

Q2

Interim report 1 January – 30 June 2026



platzer

Quarter April–June

- Rental income increased by 2% to SEK 438 million.
- Operating surplus increased by 2% to SEK 355 million.
- Income from property management increased by 4% to SEK 212 million.
- Income from property management per share increased by 6% to SEK 1.80 per share.
- Net lettings amounted to SEK 34 million.
- Net investment amounted to SEK 76 million.

Period January–June

- Rental income was unchanged and amounted to SEK 873 million.
- Operating surplus declined by 1% to SEK 688 million.
- Income from property management increased by 2% to SEK 409 million.
- Income from property management per share increased by 4% to SEK 3.47 per share.
- Net lettings amounted to SEK 54 million.
- Net investment amounted to SEK 133 million.

Events during the quarter

- Acquisition of a logistics property in Sörred Logistikpark, underlying property value SEK 570 million, completion 1 July.
- Letting of 8,000 sqm of office space in the Gullbergsvass/Centralen area.
- Decision on repurchase of own Class B shares; shares worth SEK 97 million repurchased in the quarter.
- Agreement with Swedbank on sustainability-linked financing under which tenant fit-outs are linked to circularity.

Key Performance Indicators (KPIs)

	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025/2026 Jul–Jun	2025 Jan–Dec
Rental income, SEK m	438	431	873	876	1,755	1,747
Operating surplus, SEK m	355	349	688	697	1,386	1,380
Income from property management, SEK m	212	204	409	399	803	795
Income from property management, SEK/share	1.80	1.70	3.47	3.33	6.74	6.64
Profit/loss, SEK/share	-0.46	-0.05	1.81	1.49	5.41	5.83
Dividend, SEK/share	—	—	—	—	—	2.20
Net investment, SEK m	76	-908	133	216	536	-448
Net lettings, SEK m	34	15	54	12	5	-14
Net debt/EBITDA, times	10.8	10.8	11.1	10.8	10.9	11.0
Interest coverage ratio, times	2.6	2.5	2.6	2.4	2.5	2.4

At the end of the period

Property value, SEK m	30,100	29,618	30,100	29,618	30,100	30,051
Loan-to-value ratio, property, %	49	50	49	50	49	49
Loan-to-value ratio, total assets, %	47	48	47	48	47	47
EPRA NRV, SEK/share	133	127	133	127	133	130
Share price, SEK/share	68.50	79.90	68.50	79.90	68.50	74.50

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This is Platzer

We know Gothenburg

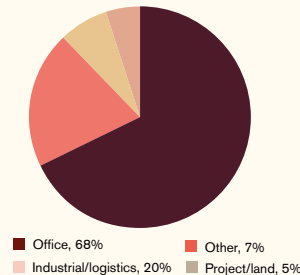
Platzer is one of the largest and leading commercial property companies in Gothenburg in the Industrial/Logistics and Offices segments. We are proudly creating, preserving and improving the best locations in Gothenburg and developing a sustainable city. And with our vision, we are setting our sights even higher: We aim to make Gothenburg the best city in Europe to work in.

78
properties

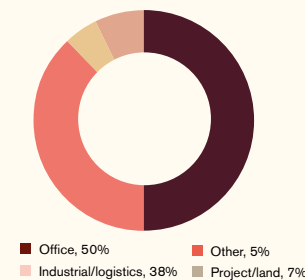
30
SEK billion in property value

951
thousandsqm lettable area

Value by category



Floor area by category



KPIs

Target
Increase in net asset value over time: > 10%/year

Enabler
Return on investment, project investments: > 20%

Financial risk mitigation
Loan-to-value ratio: not to exceed 50% over time
Interest coverage ratio: > 2 times

How we create sustainable value

We create value through management, development, acquisitions and disposals of property. We aim to create attractive areas with sustainable business opportunities for our customers.



Platzer as an investment

Proven value creation, a comprehensive portfolio of development projects in one of Europe's most dynamic growth regions and our strong commitment to society and the environment all point towards continued long-term sustainable returns. Three reasons to invest in Platzer:

Leading property expert in a growth region

We are a leading commercial urban developer with high sustainability ambitions, creating attractive locations in one of Europe's most dynamic and high-growth regions.

Enhancement of a diversified property business

We manage and develop an extensive portfolio of office, logistics and project properties. Through efficient property management, project development and transactions, we create stable cash flows, increased property values and profitable growth over time.

Growth and financial strength

We create shareholder value through financial strength and long-term growth in income from property management, net asset value and dividend per

All amounts in the report refer to the reporting date and figures in brackets refer to 31 December 2025 for balance sheet items and the comparative period in 2025 for income statement and cash flow items.

CEO's comment

We continue to maintain a high business activity and deliver positive net lettings

With a clear focus on customers and letting, we achieved positive net lettings of SEK 34 million in the second quarter. At the same time, we improved the occupancy rate, increased income from property management and strengthened our position in industrial and logistics. Combined with a gradual economic recovery, we are cautiously optimistic about the future.

The external environment during the quarter was marked by the war in the Middle East, which contributed to slightly downgraded economic forecasts and a volatile fixed income market.

At the same time, conditions for Sweden, Gothenburg and Platzer are stronger than in the corresponding period in the previous year, and the economy is in a recovery phase. Households are the main driving force, but industry is also showing resilience and the Purchasing Managers' Index rose for the third month in a row. In April, Business Region Gothenburg noted moderately strong economic development, a slight levelling off compared with the beginning of the year.

Third consecutive quarter of positive net lettings

In an office market with a high vacancy rate and discerning customers, we benefit from our local knowledge and an attractive property portfolio. For the third consecutive quarter, we achieved positive net lettings, which amounted to SEK 34 million in the quarter, and the economic occupancy rate continued to improve to 91.3% in the investment property portfolio. Competition is intense, but we are seeing increased activity and customers are more willing to make decisions than at the same time in the previous year.

The largest letting was the recently signed office lease of just over 8,000sqm in Tennet in Gullbergsvass. Both the property's location and our reuse programme, "Obvious interior design choices", were decisive factors for the

tenant. As in the previous quarter, the majority of new lettings took place in our wholly owned office portfolio, while the volume of terminations was low. In addition, rents in renegotiated contracts increased by 8%.

We continue to grow in Industrial and Logistics

On 1 July, we completed the acquisition of the last newly built logistics property in Sörreds Logistikpark, our joint venture with Bockasjö/Catena. Together with the transaction with the Port of Gothenburg in the previous quarter, we have therefore expanded our industrial and logistics portfolio to 425,000sqm since 2016, when we entered this segment.

As the next step on our growth journey, we recently launched Arendal 5.0, where, through densification, we will add 200,000sqm of modern logistics space in direct proximity to the quay area and Stena Line's future ferry terminal. We are planning a phased development over seven years within the existing detailed development plan.

As part of Arendal 5.0, we and Assa Abloy broke ground on Project Rigg in Arendal Port View. The project has ambitious sustainability targets, with recycled steel in roof trusses, glued laminated timber (glulam) columns and low-carbon concrete, making it one of Sweden's most sustainable logistics buildings.

Improved earnings and sound finances

We reported growth in both operating surplus (2%) and income from property management per share (6%) in the

quarter. Growth was driven by the existing portfolio, completed acquisitions and continued lower financing costs. Unlike in the first quarter, rental income increased while costs were in line with the previous year.

In our property valuation, we have revised down the inflation outlook and, consequently, the index adjustment for 2027. As a result, we reported an unrealised change in value of SEK -125 million for the quarter.

Access to capital remained good in the quarter and we took an active approach to our financing in respect of both bonds and derivatives. Both the loan-to-value ratio and the interest coverage ratio were unchanged compared with the previous quarter and amounted to 47% and 2.6 times, respectively.

It is also encouraging that we increased our sustainable financing from 75% to 81%. Together with Swedbank, we entered into a new sustainability-linked loan in which, as one of the first market participants, we link our financing to reduced climate emissions from tenant fit-outs.

Share value and concrete future plans

Under the SEK 200 million share buyback programme approved on 17 April, we repurchased shares worth SEK 97 million during the quarter. Our net asset value continued to increase, improving by 3% in the first half, adjusted for dividend. We actively use our tools – property management, transactions and projects – to create boost shareholder value. Thanks to a strong financial position, we are well placed to continue to act and invest, thereby creating



growth. Our current stable cash flow means we have investment capacity of just over SEK 1 billion with an unchanged loan-to-value ratio.

Looking ahead, we want to continue growing in industrial and logistics through strategic transactions and our own project development activities. Not least through Arendal 5.0, where we are strengthening our position in an attractive segment. At the same time, we are securing development opportunities in both the offices and industrial/logistics segments.

Three consecutive quarters of positive net lettings show that our customer-focused efforts are paying off, and I am proud of how the organisation turns local market knowledge into tangible business deals. Our expertise and strong local presence in the Gothenburg area enable us to identify, assess and act on opportunities that strengthen the company long term. In this way, we create value for our customers, the city of Gothenburg and our shareholders.

Johanna Hult Rentsch, CEO

Market

The economic climate in Gothenburg is moving in the right direction

During the second quarter, developments in the global economy continued to be characterised by uncertainty, with volatile energy prices and mounting cost pressures. Even though the situation currently appears to be stabilising, Donald Trump's constant and often contradictory statements are contributing to continued unease.

This uncertainty has meant that the economic turning point is expected to take longer than previously forecast. According to the National Institute of Economic Research's June forecast, the recovery is expected to continue during the year, albeit at a slower pace than previously predicted. At the same time, inflation is expected to remain below the Riksbank's target of two per cent.

Gothenburg economy

In the Gothenburg region, the economy levelled off in the second quarter following an upturn at the beginning of the

year. According to Business Region Gothenburg (BRG), the economy is in a normal phase, driven by household consumption and retail trade. As before, unemployment remains lower than in Sweden as a whole and also lower than the Stockholm region.

The visitor economy remains a strong engine in the Gothenburg region. Guest nights are at record levels, more people are moving around the city centre, and the hotel and restaurant sector is benefiting from a strong inflow of both visitors and consumer spending.

For the industrial sector, the picture is mixed. The Purchasing Managers' Index rose in May for the third consecutive month and has remained above the historical average for almost a year. At the same time, BRG's economic tendency indicator shows that the regional manufacturing sector continues to face a cautious economic climate.

” Our local expertise and strength to carry things through help us navigate a challenging business climate.

Johanna Hult Rentsch, CEO

57.3%

Purchasing Managers' Index manufacturing, May 2026 (57% April 2025)

101.1

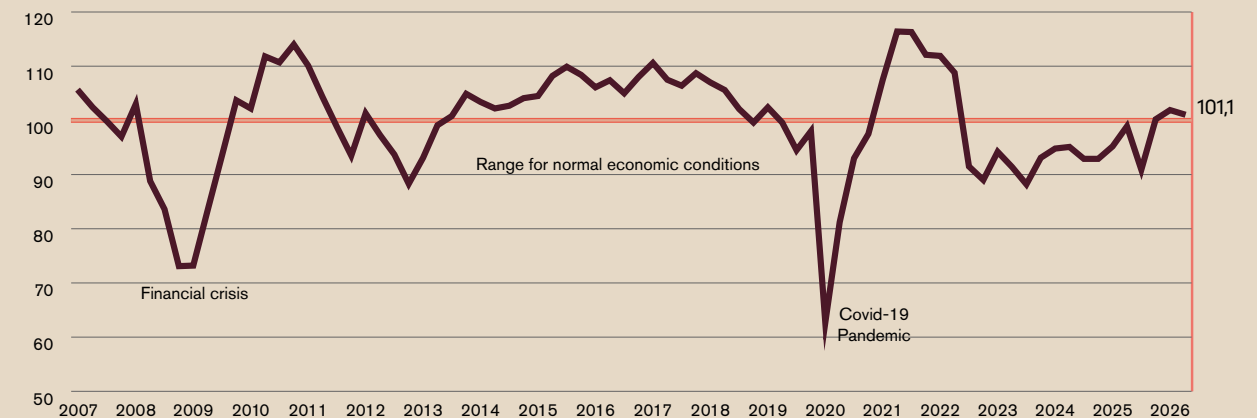
Economic tendency indicator for the business sector in the Gothenburg region, May 2026 (101.9 February 2025)

Swedish economy

	2025	2026	2027	2028
GDP, calendar adjusted	1.8	2.0	2.6	1.8
Employment	0.4	0.7	1.2	1.1
Unemployment	8.8	8.6	7.9	7.2
CPIF	2.6	1.3	2.2	2.8
CPI	0.7	0.7	2.7	3.4

Source: The National Institute of Economic Research (NIER)

Economic tendency indicator from the business sector in the Gothenburg



Source: The National Institute of Economic Research/Business Region Gothenburg (BRG), #2 2026

Market

Industrial and Logistics

Rental market

Gothenburg has been named the best logistics location in the Nordic region by the trade publication Dagens Logistik. The most sought-after locations are on Hisingen, adjacent to Scandinavia's largest port and the Volvo companies, where the vacancy rate is low at around 5%. For generic, newly built logistics space in the best locations, rental levels remain stable at around SEK 940/sqm. According to Cushman & Wakefield, Gothenburg, together with the Öresund region, has the lowest vacancy levels in Sweden.

