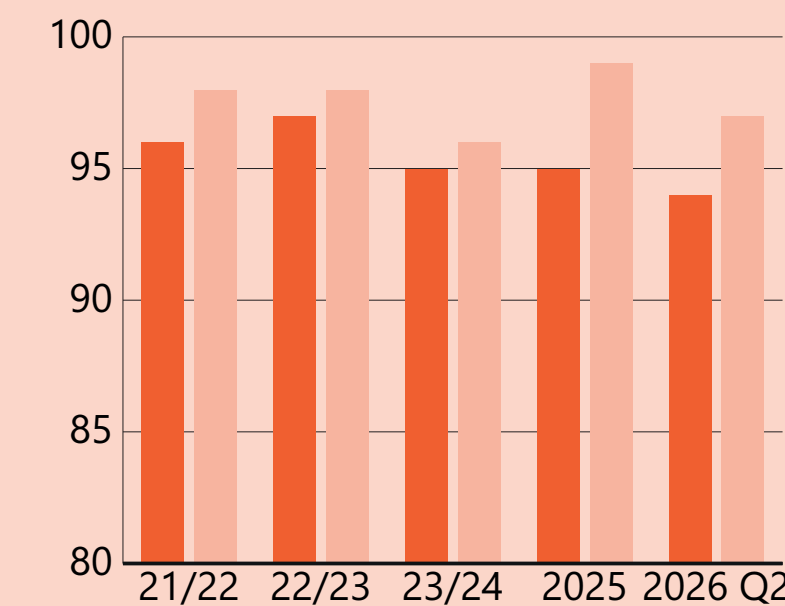
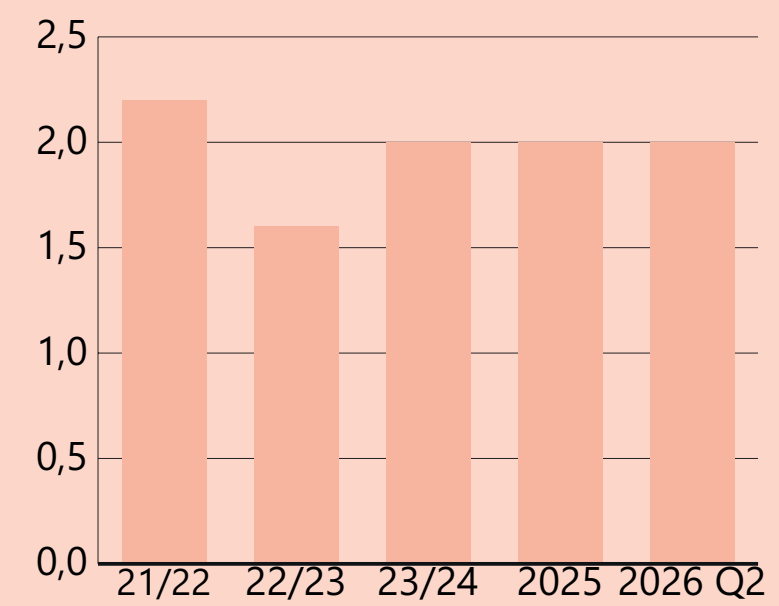
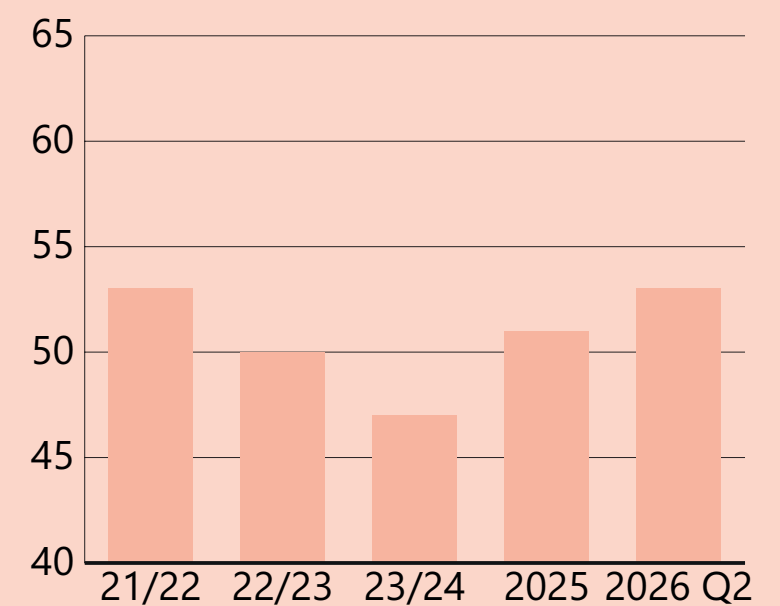
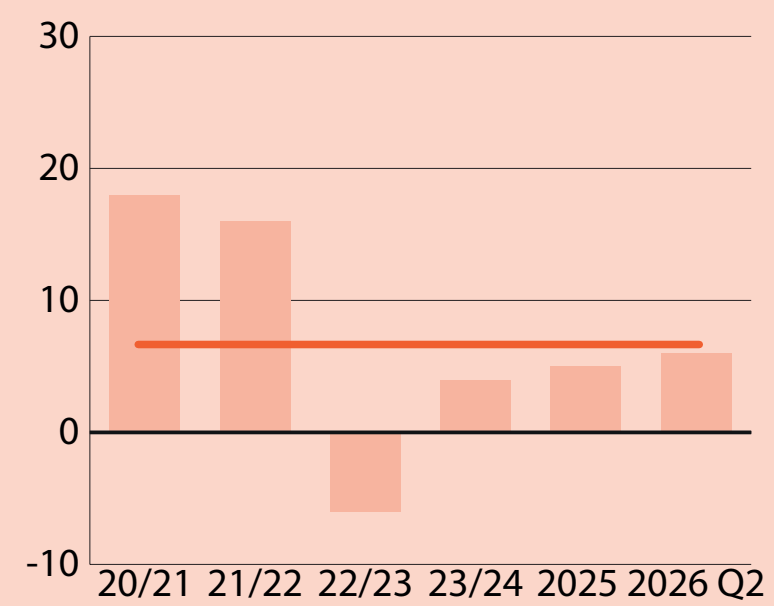
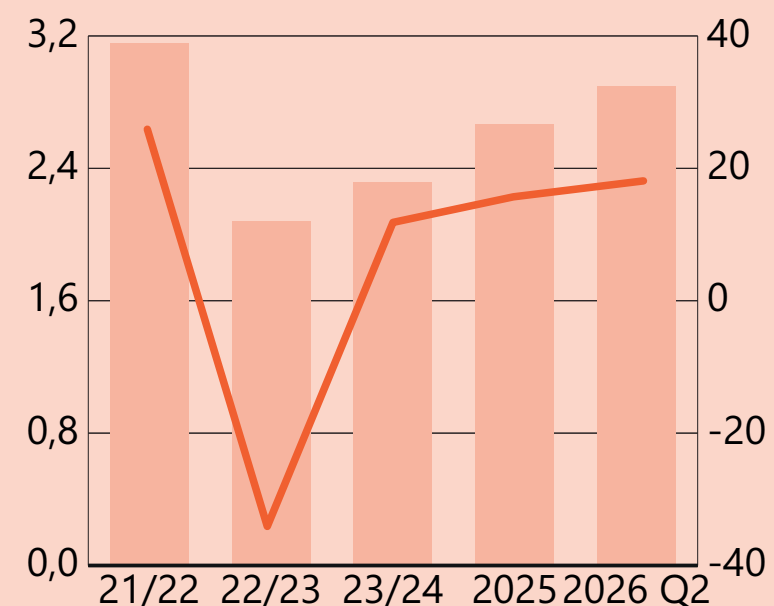
Nivika's objective is to maintain a net loan-to-value ratio not exceeding 55 percent. As of 30 June 2026, the net loan-to-value ratio amounted to 53 percent (49), calculated as interest-bearing liabilities, less cash and cash equivalents, in relation to property value.