One factor behind demand for logistics properties is the growth of e-commerce, driven by households' steadily improving finances. In the first quarter, all sub-sectors in the E-barometer recorded growth, something that has not happened since the pandemic.

The largest letting in the quarter was Blackstone-owned Mileway's lease agreement with Euromaster for 2,700 sqm in Backa. Otherwise, only smaller lettings took place, partly due to a lack of modern facilities.

Property market

Despite tenants' demand for modern logistics facilities, new production remains limited and in the Gothenburg area few projects are being initiated on a speculative basis.

In addition to our own acquisition in Sörreds Logistikpark, Panattoni completed its first property disposal in Sweden during the quarter with the sale of the 14,300 sqm Panattoni Park Landvetter facility to an institutional investor. At the same time, ABG Fastena acquired an 8,300 sqm logistics property in the Stenkullen industrial area in Lerum from Nordisk Renting, while Svenska Hus purchased a smaller property in the Alelyckan industrial area.

During the quarter, Castellum began developing a new 6,000 sqm warehouse building on Ringön. The major projects currently under way are Project Rigg in our own Arendal Port View, Panattoni's 43,000 sqm development in Mölnlycke, and Verdion's new production of 18,000 sqm on Hisingen. As part of Castellum's and the Port of Gothenburg's Halvorsäng project, adjacent to Arendal, construction began on 9,000 sqm out of a total of 145,000 sqm. However, the detailed development plan for Link40, comprising approximately 250,000 sqm of logistics space in Härryda municipality, has encountered obstacles in the form of an appeal to the Land and Environment Court.

Offices

Rental market

Rent levels (prime rent) are expected to remain stable, with a tendency for top rents to increase. Demand is strongest for modern, environmentally certified premises in good locations with access to public transport. The majority of all letting activity still takes place in the Central Business District (CBD). Here, the vacancy rate in the first quarter was just over 15%, compared with 14% for Gothenburg as a whole. Although no new statistics have been published since then, our assessment is that the vacancy rate has decreased slightly.

The office rental market is divided, with relatively strong demand for modern offices in central locations and with good access to public transport, while older office space in more peripheral areas is harder to let.

The supply of newly built office space is limited this year. Three major projects are currently under way in central Gothenburg: Vasakronan's Kaj 16 in Lilla Bommen, as well as NCC/Jernhusen's Park Central and Jernhusen's Grand Central in the Centralen area. All three are scheduled for completion in 2027 and comprise 60,000 sqm, of which 40% is currently pre-let. In addition, Husvärden has

commenced construction of The Tailor in Mölndal. The limited new production and improving economy and, consequently, higher employment are expected to lead to a decline in the vacancy rate over time.

Major leases included our own office letting of 8,000 sqm in Tennet, Gullbersvass as well as 40,000 sqm to the Swedish Police in a new police station next to Ullevi, Wallenstam's 4,600 sqm to the IT company Mullvad by Brunnsparken, and Corem's 4,600 sqm at Åby Arena. During the quarter, Hufvudstaden also concluded a couple of leases in the Kvarteret Johanna block, which is now 78% let.

Property market

In the second quarter, Alecta acquired the properties Gårda 13:6 and Gårda 13:8, totalling 28,500 sqm, from Technopolis of Finland. The transaction confirms the market's estimated yield requirement, which has remained unchanged since the fourth quarter of 2023.

Rental market, Industrial/Logistics

Prime Rent (SEK/sq. m.)	Q2 2026	Q2 2025
Stockholm Class A location	1,000	1,000
Gothenburg Class A location	940	900
Malmö Class A location	800	800

Source: Newsec

Property market, Industrial/Logistics

Prime Yield (%)	Q2 2026	Q2 2025
Stockholm Class A location	4.90	5.00
Gothenburg Class A location	4.80	5.00
Malmö Class A location	5.65	5.75

Source: Newsec

Rental market, Offices

Prime Rent (SEK/sq. m.)	Q2 2026	Q2 2025
Central Business District (CBD)	4,200	4,200
City centre excl. CBD	3,700	3,700
Norra Älvstranden	3,000	3,000
Mölndal	3,000	3,000
East Gothenburg	2,500	2,500
West Gothenburg	1,500	1,500

Source: JLL

Property market, Offices

Prime Yield (%)	Q2 2026	Q2 2025
Central Business District (CBD)	4.55	4.55
City centre excl. CBD	5.20	5.20
Norra Älvstranden	5.80	5.80
Mölndal	6.50	6.50
East Gothenburg	6.50	6.50
West Gothenburg	7.00	7.00

Our sustainability work

During the period, we took important steps to reduce our climate impact, foster vibrant urban districts and strengthen sustainable finance. We took further steps in the urban development of Södra Änggården and Gamlestaden, while our new-build projects continued to be developed with a clear focus on a low climate footprint. We also strengthened our green and sustainable financing through terms linked to energy efficiency, reduced climate impact and improved resource efficiency.

Environmental responsibility

Reducing our greenhouse gas emissions is a priority for us, and a significant share of our emissions comes from new-build projects. In April, we broke ground on Rigg in Arendal Port View, where we are developing an environmentally certified, flexible logistics building with good energy performance, low emissions and sound material choices. Our target is a climate footprint of less than 200 kg CO₂e per square metre. The design includes, among other things, recycled steel in roof trusses, glulam columns and low-carbon concrete. In addition, the building is being prepared for solar panel installations.

During the period, we promoted sustainable mobility solutions through our annual bike repair event held together with our tenant Bike Path. During May and June,

events were held in eleven areas and 734 bicycles were serviced.

Total energy consumption increased by 5% compared with the same period in 2025. The increase was mainly due to a cold winter, as some properties use electric heating. Operational emissions decreased by 10%, primarily due to lower emissions from refrigerant leakage from our chillers. During the period, we also replaced all vehicles in our car pool with electric vehicles, which will reduce our operational emissions in future.

Green leases remained at the same level as in the corresponding period in 2025. The share of environmentally certified properties increased by 2% compared with the same period in 2025, as a result of adjusted property space.

Sustainability KPIs measured on a quarterly basis	Unit	2026 Jan–Jun	2025 Jan–Jun	Change %
Absolute energy consumption	kWh/sq. m. Atemp (area heated to a minimum of 10 °C)	39.9	37.9	5
Total energy (base building electricity, district heating and district cooling)	MWh	43,314	41,214	5
Carbon dioxide emissions (Scope 1 ¹ and Scope 2 ²)	metric tonnes CO ₂ e	1,752	1,941	-10
Carbon dioxide emissions (Scope 1 ¹ and Scope 2 ²) per lettable area	kg CO ₂ e/sq. m.	1.76	1.89	-7
Green leases ³	percentage of let floor area	74	74	0
Environmentally certified properties ³	percentage of certifiable net lettable area	86	84	2
Green and sustainable financing	%	81	70	16

¹ Carbon dioxide emissions from pool cars and refrigerant leakage

² Calculated according to the location-based method

³ Comparative figures have been recalculated in accordance with the new calculation method applied from 2026 onwards

Social responsibility

During the most recent period, we took several important steps in our urban development projects.

In Södra Änggården, the area's first communal artwork, "Upptäckaren" ("The Explorer"), was inaugurated (picture, page 31). From an early stage, there was an ambition to strengthen public art, and the developers were required to create the conditions for art during the construction period and to allocate funds for artistic embellishment. This work has, among other things, resulted in Vulkano – an art gallery and showroom that offered a preview of the emerging district. The inauguration of Upptäckaren marks the next step, and more pieces of art will be integrated into the area as the district continues to take shape.

In Gamlestaden, the Bryggornas bro bridge was lifted into place over the Sävån river, between Gamlestadens Fabriker and the public transport hub at Gamlestadens torg. The bridge is an important piece of the puzzle in the continued development of Gamlestaden and helps to connect the different parts of the district. It creates new, natural routes for residents, visitors and anyone passing through the area. As well as the completion of the bridge, work is under way to renovate and raise the quay. In this way, we are future-proofing the area against current and future climate change.

We have also placed GbgBoxen boxes in seven of our properties. These are meal fridges stocked with locally produced dishes prepared using sustainably sourced ingredients. This is an initiative by one of our tenants in the food cluster at Gamlestadens Fabriker.

Responsible business conduct

Together with Swedbank, we have developed new terms and conditions for sustainability-linked financing. Through this collaboration, parts of our financing will be more clearly linked to our work on energy efficiency, reduced climate impact and increased resource efficiency in material flows. A particular focus is on strengthening governance around resource efficiency in refurbishment projects. By measuring and monitoring how resources are used in relation to the scale of the investment, we aim to create better conditions for circular material flows and lower climate impact. The new conditions strengthen the financial incentives to continue developing our long-term sustainability initiatives and are part of our target for 100% of our financing to be sustainable.

Sustainable financing increased to 81% in the period, an increase of 16% compared with the same period in 2025.

Platzer's sustainability reporting

In the quarterly reports, we report the outcome of some prioritised sustainability matters and sustainability targets, and provide information on current events during the quarter related to our sustainability initiatives. An overall picture of our sustainability work is published once a year in our Sustainability Report, which is prepared in accordance with the Annual Accounts Act, GRI Standards and EPRA Sustainability Best Practice Recommendations (sBPR). The Sustainability report for 2025 is available on our website, integrated in our Annual Report for 2025.

Occupancy rate

As at 1 July 2026, the economic occupancy rate (excluding projects and land) amounted to 91.3%, compared with 90.4% at the beginning of the year. The increase was mainly attributable to occupation by tenants in the existing office portfolio.

As of the same date, total rental value amounted to SEK 1,977 million (1,966). The increase was partly explained by higher rental income from Nordea, as the supplementary agreement signed in connection with the termination notice has taken effect and will run until the premises are vacated in March 2027, as well as by completed leases and renegotiations. The total value of vacant properties amounted to SEK -222 million (-238). The decrease compared with the beginning of the year is mainly explained by occupation in the office portfolio. The rental value attributable to signed but not yet completed leases amounted to SEK 59 million. Rental value relating to space that has not yet been vacated but where notice of termination has been given amounted to SEK 54 million.

Contract structure

As at 1 July 2026, Platzer had 707 commercial leases (696) with a total contracted annual rent of SEK 1,697 million (1,668). The average remaining contract period in the managed property portfolio was 4.0 years (4.0). Comparative figures refer to the beginning of the year.

Platzer has a well-diversified rental structure in terms of both different geographical submarkets in Gothenburg and distribution between offices and industrial/logistics. The ten largest tenants account for 32% of the total contract value and the majority of these comprise customers in the hotel sector, municipalities, government agencies and industrial and logistics. Of total contracted rental income from commercial property, 93% is subject to annual indexation, the majority of which covers the entire basic rent and is based on the CPI.

Rental value of future contract changes, SEK million 1 Jul 2026

Leases signed, not occupied	59
Terminated leases, not vacated	54

Start year signed lease agreements

	Number	Rental value, SEK m
2026	10	15
2027	3	44
Total	13	59

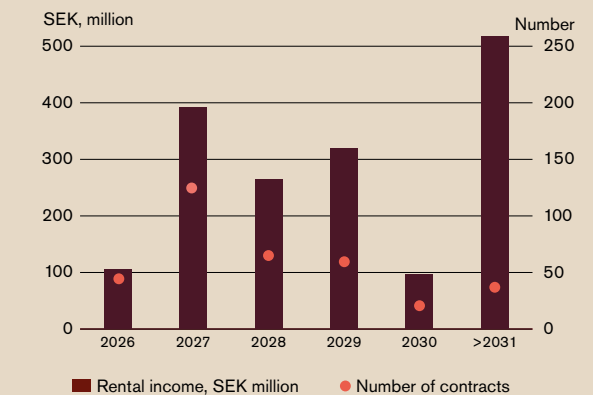
Year of maturity, terminated leases

	Number	Rental value, SEK m
2026	36	13
2027	12	39
2028	1	1
2029–	2	1
Total	51	54

Contract structure, SEK m

	Number of contracts	Percentage, %	Contract value, SEK m	Percentage, %
< 0.25	271	38	18	1
0.25–0.5	58	8	21	1
0.5–1	113	16	85	5
1.0–5.0	187	27	431	26
5.0–10.0	36	5	255	15
> 10.0	42	6	887	52
Subtotal	707	100	1,697	100
Car parks, parking garages, other	605	100	58	100
Total	1,312	100	1,755	100

Maturity structure, commercial leases



Major clients

	Share ¹
ESS Hotel Group AB	5%
Region Västra Götaland	4%
AB Volvo	4%
The Swedish Migration Agency	4%
DFDS Logistics Contracts AB	3%
City of Gothenburg	3%
University of Gothenburg	3%
Ntex AB	2%
Volvo Personvagnar AB	2%
Swedish Social Insurance Agency	2%
Total	32%

¹Share of contracted annual rent

Earning capacity

SEK m	1 Jul 2026	1 Jan 2026
Rental value	1,977	1,966
Rental value of vacant space	-222	-238
Discounts	-35	-39
Rental income	1,720	1,689
Property costs	-310	-308
Property administration	-63	-60
Operating surplus	1,347	1,321
Central administration	-78	-75
Share of income from property management of associates and joint ventures	35	35
Finance costs	-514	-516
Income from property management	790	765
Income from property management per share, SEK	6.74	6.41

The table above presents Platzer's earning capacity on a twelve-month basis. The purpose is to present income and costs on an annual basis given the property portfolio, borrowing costs and organisation at a specific point in time. Earning capacity is a snapshot and does not include an assessment of the coming period in terms of rent and vacancy development, property costs, interest rates, changes in value or other items affecting earnings. Earning capacity is thus not to be equated with a forecast for the next 12 months.