Nivika's objective is to maintain an interest coverage ratio of at least 2.0x over time. As of 30 June 2026, the interest coverage ratio amounted to 2.0x (2.0) on an LTM basis.

Nivika's long-term objective is to maintain an occupancy rate for commercial properties of at least 90 percent. As of 30 June 2026, the occupancy rate amounted to 94 percent (95).

Nivika's long-term objective is to maintain an occupancy rate for residential properties of at least 95 percent. As of 30 June 2026, the occupancy rate amounted to 97 percent (97).

Nivika's objective is to reduce energy consumption by 15 percent by 2034, using 2025 as the base year. As of 30 June 2026, energy consumption amounted to 83 kWh/m<sup>2</sup> Atemp, compared with 82 kWh/m<sup>2</sup> Atemp in the base year.



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

■ Average return, %  
■ Return on equity, %

■ Net loan-to-value, %

■ Interest coverage ratio, x

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

■ Target, kWh/m<sup>2</sup> Atemp  
■ Energy consumption, kWh/m<sup>2</sup> Atemp

## Information från Nivika Fastigheter

The information Nivika communicates to the capital market regarding its operations shall be transparent, clear and accurate, and is intended to promote confidence in the Company and its brand.

As a listed company, Nivika complies with the rules and regulations applicable to issuers listed on Nasdaq Stockholm. Material events, interim reports and year-end reports are disclosed immediately through press releases and are also available on the Company's website, [www.nivika.se](http://www.nivika.se).

Nivika provides continuous updates on the Company, significant events and developments in its operations through regular meetings with analysts, investors, lenders, customers and business partners.

Visitors to [www.nivika.se](http://www.nivika.se) may also subscribe to the Company's financial reports and press releases.

### Presentation for investors, analysts and media

A live webcast will be held on 9 July 2026 at 10:00 a.m. CEST, during which CEO Sverker Källgården and CFO Daniel Karlsson will present the report. The presentation will be held in Swedish and webcast live at <https://www.finwire.tv/webcast/nivika-fastigheter/q2-2026/>.

Analysts will have the opportunity to ask questions during the Q&A session at the end of the presentation. A recording of the presentation will be available afterwards on [www.nivika.se](http://www.nivika.se).

### Financial calendar

- Interim Report Q3 2026 2026-11-05
- Year-end Report 2026 2027-02-18

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**Interim Report Q2 2026**  
**January 1 - June 30**

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**nivika.**