Earning capacity is based on the following:

- Properties owned on the balance sheet date are included in earning capacity. Agreed completion dates after the reporting date have not been taken into account. Sörred 8:15, the acquisition of which was completed on 1 July, is therefore not included in earning capacity.
- The rental value is based on contracted rental income on an annual basis and based on current leases plus the estimated market rent for vacant premises.
- The rental value of vacant space is based on the estimated market rent for vacant premises. With effect from the third quarter of 2025, rental value includes property tax.
- Discounts are based on results over the past 12 months, adjusted for the period of ownership.
- Operating costs, maintenance costs and property tax are based on costs over the last 12 months, adjusted for the period of ownership.
- Costs for central and property administration are based on costs over the last 12 months.
- Share of income from property management of associates and joint ventures is calculated according to the same methodology used for Platzer in general, adjusted for the period of ownership.
- Finance costs were calculated based on the average interest rate of 3.43% on the balance sheet date, plus accrued arrangement costs. The item also includes site leasehold fees of SEK 1 million.
- The number of outstanding shares on the balance sheet date amounted to 117,189,119 (119,259,175).

Change in rental income, SEK million	2026 Jan–Jun	2025 Jan–Dec
Opening annualised value	1,689	1,743
Acquired annualised value	—	14
Sold annualised value	—	-29
Completed project	—	—
Occupation	39	58
Vacated	-22	-88
Bankruptcy	-1	-12
Other changes in the existing portfolio	11	8
Change, discounts	4	-5
Closing annualised value	1,720	1,689

Change in rental value of vacant space, SEK million	2026 Jan–Jun	2025 Jan–Dec
Opening annualised value	238	162
Acquired vacant space	—	—
Sold vacant space	—	—
Completed project	—	—
Occupation	-38	-33
Vacated	21	76
Bankruptcy	1	9
Change in rental value of vacant space	—	24
Closing annualised value	222	238

KPIs, earning capacity, properties under management	1 Jul 2026	1 Jan 2026
Economic occupancy rate, %	91.3	90.4
Remaining lease term, years	4.0	4.0
Surplus ratio, %	78	78

Project and district development

We are currently conducting two major new-build projects: one in our wholly owned portfolio comprising 10,400 sqm and one in our joint venture, Sörred Logistikpark, comprising 30,000 sqm. In addition, we have 500,000 sqm of potential future development projects.

Offices

City centre

Lilla Bommen is in the midst of major change as the Centralen area is being developed and the city is growing down towards the waterfront. Gothenburg Central Station is being expanded through Gothenburg Grand Central and Park Central, including associated office and retail space. Everything is scheduled to be completed in 2027. The project will connect areas that for many years have been separated by major infrastructure projects, such as the Hisingsbron bridge, the reinforcement of the Göta Tunnel and the West Link. The first part of the West Link, Centralen Station, will open as early as the end of 2026.

During the quarter, we signed an office lease of 8,000 sqm with a new customer in the Tennet property (Gullbergsvass 5:26) in the Gullbergsvass/Centralen area. The lease is part of the ongoing block development at the property, and active letting activities are underway.

We have an option to acquire two building rights with a valid detailed development plan totalling 43,000 sqm (GFA) directly adjoining the Hisingsbron bridge. Concept design is underway in respect of the larger building right of 34,000 sqm, under the project name Stora Blå.

In January, we entered into a letter of intent with the City of Gothenburg, under which Platzer may be awarded a land allocation in the Centralen area of approximately 60,000 sqm. The building right is covered by a detailed development plan and has potential for offices, city centre activities, housing and hotels, among other things. The goal is for an agreement to be signed in 2026 or 2027.

Gårda

We continue to work actively on the planning programme for Gårda. In recent years, we have carried out several major projects in the area, Kineum and Gårda Vesta, and together with other property owners we have strived to make the area more accessible by public transport.

Gamlestaden

In Gamlestaden, we are creating a district where the new meets old industrial history and where small-scale retail is mixed with international headquarters and housing.

In Gamlestadens Fabriker (e.g. Olskroken 18:7), an urban development project is underway featuring offices, retail, culture and housing. The initiative comprises infrastructure investments, the development of building rights, and letting. At the end of May, the new pedestrian bridge Bryggornas bro was lifted into place, strengthening the link between Gamlestadens Fabriker and Gamlestads torg.

We are also developing Turitzhuset (Bagaregården 17:26) into a meeting place focused on sustainability and innovation. Concept design and letting activities are underway, and in January we signed a lease for 3,300 sqm, with occupation due in December 2026.

Södra Änggården

In Södra Änggården, the outline of the new district is beginning to take shape, and the first residents moved in in April. At the same time, the municipality is building new streets and parks in the area. Art is an important carrier of the concept, and the first communal artwork was inaugurated at the end of May.

As mentioned above (see City centre), we have entered into a letter of intent with the City of Gothenburg regarding a land transaction in both the City centre and Södra Änggården. We intend to transfer properties in Södra Änggården to the city to provide greater planning flexibility for future municipal needs, public services and infrastructure. Platzer will remain in the area to coordinate between stakeholders and plan the next phase.

Almedal/Krokslätt

In the first quarter, we continued the work on the detailed development plan to develop office space and other space that will complement existing businesses in Almedals Fabriker, a historic industrial area just south of Liseberg.

In Krokslätt, we have initiated planning work to enable the development of offices and housing.

Mölnadal

In recent years, Mölnadal city centre has been transformed into a dense mixed-use city with retail, restaurants, public services and workplaces, and with 5 million visitors per year. It is home to the region's second largest public transport hub, which will be further developed in connection with the future rail link to Landvetter Airport and Borås.

In December 2024, we acquired the office building Mimo. Kiona and Siemens moved in in the quarter, and Adams Café also opened.

Potential development projects

Property	Geographical area	Property category	New area GFA, sqm	Project phase	Possible construction start ¹
Högsbo 2:2, Södra Änggården ²	West Gothenburg	Other	6,850	detailed development plan adopted	2027
Högsbo 34:13, Södra Änggården	West Gothenburg	Other	7,150	detailed development plan adopted	2027
Högsbo 55:10, Södra Änggården	West Gothenburg	Other	1,800	detailed development plan adopted	2027
Olskroken 18:13, Gamlestadens Fabriker	East Gothenburg	Offices	19,900	detailed development plan adopted	2027
Olskroken 18:7, Gamlestadens Fabriker	East Gothenburg	Offices	2,300	detailed development plan adopted	2026
Solsten 1:110	East Gothenburg	Offices	3,000	detailed development plan adopted	2027
Gullbergsvass/Lilla Bommen ³	Central Business District (CBD)	Offices	43,000	detailed development plan adopted	2028
Krokslätt 34:13	City centre excl. CBD	Other	17,000	detailed development plan in progress	2027
Olskroken 18:10, Gamlestadens Fabriker	East Gothenburg	Offices	29,000	detailed development plan adopted	2029
Olskroken 18:11, Gamlestadens Fabriker	East Gothenburg	Offices	9,000	detailed development plan adopted	2028
Olskroken 18:12, Gamlestaden Fabriker	East Gothenburg	Offices	6,000	detailed development plan adopted	2028
Olskroken 18:14, Gamlestaden Fabriker	East Gothenburg	Offices	10,200	detailed development plan adopted	2028
Skår 57:14, Almedals Fabriker	City centre excl. CBD	Offices	25,000	detailed development plan in progress	2027
Bagaregården 17:26	East Gothenburg	Other	60,000	detailed development plan in progress	2028
Centralen area ⁴	Central Business District (CBD)	Other	60,000	detailed development plan adopted	2033
Total			293,350		

¹ Possible construction start means when it is estimated the project could start, provided that planning work proceeds as expected and pre-letting has reached a satisfactory level.

² Platzer currently owns the land but has signed a letter of intent to sell the land, with building rights, at market value; not included in the total figure.

³ Platzer does not currently own the land but has an option to acquire the land, with building rights, at market value.

⁴ Platzer does not currently own the land but has a letter of intent to acquire the land, with building rights, at market value.

Project and district development

Industrial and Logistics

Arendal–Torslanda

Arendal and Torslanda are located on Hisingen, immediately adjacent to the Port of Gothenburg and the Volvo companies. Earlier this year, the Gothenburg region was named the best logistics location in the Nordic region.

Platzer has been a driving force in Arendal's development for a decade. We plan to densify the area by approximately 200,000 sqm for industrial, logistics and production-related operations. At the same time, the Port of Gothenburg

is constructing Stena Line's new ferry terminal, which is scheduled for completion in 2031.

At the end of March, we concluded a major combination transaction with the Port of Gothenburg. The properties we sold comprise land, water and buildings, including 61,000 sqm of office space. As part of the transaction, we disposed of 22,000 sqm of logistics building rights and acquired a fully let logistics building of 24,000 sqm. The

transaction is conditional on a decision by the municipal council. Completion of the transactions is expected to take place in the fourth quarter of 2026 at the earliest. The agreement also includes a statement of intent giving Platzer a future opportunity to acquire a building right of 9,000 sqm within the acquired logistics property.

At the end of 2025, we signed a lease for 10,400 sqm and initiated the Rigg sub-project at Arendal Port View. In

April, a groundbreaking ceremony was held together with Assa Abloy and project partners. Parts of Port View were included in the transaction above; we retain building rights of 25,000 sqm. Active letting is underway.

Ongoing major projects

Property	Geographical area	Property category	Refurbished area, lettable area, sqm	New area, lettable area, sqm	Total investment incl. land, SEK m	Outstanding investment, SEK m	Fair value, SEK m	Rental value, SEK m	Economic occupancy rate, %	Completion
Arendal 1:31 (Arendal Port View, Rigg project)	Hisingen, other	Industrial/Logistics	0	10,400	156	86	89	10	100	Q1 2027
Total			0	10,400	156	86	89	10	100	

Potential development projects

Property	Geographical area	Property category	New area GFA, sqm	Project phase	Possible construction start ¹
Arendal 1:31 (Arendal Port View)	Hisingen, other	Industrial/logistics	25,000	detailed development plan adopted	2026
Arendal 1:31 (Arendal Port View) ²	Hisingen, other	Industrial/logistics	22,000	detailed development plan adopted	2026
Arendal 1:21 (Building right A)	Hisingen, other	Industrial/logistics	15,000	detailed development plan adopted	2026
Arendal 1:29 (Building right B)	Hisingen, other	Industrial/logistics	10,000	detailed development plan adopted	2026
Arendal 1:29 (Arendal 5.0)	Hisingen, other	Industrial/logistics	150,000	detailed development plan adopted	2026 ³
Total			200,000		

¹ Possible construction start means when it is estimated the project could start, provided that planning work proceeds as expected and pre-letting has reached a satisfactory level.

² Platzer currently owns the land but has a conditional agreement to sell the land to the Port of Gothenburg; it is not included in the total figure.

³ Construction start in 2026, with phased development over the following seven years.



Property portfolio

Platzer's wholly-owned property portfolio comprised 78 properties as at 30 June 2026, of which 15 were project properties/land. The total lettable area was 951,000 sqm. The fair value of the properties amounted to SEK 30,100 million (30,051). For more information about the value of the properties and property valuation, see page 19.

As at 1 July 2026, the total rental value amounted to SEK 1,977 million (1,966) and the economic occupancy rate in the investment property portfolio was 91.3% (90.4). Comparative amounts refer to 1 January 2026.

The property portfolio is divided into the property categories offices, industrial/logistics, other (hotels, retail, school, etc.), projects and land. The property category is determined based on the property's main rental value with respect to the type of premises. Within a property category, there may therefore be spaces that relate to purposes other than the main use. How the property portfolio is managed in each business area (Offices, Industrial and Logistics, and Development) is shown in segment reporting on page 18.

Combination transaction

On 31 March, Platzer signed an agreement for a combination transaction with the Port of Gothenburg, involving both the disposal and acquisition of properties in Arendal in Gothenburg. The transaction means that Platzer will dispose of logistics building rights of 22,000 sqm, water and office buildings of around 61,000 sqm, while acquiring a fully let logistics property of around 24,000 sqm. Platzer is the net seller in the transaction in the amount of around SEK 684 million. The transaction is in line with the company's strategy to increase exposure to the industrial and logistics segment in attractive locations. The transaction strengthens cash flow while freeing up capital for continued investment and development. Completion of the transaction is conditional on a decision by the municipal council and is expected to take place in the fourth quarter of 2026 at the earliest.

Acquisitions

On 1 June, an agreement was signed to acquire the property Sörred 8:15 at an underlying property value of SEK 570 million. The acquisition was completed on 1 July.

Platzer's property portfolio

	2026-06-30					2026-07-01				
	Area, sqm	Value, SEK m	Value SEK per sqm	Investments, SEK m	Acquisitions/disposals, SEK m	Rental value, SEK m	Rental value, SEK per sqm	Rental income, SEK m	Economic occupancy rate, %	Lease term, years
Offices	476	20,588	43,252	30	—	1,361	2,859	1,210	88.9	4.2
Industrial/Logistics	360	5,917	16,436	6	—	383	1,064	370	96.6	4.3
Other	52	2,021	38,865	1	—	142	2,731	141	99.3	1.9
Properties under management	888	28,526	32,124	37	—	1,886	2,124	1,721	91.3	4.0
Projects/Land	63	1,574		39	—	91		34		
Total Platzer, wholly owned	951	30,100		76	—	1,977		1,755		4.0

Property transactions

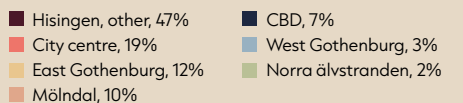
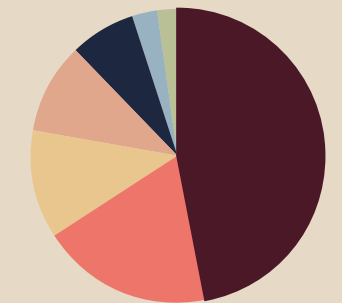
Combination transaction

Agreement signed Year/quarter	Property	Geographical area	Property category	Lettable area, sqm	Prelim. Completion of sale/acquisition	Agreed property value, net sale, SEK m
2026/Q1	Disposal of Arendal 1:28	Hisingen, other	Projects/land	0	2026/Q4	
2026/Q1	Disposal of part of Arendal 1:29	Hisingen, other	Offices	61,000	2026/Q4	
2026/Q1	Disposal of part of Arendal 1:31	Hisingen, other	Industrial/logistics	22,000	2026/Q4	
2026/Q1	Acquisition of part of Arendal 764:291	Hisingen, other	Industrial/logistics	24,000	2026/Q4	
Total						684

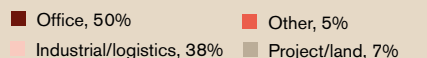
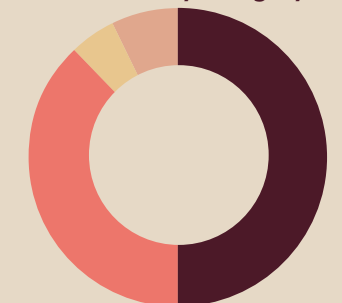
Acquisitions

Agreement signed Year/quarter	Property	Geographical area	Property category	Lettable area, sqm	Completion	Agreed property value, SEK m
2026/Q2	Sörred 8:15	Hisingen, other	Industrial/logistics	29,700	2026/Q3	570
Total				29,700		570

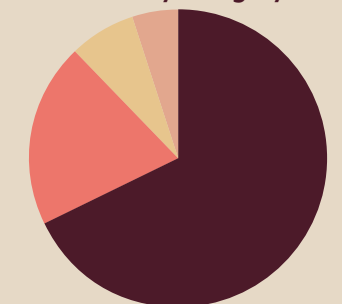
Floor area by geographical area



Floor area by category



Value by category



Associates and joint ventures

Platzer's holdings in associates comprise a number of operating companies where we hold long-term interests of 20–50%. The investments are classified as associates or joint ventures based on whether one party has control over the jointly owned company.

In the offices segment, three property companies are jointly owned with three different operators: ByggGöta, Länsförsäkringar Göteborg och Bohuslän and Sjöfolkets Fastighets AB.

Together with Catena (formerly Bockasjö), Platzer owns Sörred Logistikpark Holding AB. Catena is responsible for project development of the properties and Platzer then has an option to repurchase the fully developed properties.

In 2026, the last building within Sörred Logistikpark was completed and the tenant Speed Group's moved into the premises in June. Platzer has chosen to exercise the acquisition option and on 1 June an agreement was signed to acquire the property Sörred 8:15 at an underlying property value of SEK 570 million. Completion took place on 1 July, when a dividend of SEK 107.5 million was also received

Investments in associates also include an investment in Svensk Fastighets-Finansiering Holding AB.

Property portfolio

	2026-06-30				2026-07-01						
	Floor area, thousand sqm	Value, SEK m	Value SEK/sqm	Investments, SEK m	Acquisitions/disposals	Rental value, SEK m	Rental value SEK/sqm	Rental income, SEK m	Economic occupancy rate, %	Lease term, years	
Offices	47	2,841	60,447	1	—	161	3,426	148	91,9	4,7	
Properties under management	47	2,841	60,447	1	—	161	3,426	148	91,9	4,7	
Projects/Land	30	560		36	—	28		28			
Total associates and joint ventures	77	3,401		37	—	189		176		—	

Ongoing major projects

Property	Geographical area	Property category	New area Net lettable area, sqm	Total investment incl. land, SEK m	Outstanding investment, SEK m	Fair value, SEK m	Rental value, SEK m	Economic occupancy rate, %	Completion
Sörred 8:15, Sörred Logistikpark, building right V3	Hisingen, other	Industrial/logistics	29,700	335	10	560	28	100	Q3 2026
Ongoing major projects, total			29,700	335	10	560	28	100	

Carrying amount of investments in associates and joint ventures

SEK m	30 Jun 2026	30 Jun 2025	31 Dec 2025
Beginning of the period	874	857	857
Dividends received	-4	—	-80
Share of profit of associates and joint ventures	55	31	97
Contributed capital	—	—	—
At the end of the period	925	888	874

KPIs, associates and joint ventures

SEK m	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Rental income	37	43	74	86	160
Income from property management	18	23	36	44	79
Changes in value	68	30	104	38	143
Profit for the period	68	41	111	62	195
<i>Of which Platzer's share</i>	34	20	55	31	97

SEK m	30 Jun 2026	30 Jun 2025	31 Dec 2025
Investment property	3,401	3,362	3,215
Financial assets	7,527	5,886	6,948
Other current receivables	359	367	376
Cash and cash equivalents	584	448	564
Total assets	11,871	10,063	11,103
Equity	2,906	2,865	2,802
<i>Of which Platzer's share</i>	1,137	1,121	1,085
Interest-bearing liabilities	8,619	6,884	7,939
Derivatives	1	2	1
Deferred tax liability, net	250	198	220
Other current liabilities	95	114	141
Total liabilities/equity	11,871	10,063	11,103

Financing

Interest-bearing liabilities

Interest-bearing liabilities amounted to SEK 15,006 million (14,880), corresponding to a loan-to-value ratio of 47% (47) based on total assets. The average loan maturity was 2.8 years (2.7).

Interest-bearing liabilities increased by SEK 126 million in the period. Secured bank loans of SEK 1,398 million matured or were repaid and SEK 1,143 million of new secured bank loans were raised, while loans of SEK 3,784 million were renegotiated and/or extended. Unused credit agreements of SEK 350 million matured. Unsecured green bonds of SEK 350 million matured and bonds of SEK 550 million were issued. Commercial paper increased by SEK 202 million. Repayments and other payments by instalments amounted to SEK -21 million.

Unsecured financing accounted for 39% (37) of interest-bearing liabilities. Secured liabilities amounted to SEK 9,169 million (9,445), corresponding to 30% (31) of the property value.

Fixed interest rates and derivatives

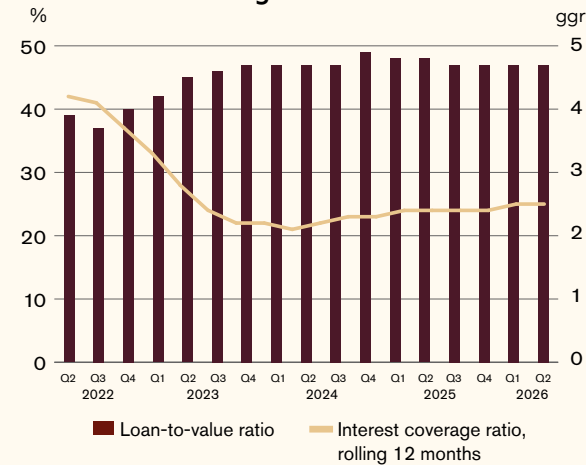
The average fixed-rate period, including interest rate derivatives, was 2.9 years (2.8). The average interest rate including derivatives was 3.26% (3.28) excluding unused credit commitments, and 3.43% (3.45) including unused credit commitments. The closing average interest rate was 0.02 percentage points down on 31 December 2025, which was mainly due to the higher STIBOR being offset by lower margins. The interest coverage ratio, rolling 12 months, was 2.5 times (2.4).

Active derivatives volume amounted to SEK 11,350 million (11,350), of which callable swaps accounted for SEK 750 million. During the period, interest-rate swaps of SEK 1,250 million were extended. Interest rate swaps are used as interest rate hedges for loans at variable interest rates and to achieve the desired interest rate term structure. The carrying amount of the derivatives portfolio market value amounted to SEK 120 million (184), and the unrealised change in value amounted to SEK -65 million (-188) during the period. Only realised changes in value affect cash flow and market value will be resolved through changes in value during the maturity of the derivatives.

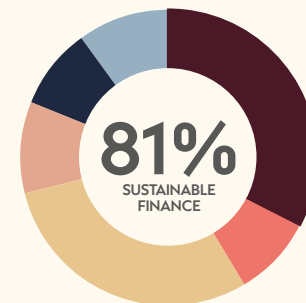
Credit rating

In February, NCR published a new Rating Action Report confirming our long-term BBB- rating with a stable outlook. At the same time, the short-term credit rating was upgraded from N4 to N3, and the rating driver for the interest coverage ratio (ICR) was adjusted from 2.5 to 2.2.

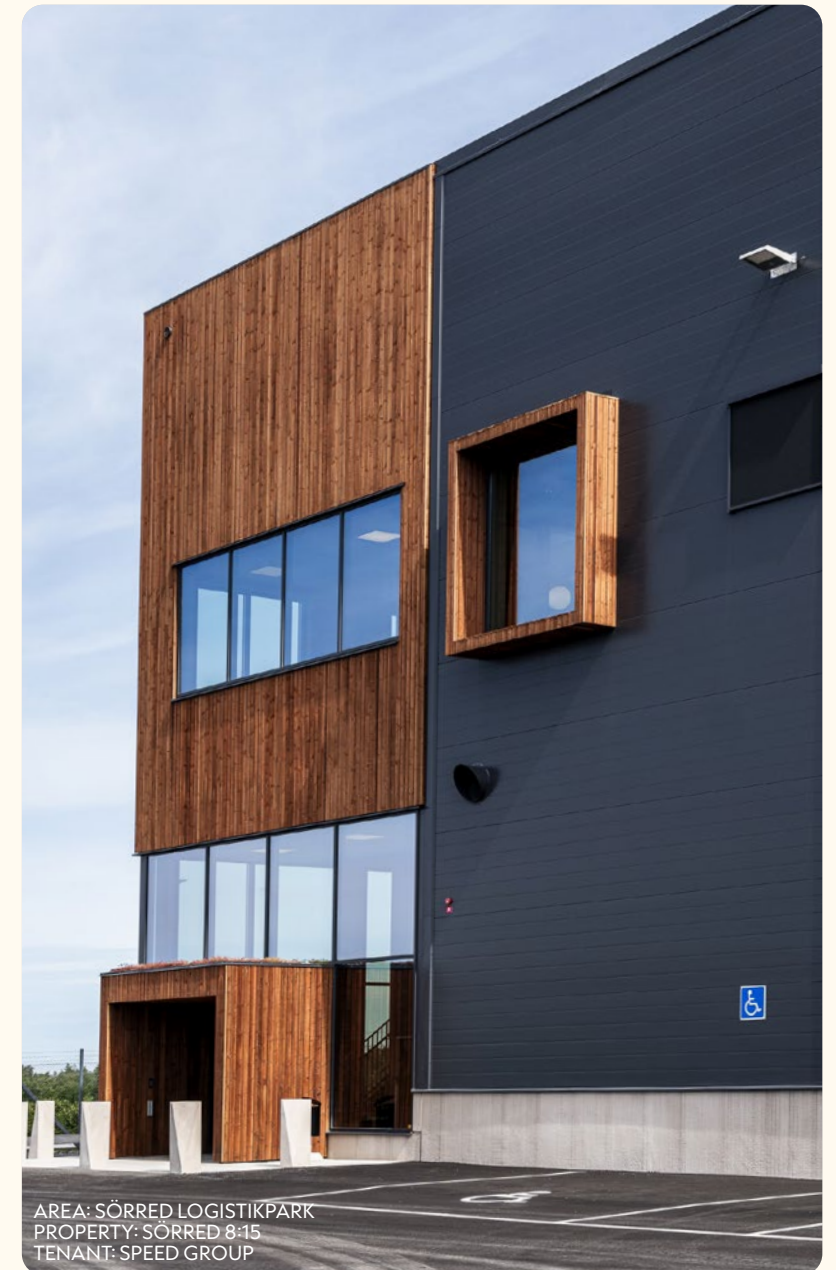
Loan-to-value ratio and interest coverage ratio, rolling 12 months



Interest-bearing liabilities



- Green bank loans, 33% (SEK 4,975 million)
- Green bonds SFF, 9% (SEK 1,361 million)
- Green MTN, 30% (SEK 4,400 million)
- Sustainability-linked bank loans, 10% (SEK 1,440 million)
- Bank loans, 9% (SEK 1,393 million)
- Commercial paper, 10% (SEK 1,437 million)



AREA: SÖRRED LOGISTIKPARK
PROPERTY: SÖRRED 8-15
TENANT: SPEED GROUP

Financing

Financing policy	Man-date	Outcome	Outcome
		2026-06-30	2025-12-31
Loan-to-value ratio assets, over time, %	< 50%	47	47
Interest coverage ratio (R12), times	2.0	2.5	2.4
Financing risk			
Average loan maturity, years	> 2	2.8	2.7
Percentage of loans maturing within 12 months, % ¹	< 35%	13	17
Percentage secured debt/property value, % target	< 40%	30	31
Interest rate risk			
Average fixed-rate period, years	2-5	2.9	2.8
Percentage fixed-rate maturing within 6 months, %	< 50%	29	29
Credit and counterparty risk			
Loan volume with a single bank, %	< 35%	20	23

¹ Excluding commercial paper

KPIs

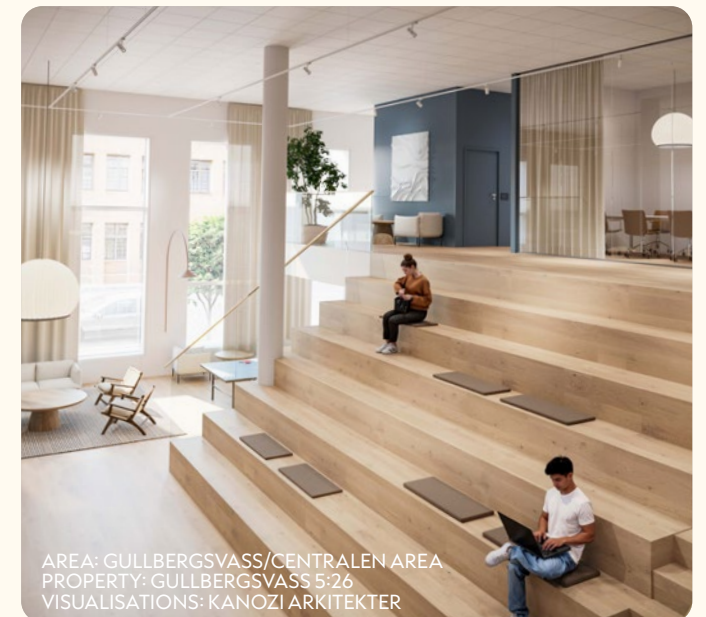
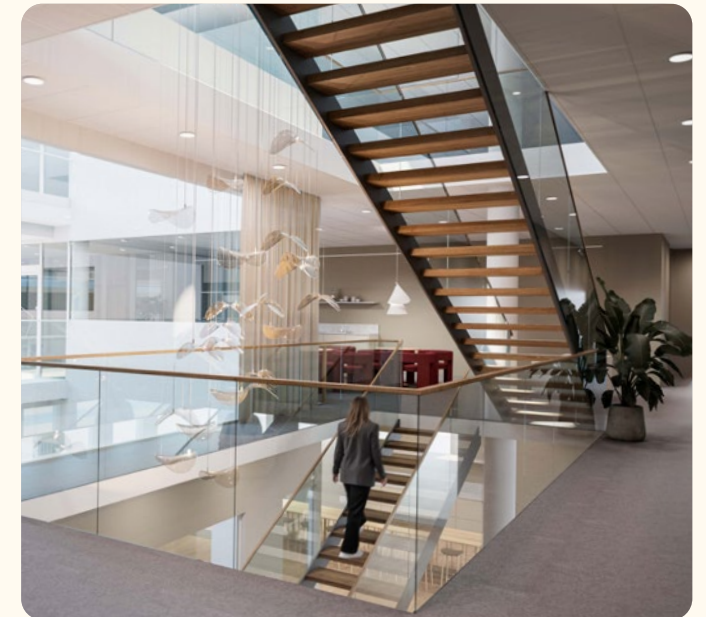
KPIs	Outcome	Outcome
	2026-06-30	2025-12-31
Interest-bearing liabilities, SEK m	15,006	14,880
of which outstanding MTN, SEK m	4,400	4,200
of which outstanding commercial paper, SEK m	1,437	1,235
of which outstanding SFF, SEK m	1,361	1,361
of which bank, SEK m	7,808	8,084
Cash and cash equivalents, SEK m	267	156
Loan-to-value ratio, property net, %	49	49
Net interest-bearing debt/EBTIDA, times	10.8	11.0
Credit rating issuer (NCR)	BBB- (Stable)	BBB- (Stable)
Credit rating issue (NCR)	BBB-	BBB-
Average closing interest rate, excl. loan commitment fees, %	3.26	3.28
Average closing interest rate, excl. loan commitment fees, %	3.43	3.45
Market value of interest rate derivatives, SEK m	120	184
Equity/assets ratio, %	41	42

Maturity structure

Year	Interest maturity			Loan maturity				
	Interest-bearing volume, SEK m	Percentage, %	Average interest rate, %	Credit agreements, SEK m	Percentage, % ¹	Used, SEK m	of which bank, SEK m	of which capital markets, SEK m
0-1	5,456	36	5.74 ²	3,868	13	3,868	685	3,183
1-2	1,830	12	1.39	2,263	12	2,263	1,368	895
2-3	1,500	10	1.33	6,563	35	3,723	2,723	1,000
3-4	1,600	11	1.67	5,325	28	2,825	1,355	1,470
4-5	1,720	12	1.66	2,329	12	2,329	1,679	650
5-6	350	2	2.39	—	—	—	—	—
6-7	1100	8	2.56	—	—	—	—	—
7-8	650	4	2.66	—	—	—	—	—
8-9	500	3	2.70	—	—	—	—	—
9-10	300	2	2.80	—	—	—	—	—
10+	—	—	—	—	—	—	—	—
Total	15,006	100	3.26	20,346	100	15,006	7,808	7,198

¹ Excluding commercial paper

² Net volume of interest-bearing loans and derivatives results in a high average interest rate. Average interest rate, loans excluding derivatives 3.35%.



AREA: GULLBERGSSVASS/CENTRALEN AREA
PROPERTY: GULLBERGSSVASS 5:26
VISUALISATIONS: KANOZI ARKITEKTER

Group

Consolidated income statement

SEK m	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Rental income	438	431	873	876	1,755	1,747
Property costs	-83	-82	-185	-179	-369	-367
Operating surplus	355	349	688	697	1,386	1,380
Central administrative expenses	-22	-20	-41	-38	-77	-75
Share of profit of joint ventures and associates	34	20	55	31	111	97
–income from property management	9	11	18	21	37	39
–unrealised changes in value	34	15	52	19	90	71
– tax	-9	-6	-15	-10	-16	-13
Net financial items ¹	-130	-136	-256	-281	-543	-549
Profit including share of profit of joint ventures and associates	237	213	446	408	877	853
–income from property management ²	212	204	409	399	803	795
Change in value, investment properties	-125	-29	-87	-33	-46	50
Unrealised change in value of financial instruments	-162	-228	-65	-188	-1	-67
Profit/loss before tax	-51	-44	294	187	829	836
Tax on profit/loss for the period	-4	37	-81	-8	-179	-138
Profit/loss for the period³	-55	-6	213	179	650	698
Comprehensive income for the period						
Parent Company's shareholders	-55	-6	213	179	650	698
Earnings per share ⁴	-0.46	-0.05	1.81	1.49	5.41	5.83

¹ Net financial items include site leasehold fees totalling SEK 0.6 million (0.5) for the period.

² Operating surplus less central administrative expenses and net financial items, plus income from property management in joint ventures and associates.

³ The Group has no other comprehensive income and therefore consolidated profit for the period is the same as comprehensive income for the period.

⁴ There is no dilution effect, repurchases during the period have been taken into account.

Quarter Apr–Jun 2026

Income from property management for the quarter amounted to SEK 212 million (204), corresponding to an improvement of 3.9%. Income from property management per share amounted to SEK 1.80 (1.70), corresponding to an increase of 5.9%. The increase was mainly due to a higher operating surplus in the existing property portfolio and completed acquisitions as well as lower financing costs and share buy backs.

Rental income amounted to SEK 438 million (431), corresponding to an increase of 1.6%. The quarter includes indexation of SEK 4 million, of which SEK 3 million related to the comparable portfolio. Rental income in comparable properties increased by 1.8%. The increase is mainly explained by indexation and lower discounts, but was partly offset by increased vacancies in the existing portfolio. Income from the project portfolio decreased as a result of Mölnlycke Health Care's terminating its lease at the half-year point in the previous year. In the transactions portfolio, rental income increased due to the acquisition of Östergärde 31:1, as well as higher rental income in Mimo.

Property costs amounted to SEK -83 million (-82), an increase of 1.2%. In the like-for-like portfolio, costs were

in line with the previous year, with higher utility costs and administrative expenses offset by lower bad debt losses. In the transactions portfolio, costs increased by SEK 2 million, mainly due to higher property tax expense in Mimo and the acquisition of Östergärde 31:1. Total property costs included bad debt losses of SEK 1 million (-3).

The operating surplus amounted to SEK 355 million (349), corresponding to an increase of 1.7% (6.7). The surplus ratio was 81% (81). The yield on wholly owned investment properties was 4.9% (4.8).

Central administrative expenses amounted to SEK -22 million (-20).

Net financial items amounted to SEK -130 million (-136), an improvement of SEK 6 million despite an SEK 100 million increase in debt volume, due to a lower average interest rate. The closing average rate was 3.43%, corresponding to a decrease of 13 points compared with the previous year. Changes in the value of investment properties amounted to SEK -125 million, of which unrealised changes in value amounted to SEK -125 million. The main reason for the change in value is an adjustment of the inflation assumption for 2026 to 1% from the previous 2%.

Rental income

SEK m	2026 Apr-Jun	2025 Apr-Jun ¹	Change, %
Comparable properties	396	389	1.8
Property development	8	16	
Project development	6	6	
Property transactions	28	20	
Rental income	438	431	1.6

Property costs

SEK m	2026 Apr-Jun	2025 Apr-Jun ¹	Change, %
Comparable properties	-74	-74	0.0
Property development	-3	-3	
Project development	-1	-2	
Property transactions	-5	-3	
Property costs	-83	-82	1.2

¹ Comparative figures have been adjusted for portfolio changes because properties changed category during the year.

Group

Period Jan–Jun 2026

Income from property management for the period amounted to SEK 409 million (399), corresponding to an increase of 2.5%. Income from property management per share amounted to SEK 3.47 (3.33), an improvement of 4.2%. The increase is attributable to lower financing costs and share buybacks. Income for the period amounted to SEK 243 million (179). Changes in the value of wholly owned properties impacted profit by SEK -87 million (-33) and revaluations of financial instruments by SEK -65 million (-188). Share of profit of associates and joint ventures for the period amounted to SEK 55 million (31).

Rental income

Rental income amounted to SEK 873 million (876), corresponding to a decrease of 0.3%. The period included an index-linked increase of SEK 8 million, of which SEK 6 million was attributable to the comparable portfolio. In the comparable portfolio, rental income increased by 1%, mainly driven by indexation and lower discounts, which was offset by increased vacancies in the existing portfolio. Income from the project portfolio decreased as a result of Mölnlycke Health Care's terminating its lease at the half-year point in the previous year. In the transaction portfolio, rental income increased through the acquisition of Östergårde 31:1 in the fourth quarter of 2025, while the sale of Högsbo 55:13 (Engelska Skolan), which was completed in the first quarter of 2025, reduced rental income.

Property costs

Property costs amounted to SEK -185 m (-179), corresponding to an increase of 3.4%. In the comparable

property portfolio, costs increased by SEK 4 million, corresponding to 2.5%, mainly driven by higher utility and snow removal costs as well as higher administrative expenses. The increase was partly offset by lower bad debt losses. In the transaction portfolio, costs increased by SEK 5 million, which was mainly related to higher property tax in Mimo as well as the acquisition of Östergårde 31:1. Total property costs included bad debt losses of SEK 1 million (-3).

Operating surplus

The operating surplus amounted to SEK 688 m (697), corresponding to a decrease of 1% (9). The operating surplus in comparable property increased by 1% (2). The surplus ratio was 79% (80). The yield on wholly owned investment properties was 4.8% (4.8).

Rental income

SEK m	2026 Jan–Jun	2025 Jan–Jun ¹	Change, %
Comparable properties	792	784	1.0
Property development	16	32	
Project development	11	11	
Property transactions	54	49	
Rental income	873	876	-0.3

Property costs

SEK m	2026 Jan–Jun	2025 Jan–Jun ¹	Change, %
Comparable properties	-164	-160	2.5
Property development	-6	-6	
Project development	-4	-7	
Property transactions	-11	-6	
Property costs	-185	-179	3.4

¹Comparative figures have been adjusted for portfolio changes because properties changed category during the year.

Central administration and employees

Central administrative expenses amounted to SEK -41 million (-38). The number of employees at the end of the period was 85 (87).

Share of profit of associates and joint ventures

Share of profit of associates and joint ventures for the period amounted to SEK 55 million (31), of which SEK 18 million (21) was attributable to income from property management. For more information on the company's investments in associates and joint ventures, see page 13.

Net financial items

Net financial items for the period amounted to SEK -256 million (-281) and included capitalised interest of SEK 3 million (2). Net financial items were positively impacted by both a lower average interest rate and a lower average debt volume of approximately SEK 300 million, as a result of negative net investment due to completed disposals.

The average interest rate for the period, including the effects of derivative instruments, was 3.5% (3.7).

Changes in value

Changes in the value of wholly owned properties during the period amounted to SEK -87 million (-33), of which unrealised change in value amounted to SEK -85 million (39) and realised change in value to SEK -2 million (-72). The realised change in value relates to subsequent project costs in a project property that was disposed of in 2025. The main reason for the change in value is an adjustment of the inflation assumption for 2026 to 1%. For more information on property valuation, see page 19.

Unrealised changes in the value in financial instruments amounted to SEK -65 million (-188).

Change in value, property, SEK m	2026 Jan–Jun	2025 Jan–Jun
Required yield	17	113
Cash flow, etc.	-117	-74
Projects and land	15	—
Unrealised change in value	-85	39
Unrealised change in value, %	-0.3	0.1
Realised change in value	-2	-72
Total changes in value	-87	-33
Unrealised change in value, %	-0.3	-0.1

Group

Tax

Tax expense for the period amounted to SEK -81 million (-8), of which SEK 0 million (9) was accounted for by current tax expense and SEK -81 million (-17) by deferred tax expense. Deferred tax consists mainly of property-related tax deductions. Deferred tax assets relating to accumulated tax losses amounted to SEK 33 million (63) at the end of the period.

Tax calculation, Group

SEK m	Jan–Jun 2026		Jan–Jun 2025	
	Tax base current tax	Tax base deferred tax	Tax base current tax	Tax base deferred tax
Income from property management	409	—	399	—
- of which associates, limited liability companies	—	—	-4	—
Non-deductible interest	118	—	61	—
Tax-deductible				
– amortisation/depreciation	-357	357	-395	395
– refurbishment	-7	7	-36	36
– impairment losses/disposals	—	—	-20	20
– capitalised interest	-3	3	-2	2
Other adjustments for tax purposes	-13	27	11	89
Taxable income from property management	146	394	14	542
Current tax, income from property management	-30	-81	3	112
Sale of property	—	—	—	-323
Change in value, property	—	-85	—	39
Change in value, derivatives	—	-65	—	-188
Taxable profit before loss carry-forwards	146	245	14	70
Loss carryforwards, opening balance	-305	305	-421	421
Loss carryforwards, closing balance	159	-159	409	-409
Taxable profit	0	391	2	82
Tax, 20.6%	0	-81	0	-17
Tax, previous year's tax assessment	—	—	9	—
Tax according to the income statement	0	-81	9	-17

Segment reporting

We report our operations in three business areas. The properties we own through associates are reported in a separate table and 100% of the value is presented, regardless of our investment. The segment division differs from

the distribution of the property portfolio on page 12, which is explained by the fact that one business area manages different categories of properties. Comparative figures are adjusted when properties change business area.

Segment reporting, wholly owned properties

The period relates to Jan–Jun	Offices		Industrial/Logistics		Development		Total	
SEK m	2026	2025	2026	2025	2026	2025	2026	2025
Rental income	636	641	220	203	17	32	873	876
Property costs	-137	-140	-41	-31	-7	-8	-185	-179
Operating surplus	499	501	179	172	10	24	688	697
Fair value, properties	21,910	21,790	7,044	6,715	1,146	1,113	30,100	29,618
Of which investments/acquisitions/disposals/changes in value over the year	-14	-526	-15	278	78	-506	49	-754

Segment reporting, associates

The period relates to Jan–Jun	Offices		Industrial/Logistics		Development		Total	
SEK m	2026	2025	2026	2025	2026	2025	2026	2025
Rental income	74	76	—	10	0	—	74	86
Property costs	-14	-14	—	-1	-0	—	-14	-15
Operating surplus	60	62	—	9	-0	—	60	71
Fair value, properties	2,841	2,864	—	385	560	113	3,401	3,362
Of which investments/acquisitions/disposals/changes in value over the year	-33	8	—	34	219	3	186	45

Group

Consolidated balance sheet

SEK m	30 Jun 2026	30 Jun 2025	31 Dec 2025
Assets			
Investment property	30,100	29,618	30,051
Right-of-use assets, site leasehold	40	30	40
Other non-current assets	18	21	19
Investments in associates and joint ventures	925	888	874
Derivatives	130	85	197
Other non-current receivables	28	10	28
Total non-current assets	31,241	30,652	31,209
Current assets	308	287	232
Cash and cash equivalents	267	284	156
Total current assets	575	571	388
Total assets	31,816	31,223	31,597
Equity and liabilities			
Equity	13,019	12,739	13,218
Total equity	13,019	12,739	13,218
Deferred tax liability	2,570	2,358	2,490
Non-current interest-bearing liabilities	12,575	10,337	12,005
Lease liabilities	40	30	40
Other non-current liabilities	186	158	176
Total non-current liabilities	15,371	12,883	14,711
Derivatives	10	22	13
Current interest-bearing liabilities	2,431	4,609	2,875
Other current liabilities	985	970	780
Total current liabilities	3,426	5,601	3,668
Total equity and liabilities	31,816	31,223	31,597

Pledged assets as at 30 June 2026 amounted to SEK 13,980 million (SEK 13,968), while contingent liabilities amounted to SEK 1,214 million (1,226).

Value of properties and property valuation

The properties are valued internally and amounted to SEK 30,100 million (30,051) at the end of the period, corresponding to SEK 31,650 per square metre (31,500). The average required yield based on the valuation was 5.09% (5.09).

The valuation is based on a cash flow model with an individual assessment for each property of both future earning capacity and the market yield requirement. Assumed rent levels at contract maturity correspond to estimated long-term market rents, while operating costs are based on the company's actual costs. Inflation is assumed to be 1% for 2026 and 2% for the remaining years of the calculation period. Project properties are valued in the same way, but with a deduction for the remaining investment. Depending on the phase of the project, the required yield includes a risk premium. Building rights have been valued based on an estimated market value of SEK per square metre. Each property is valued individually and therefore any portfolio premium has not been taken into account.

External valuations are carried out as quality assurance of the internal valuation. The selection of properties constitutes a cross-section of the portfolio and the goal is that at least 30% of the portfolio is externally valued by the end of the year. In the 2025 annual accounts, external valua-

tions were carried out for properties corresponding to 60% of the value of the property portfolio, with internal valuation exceeding the external valuation by 1.4% (1.7), which is well within the confidence interval. The investment properties are valued at level 3 in accordance with IFRS 13.

Changes in the value of properties

SEK m	2026 Jan–Jun	2025 Jan–Jun	2025 Full year
Opening balance	30,051	30,372	30,372
Property acquisitions	—	2	169
Investments in existing	133	175	354
Property development	12	69	129
New production	40	2	2
Tenant fit-outs	50	59	139
Property-driven inv.	31	45	84
Property disposals	—	-970	-971
Unrealised changes in value	-85	39	127
Closing balance	30,100	29,618	30,051

Investments in associates and joint ventures

Platzer has long-term investments of 20–50% in operating companies. The carrying amount as at 30 June 2026 amounted to SEK 925 million (874). For more information on investments in associates and joint ventures, see page 13.

Sensitivity analysis, segments, impact on value

	Change, +/-	Offices	Industrial/Logistics	Total
Yield requirement	+/- 0.25 percentage points	-1,079 /+1,194	-311 /+346	-1,390 /+1,540
Rent level	+/- 5 percentage points	+/-1,271	+/-404	+/-1,675
Property costs	+/- 5 percentage points	-/+305	-/+68	-/+373
Long-term vacancy rate	+/- 2 percentage points	-/+477	-/+136	-/+613



THE BRYGGORNAS BRO BRIDGE IS LIFTED INTO PLACE OVER THE SÄVEÅN RIVER
AREA: GAMLESTADEN
PROPERTY: OLSKROKEN 18:7 (GAMLESTADENS FABRIKER)

Group

Deferred tax

Deferred tax is in principle exempt from both interest and repayment and can therefore largely be regarded as equity. The reason why the effective tax rate is lower is partly due to the possibility of selling properties in a tax-efficient way and partly to the time factor, which means that the tax must be discounted. Estimated net actual deferred tax liability has been calculated at 3.4% based on a discount rate of 3%. Furthermore, it has been assumed that the properties will be realised over 50 years, where 90% of the portfolio is sold indirectly via companies and buyers and sellers share the tax.

Deferred tax liability, net

SEK m	Tax base	Nominal	Estimated
Loss carry-forwards	159	33	31
Tax allocation reserves	-5	-1	-1
Derivatives	-120	-25	-25
Properties	-20,221	-2,580	-697
Other	13	3	2
Total	-20,174	-2,570	-690
Properties, asset acquisitions	7,697	—	—
According to the balance sheet	-12,477	-2,570	-690

Interest-bearing loans

At the end of the period, interest-bearing liabilities amounted to SEK 15,006 million (14,880), with an average interest rate at the reporting date of 3.26% (3.28). The loan-to-value ratio at the end of the period amounted to 47% (47) of total assets. The company uses interest rate swaps to extend the fixed-rate period. The value of the derivatives portfolio amounted to SEK 120 million (184) at the end of the period. For more information, please see the Financing section on page 14.

Statement of changes in equity

SEK m	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Equity attributable to the Parent Company's shareholders			
At the beginning of the period	13,218	12,596	12,596
Effect of review of associates/joint ventures	—	216	216
Share-based remuneration	0	0	0
Buyback of own shares	-152	—	-40
Comprehensive income for the period	213	179	698
Dividend	-261	-252	-252
At the end of the period	13,019	12,739	13,218

Equity and net asset value

At the end of the period, the Group's equity attributable to Parent Company shareholders amounted to SEK 13,019 million (13,218), corresponding to SEK 111 per share (111).

Long-term net asset value at the end of the period amounted to SEK 15,600 (15,524), corresponding to SEK 133 per share (130).

Net asset value is the total capital that the company manages on behalf of its owners. We want to use this capital to achieve low-risk returns and growth. Net asset value can be calculated in different ways and is primarily impacted by the time perspective and the turnover rate of the property portfolio.

The equity/assets ratio at the reporting date was 41% (42). Information about share buybacks in the period is presented on page 25.

Group

Cash flow statement

SEK m	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Operating activities						
Operating surplus	355	349	688	697	1,371	1,380
Central administrative expenses	-20	-19	-38	-34	-72	-68
Dividends from joint ventures and associates	4	—	4	—	84	80
Net financial items	-132	-138	-259	-283	-531	-554
Tax paid	0	0	0	-2	-0	-2
Cash flow from operating activities before change in working capital	208	192	394	378	852	835
Change in current receivables	20	35	-75	18	-38	55
Change in current liabilities	-14	-186	82	-208	10	-279
Cash flow from operating activities	214	42	402	188	824	611
Investing activities						
Investments in existing investment properties	-76	-58	-132	-153	-308	-329
Acquisitions of investment properties	—	-17	—	-19	-150	-169
Disposals of investment properties	—	343	—	898	-4	894
Contributions to joint ventures and associates	—	—	—	—	—	—
Other investments	-1	-0	-1	-1	-3	-2
Cash flow from investing activities	-77	268	-133	725	-464	394
Financing activities						
Changes in non-current receivables	-1	0	-1	0	-18	-18
New borrowings	440	1,666	1,895	2,612	4,203	4,920
Loan repayments	-439	-1,831	-1,769	-3,506	-4,143	-5,880
Change in non-current liabilities	—	0	—	0	30	30
Purchase of own shares	-97	—	-152	—	-192	-40
Dividend	—	—	-130	-126	-256	-252
Cash flow from financing activities	-97	-165	-157	-1,020	-377	-1,240
Cash flow for the period	40	145	111	-107	-17	-235
Cash and cash equivalents at the beginning of the period	227	139	156	391	284	391
Cash and cash equivalents at the end of the period	267	284	267	284	267	156

Unused overdraft facilities amounted to SEK 100 million (100) and unused credit facilities amounted to SEK 5,340 million (5,024). Comparative amounts for unused credit refer to 31 December 2025.

Operating activities

Cash flow from operating activities for the period amounted to SEK 402 million (188). Changes in working capital impacted cash flow by SEK 7 million (-190). See page 17 for additional comments on operating activities.

Investing activities

Investments in existing properties amounted to SEK 132 million (153) during the period. Cash flow was adjusted by SEK 3 million (2) in the same period for capitalisation of interest in completed investments. No acquisitions or disposals took place in the period. In total, investing activities impacted cash flow for the year by SEK -133 million (725).

Financing activities

Cash flow from financing activities amounted to SEK -157 million (-1,020), of which SEK 1,895 million pertained to new borrowings. Cash and cash equivalents changed by SEK 111 million (-107) in the period and amounted to SEK 267 million (156) on the reporting date.



GRAND OPENING OF ADAMS CAFÉ | MIMO
AREA: MÖLNDAL
PROPERTY: KUNGSFISKEN 7

Group

Quarterly summary

Income statement, SEK million	2026		2025				2024			
	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3	Q2	
Rental income	438	435	438	433	431	445	443	416	407	
Property costs	-83	-102	-95	-93	-82	-97	-103	-82	-80	
Operating surplus	355	333	343	340	349	348	340	334	327	
Central administrative expenses	-22	-19	-21	-16	-20	-17	-22	-15	-15	
Share of profit of associates	34	22	46	20	20	10	-28	14	12	
Net financial items	-130	-126	-133	-135	-136	-145	-141	-145	-142	
Profit including share of profit of joint ventures and associates	237	209	235	210	213	195	149	188	182	
- of which income from property management	212	196	198	198	204	195	188	181	176	
Change in value, investment properties	-125	38	102	-19	-29	-4	124	-102	-199	
Change in value, financial instruments	-162	98	49	72	-228	40	205	-221	-72	
Profit/loss before tax	-51	344	386	263	-44	230	478	-135	-89	
Tax on profit/loss for the period	-4	-76	-77	-53	37	-45	-166	56	-5	
Profit/loss for the period	-55	268	309	210	-6	185	312	-79	-94	
Balance sheet, SEK million										
Property value	30,100	30,148	30,051	29,659	29,618	29,926	30,372	28,524	28,432	
Investments in associates and joint ventures	925	896	874	828	888	867	857	885	870	
Derivatives	130	285	197	148	85	300	261	70	274	
Other assets	394	412	319	348	348	367	352	335	370	
Cash and cash equivalents	267	227	156	256	284	139	391	190	95	
Total assets	31,816	31,968	31,597	31,239	31,223	31,599	32,233	30,004	30,041	
Equity	13,019	13,171	13,218	12,950	12,739	12,745	12,812	12,500	12,577	
Deferred tax	2,570	2,566	2,490	2,413	2,358	2,392	2,341	2,225	2,294	
Interest-bearing liabilities	15,006	15,005	14,880	14,746	14,946	15,111	15,840	14,183	14,215	
Derivatives	10	3	13	13	22	9	10	24	6	
Other liabilities	1,211	1,223	996	1,117	1,158	1,343	1,230	1,072	949	
Total equity and liabilities	31,816	31,968	31,597	31,239	31,223	31,599	32,233	30,004	30,041	
Cash flow statement, SEK million										
Cash flow from operating activities	214	187	230	193	42	146	419	316	334	
Cash flow from investing activities	-77	-56	-272	-58	268	457	-1,734	-190	-208	
Cash flow from financing activities	-97	-60	-57	-163	-165	-855	1,516	-31	-76	
Cash flow for the period	40	71	-100	-28	145	-252	201	95	50	

Key Performance Indicators (KPIs)

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Share-based KPIs						
Earnings after tax per share, SEK	-0.46	-0.05	1.80	1.49	5.46	5.83
Income from property management per share, SEK	1.80	1.70	3.45	3.33	6.75	6.64
Operating cash flow per share, SEK	1.82	0.35	3.39	1.57	6.92	5.10
Equity per share, SEK	111	106	111	106	111	111
Share price, SEK	68.50	79.90	68.50	79.90	68.50	74.50
EPRA performance measures						
EPRA NRV per share, SEK	133	127	133	127	133	130
EPRA NTA per share, SEK	127	121	127	121	127	125
EPRA NDV per share, SEK	112	107	112	107	112	111
EPRA EPS per share, SEK	1.55	1.74	3.18	3.31	6.30	6.44
EPRA LTV, %	50	52	50	52	50	50
Property-related KPIs						
Yield, % ¹	4.9	4.8	4.8	4.7	4.8	4.7
Economic occupancy rate, % ¹	91.3	91.5	91.3	91.5	N/A	90.4
Lettable area, sq. m. (thousand) ¹	888	886	888	886	888	888
Rental value, SEK/sq. m. ¹	2,124	2,051	2,124	2,051	2,188	2,110
Market value, SEK/sq. m. ¹	32,124	31,685	32,124	31,685	32,124	32,146
Net lettings incl. associates, SEK m	34	15	54	12	5	-14
Surplus ratio, %	81	81	79	80	79	79
Financial KPIs						
Return on equity, %	-1.7	-0.2	3.3	2.8	5.0	5.4
Return on total assets, %	4.3	4.3	2.1	4.3	4.3	4.2
Loan-to-value ratio, assets, %	47	48	47	48	47	47
Loan-to-value ratio, properties %	49	50	49	50	49	49
Net interest-bearing liabilities/EBITDA, times	10.8	10.8	11.1	10.8	10.9	11.0
Interest coverage ratio, times	2.6	2.5	2.6	2.4	2.5	2.4
Debt/equity ratio, times	1.2	1.2	1.2	1.2	1.2	1.1
Equity/assets ratio, %	41	41	41	41	41	42
Net investment, SEK m	76	-908	133	216	536	-448

¹Properties under management

Parent Company

The Parent Company does not own any properties and instead manages certain groupwide functions relating to management, strategy and financing. Parent Company revenue consists entirely of invoicing of services to Group companies.

Income Statement, condensed

SEK m	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Net sales	3	3	7	7	15
Operating expenses	-4	-4	-8	-8	-15
Profit from Group companies	—	—	—	—	391
Net financial items	23	25	41	49	91
Change in value, financial instruments	-162	-228	-65	-188	-67
Profit/loss before tax and appropriations	-140	-204	-24	-140	415
Appropriations	141	-6	147	22	124
Tax	5	48	-17	34	-12
Profit for the period¹	6	-162	106	-84	527

¹The Parent Company has no items of other comprehensive income and total comprehensive income is therefore the same as profit for the period.

Balance sheet, condensed

SEK m	30 Jun 2026	30 Jun 2025	31 Dec 2025
Assets			
Investments in Group companies	2,046	1,965	2,046
Deferred tax asset	8	71	25
Non-current receivables Group companies	7,530	8,118	8,116
Derivatives	130	85	197
Other non-current receivables	8	8	8
Total non-current assets	9,722	10,247	10,392
Receivables from Group companies	6,786	6,137	6,639
Other current assets	51	43	46
Cash and cash equivalents	3	29	8
Total current assets	6,840	6,209	6,693
Total assets	16,562	16,456	17,085
Equity and liabilities			
Equity	4,800	4,535	5,107
Total equity	4,800	4,535	5,107
Interest-bearing liabilities	7,663	5,445	7,301
Other non-current liabilities	8	8	8
Total non-current liabilities	7,671	5,453	7,309
Derivatives	10	22	13
Interest-bearing liabilities	1,167	3,659	1,887
Liabilities to Group companies	2,740	2,613	2,721
Current liabilities	173	174	48
Total current liabilities	4,090	6,468	4,669
Total equity and liabilities	16,562	16,456	17,085

Other comments

Employees and organisation

At the balance sheet date, the number of employees was 85 (87). The organisation is divided into three business areas with clearly defined areas of responsibility and shared support processes:

- Business area Offices
- Business area Industrial and Logistics
- Business area Development

The structure is intended to strengthen operational efficiency, decision-making close to the business and long-term value creation within each segment. Group management is responsible for overall governance, capital allocation and risk management, while the business areas have full profit and loss and balance sheet responsibility.

Incentive plans for Group management were approved at both the 2025 and 2026 Annual General Meetings. The plans are accounted for in accordance with IFRS 2, and the costs of the plans are recognised over three years. The cost for the period amounted to SEK 0.3 million.

Risks and uncertainties

The preparation of financial statements in accordance with IFRS requires judgments and estimates that affect the carrying amounts of assets, liabilities, income and expenses. The outcomes may differ from these estimates. Platzer is primarily exposed to operational risks relating to property valuation, letting, project implementation and cost development, as well as to market and cyclical risks.

During the period, the macroeconomic environment continued to be characterised by heightened geopolitical uncertainty and changes in market rates, affecting financing conditions and yield requirements in the market. The company closely monitors developments and continuously adjusts its assumptions in valuation models and financing strategy.

Property values are affected by changes in yield requirements, rent levels and net operating income. Letting risk is managed through a focus on attractive locations in Gothenburg, long-term customer relationships and active property management. Project and development risks are mitigated through a phased decision-making process, careful calculations and ongoing monitoring.

To reduce uncertainty in valuations, properties corresponding to approximately 60 percent of the property value are externally valued each year. A more detailed description of the Group's risks and risk management is provided in the Annual Report.

Sensitivity analysis, cash flow

Factors	Change, %	Profit, SEK m
Rental value	+/-1%	+19/-19
Economic occupancy rate	+/-1 percentage point	+17/-17
Property costs	+/-1%	-4/+4
Interest expense	+/-1 percentage point	-37/+37

Sensitivity analysis, change in value

Properties, %	-20	-10	0	+10	+20
Change in value after tax, SEK m	-4,780	-2,390	0	2,390	4,780
Loan-to-value ratio, %	59	54	50	46	43

Financial risks

Platzer is exposed to financial risks in the form of interest-rate risk, refinancing risk, liquidity risk and credit risk. Financial risks are managed within the framework of a financial policy adopted by the Board, aimed at ensuring long-term access to capital on competitive terms.

Interest rate risk is managed through the use of derivative instruments. Refinancing risk is mitigated through a dispersed maturity structure and access to multiple sources of financing. Liquidity risk is managed through access to cash

Accounting policies

Platzer prepares its consolidated financial statements in accordance with IFRS (International Financial Reporting Standards) as adopted by the EU. The same accounting policies and measurement principles have been applied as in the most recent Annual Report. The Interim Report has been prepared in accordance with IAS 34 Interim Financial Reporting. For 2026, no new or amended standards or interpretations have come into effect that have had an impact on the Group's financial statements. The planned introduction of IFRS 18, which will replace IAS 1 with effect from 1 January 2027, will entail changes to presentation and disclosure in the financial statements. Platzer is monitoring developments relating to IFRS 18 and is evaluating the effects on the Company's financial statements.

The Parent Company's financial statements are prepared in accordance with the Swedish Annual Accounts Act and the Swedish Financial Reporting Board's Recommendation RFR2 Accounting for Legal Entities. The Parent Company applies the same accounting policies and measurement principles as in the most recent Annual Report.

Rounding

Individual amounts and total amounts are rounded to the nearest whole number in SEK million. Rounding differences may result in tables not adding up.

Significant events after the reporting period

On 1 July we completed the acquisition of the logistics property Sörred 8:15 from Sörred Logistikpark.

Gothenburg, 3 July 2026
Platzer Fastigheter Holding AB (publ)

Johanna Hult Rentsch
CEO

Henrik Forsberg Schoultz
Chairman of the Board

Anders Jarl
Maximilian Hobohm

Anneli Jansson
Ricard Robbstål

Cecilia Widegren
Ulrika Danielsson

This interim report has not been subject to review by the Company's auditors.

The Platzter share

Platzer's share is listed on Nasdaq Stockholm, in the Mid Cap segment. Over the past 12-month period, the share's total return, including dividends, amounted to –12 %.

The Platzter share

The company's share price as at 30 June 2026 was SEK 68.50 per share (74.50), corresponding to a market capitalisation of SEK 8,027 million (8,885) based on the number of shares outstanding at the respective dates. A total of 18.6 million (18.0) shares, worth a total of SEK 1,339 million (1,400), changed hands in the period on Nasdaq Stockholm. Average turnover was 152,500 shares per day (148,900). The number of shareholders as at 31 May stood at 7,972 (8,456). Foreign ownership amounted to 14.7% (15.6) of share capital.

Dividend policy and dividend

Over time, the dividend shall amount to 50% of income from property management, less standard tax of 20.6%. The Annual General Meeting on 24 March approved a dividend of SEK 2.20 per share (2.10), to be paid in two instalments of SEK 1.10 each. The record dates are 26 March and 1 October. The dividend corresponds to a dividend yield of 3.21% (3.07%) based on the share price at the end of the period.

Share capital

At 30 June 2026, the share capital in Platzter was distributed among 20 million Class A shares with 10 votes per share, and 99,934,292 Class B shares carrying one (1) vote per share. Of the B shares, Platzter owns 2,745,173 shares (675,117) as treasury shares. Each share has a quotient value of SEK 0.10.

The long-term net asset value, EPRA NRV, was SEK 133 (130) per share at the end of the period.

Our green share

Platzer was one of the first companies in Sweden to be awarded the green designation Nasdaq Green Equity Designation in 2021. In order to qualify, green activities must account for more than 50% of sales and a majority of investments. In 2025, Platzter was the first company to be reviewed against the new ranking criteria. These are based on both our current sustainability performance and our performance in 2030. In the review, 74% of Platzter's revenue was classified as green. The current ranking is assessed as Light Green, and our future ranking as Medium Green.

Acquisition and transfer of own shares in accordance with a mandate from the AGM

In accordance with the Board's proposal, the AGM on 24 March passed a resolution to authorise the Board of Directors to decide, before the next AGM, on purchase and transfer of the company's own shares. Under the authorisation, the number of Class B shares that can be purchased is the number of shares that ensures that the total holding of own Class B shares following acquisition does not exceed 10% per cent of all registered shares in the Company. Transfer of shares may be carried out via trading on NASDAQ Stockholm or another regulated market,

or in another manner with deviation from shareholders' pre-emption rights in connection with property or business acquisitions.

The AGM authorised the Board to decide, before the next AGM, on one or more occasions and with or without preferential rights for shareholders, on a new issue of Class B shares corresponding to not more than 10% of the share capital.

On 17 April, the Board of Directors passed a resolution on the repurchase of own Class B shares in the amount of up to SEK 200 million on Nasdaq Stockholm, on one or more occasions during the period until the 2027 Annual General Meeting. Up to 30 June, pursuant to the decision above, Platzter had repurchased 1,334,752 Class B shares for SEK 97 million. In total, Platzter holds 2,745,173 own Class B shares.

Major shareholders in Platzter Fastigheter Holding AB (publ) as at 31 May 2026

Name	Number of Class A shares	Number of Class B shares	Number of shares	Share of voting power	Share of equity
Neudi & C:o AB	11,000,000	7,000,000	18,000,000	39.4%	15.4%
Länsförsäkringar Göteborg och Bohuslän ¹	5,000,000	11,375,112	16,375,112	20.7%	14.0%
Länsförsäkringar Skaraborg ¹	4,000,000	2,468,000	6,468,000	14.3%	5.5%
Family Hielte/Hobohm		17,304,901	17,304,901	5.8%	14.8%
Länsförsäkringar fondförvaltning AB		6,760,555	6,760,555	2.3%	5.8%
SEB Investment Management		4,602,081	4,602,081	1.5%	3.9%
State Street Bank and Trust Co		4,281,226	4,281,226	1.4%	3.7%
Lesley Invest (incl. private holdings)		4,095,562	4,095,562	1.4%	3.5%
Svolder Aktiebolag		3,800,000	3,800,000	1.3%	3.2%
Handelsbanken Fonder AB		2,638,947	2,638,947	0.9%	2.3%
Other shareholders		32,862,735	32,862,735	11.1%	28.0%
Total shares outstanding	20,000,000	97,189,119	117,189,119	100.0%	100.0%
Buyback of own shares		2,745,173	2,745,173		
Total registered shares	20,000,000	99,934,292	119,934,292		

¹Through subsidiaries

Underlying data and calculation of KPIs

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Number of shares						
Average number of shares, thousand	117,872	119,816	118,369	119,816	119,073	119,791
Outstanding number of shares, thousand	117,189	119,816	117,189	119,816	117,189	119,259
Share-based KPIs						
	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Earnings after tax per share, SEK						
Profit after tax according to the income statement, SEK m	-55	-6	213	179	650	698
Average number of shares, thousand	117,872	119,816	118,369	119,816	119,073	119,791
Earnings after tax per share, SEK	-0.46	-0.05	1.80	1.49	5.46	5.83
Income from property management per share, SEK						
Income from property management according to the income statement, SEK m	212	204	409	399	803	795
Average number of shares, thousand	117,872	119,816	118,369	119,816	119,073	119,791
Income from property management per share, SEK	1.80	1.70	3.45	3.33	6.75	6.64
Cash flow from operating activities per share, SEK						
Cash flow from operating activities, SEK m	214	42	402	188	824	611
Average number of shares, thousand	117,872	119,816	118,369	119,816	119,073	119,791
Cash flow from operating activities per share, SEK	1.82	0.35	3.39	1.57	6.92	5.10
Equity per share at the end of the period, SEK						
Equity according to the balance sheet, SEK m	13,019	12,739	13,019	12,739	13,019	13,218
Number of shares at the end of the period, thousand	117,189	119,816	117,189	119,816	117,189	119,259
Equity per share, SEK	111	106	111	106	111	111

EPRA performance measures

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
EPRA NRV, SEK m and SEK/share at the end of the period						
Equity according to the balance sheet	13,019	12,739	13,019	12,739	13,019	13,218
Reversal:						
– Dividend declared but not yet paid, SEK m	131	126	131	126	131	–
– Deferred tax, SEK m	2,570	2,358	2,570	2,358	2,570	2,490
– Derivatives according to the balance sheet, SEK m	-120	-63	-120	-63	-120	-184
EPRA NRV, SEK m	15,600	15,161	15,600	15,161	15,600	15,524
Number of shares outstanding, thousand	117,189	119,816	117,189	119,816	117,189	119,259
EPRA NRV per share, SEK	133	127	133	127	133	130
EPRA NTA, SEK million and SEK/share at the end of the period						
EPRA NRV above, SEK m	15,600	15,161	15,600	15,161	15,600	15,524
Less: Estimated fair value of deferred tax, SEK m	-690	-611	-690	-611	-690	-663
EPRA NTA, SEK m	14,910	14,550	14,910	14,550	14,910	14,861
Number of shares outstanding, thousand	117,189	119,816	117,189	119,816	117,189	119,259
EPRA NTA per share, SEK	127	121	127	121	127	125
EPRA NDV, SEK m and SEK/share at the end of the period						
Equity according to the balance sheet, SEK m	13,019	12,739	13,019	12,739	13,019	13,218
Reversal: Dividend declared but not yet paid, SEK m	131	126	131	126	131	–
EPRA NDV, SEK m	13,150	12,865	13,150	12,865	13,150	13,218
Number of shares outstanding, thousand	117,189	119,816	117,189	119,816	117,189	119,259
EPRA NDV per share, SEK	112	107	112	107	112	111

Underlying data and calculation of KPIs

EPRA performance measures

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
EPRA EPS, SEK m and SEK/share						
Income from property management according to the income statement, SEK m	212	204	409	399	803	795
Current tax on income from property management, SEK m	-30	4	-32	-3	-53	-24
EPRA EPS, SEK m	182	208	377	396	750	771
Average number of shares, thousand	117,872	119,816	118,369	119,816	119,073	119,791
EPRA EPS, SEK/share	1.55	1.74	3.18	3.31	6.30	6.44
EPRA LTV, % at the end of the period						
Interest-bearing liabilities, SEK m	15,798	15,765	15,798	15,765	15,798	15,660
Net operating assets and liabilities, SEK m	572	800	572	800	572	434
Cash and cash equivalents, SEK m	-413	-385	-413	-385	-413	-292
Net debt	15,957	16,180	15,957	16,180	15,957	15,802
Market value, properties, SEK m	31,795	31,300	31,659	31,300	31,795	31,659
EPRA LTV, %	50	52	50	52	50	50

Property-related KPIs

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Yield, % at the end of the period						
Operating surplus according to the income statement, SEK m	355	349	688	697	1,386	1,380
Site leasehold fee according to the income statement, SEK m	-0	-0	-0	-0	-1	-1
Operating surplus in ongoing projects, SEK m	-6	-13	-10	-26	-31	-39
Adjustments to investments acquisitions/ disposals/ completed projects, SEK m	—	-0	—	-4	6	6
Annualised, SEK m	1,047	1,005	678	666	—	—
Normalised operating surplus	1,395	1,339	1,356	1,332	1,359	1,346
Carrying amount of properties at the balance sheet date, SEK m	30,100	29,618	30,100	29,618	30,100	30,051
Projects and land at the reporting date, SEK m	-1,574	-1,545	-1,574	-1,545	-1,574	-1,505
Properties under management, SEK m	28,526	28,073	28,526	28,073	28,526	28,546
Yield, %	4.9	4.8	4.8	4.7	4.8	4.7

Property-related KPIs

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Economic occupancy rate, % based on income						
Annualised rental income, properties under management, SEK m	1,721	1,662	1,721	1,662	—	1,694
Annualised rental value, properties under management, SEK m	1,886	1,817	1,886	1,817	—	1,874
Economic occupancy rate, %	91.3	91.5	91.3	91.5	—	90.4
Rental value, SEK/sq. m. based on income						
Contracted annual rent, SEK m	1,886	1,817	1,886	1,817	1,943	1,874
Lettable area, sq. m. (thousand)	888	886	888	886	888	888
Rental value, SEK/sq. m.	2,124	2,051	2,124	2,051	2,188	2,110
Market value investment properties SEK/sq. m., based on income						
Properties under management, SEK m	28,526	28,073	28,526	28,073	28,526	28,546
Lettable area excl. projects, sq. m. (thousand)	888	886	888	886	888	888
Market value properties under management SEK/sq. m.	32,124	31,685	32,124	31,685	32,124	32,146
Net lettings, SEK m						
Lettings, investment property, SEK m	35	16	50	32	81	62
Terminated leases, investment property, SEK m	-4	-18	-9	-34	-86	-100
Bankruptcies, SEK m	-1	-9	-1	-11	-3	-11
Net lettings, investment property, SEK m	30	-11	40	-13	-8	-49
Projects, lettings, SEK m	1	—	11	—	12	11
Projects, terminated leases, SEK m	—	—	—	—	—	—
Net lettings incl. projects, SEK m	31	-11	51	-13	4	-38
Lettings, associates, SEK m	3	26	3	27	5	28
Terminated leases, associates, SEK m	—	—	—	-2	-2	-2
Bankruptcies, SEK m	—	—	—	—	-2	-2
Net lettings incl. associates, SEK m	34	15	54	12	5	-14
Surplus ratio, %						
Operating surplus according to the income statement, SEK m	355	349	688	697	1,386	1,380
Rental income according to income statement, SEK m	438	431	873	876	1,755	1,747
Surplus ratio, %	81	81	79	80	79	79

Underlying data and calculation of KPIs

Financial KPIs

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Return on equity, %						
Profit/loss after tax, SEK m	-55	-6	213	179	650	698
Annualised, SEK m	-164	-19	213	179	—	—
Profit/loss after tax for the year, SEK m	-219	-25	427	358	650	698
Equity at the beginning of the period, SEK m	13,171	12,745	13,218	12,812	12,739	12,812
Equity at the end of the period, SEK m	13,019	12,739	13,019	12,739	13,019	13,218
Average equity, SEK m	13,095	12,742	13,119	12,776	12,879	13,015
Return on equity, %	-1.7	-0.2	3.3	2.8	5.0	5.4
Return on total assets, %						
Income from property management, SEK m	212	204	409	399	803	795
Net financial items, SEK m	130	136	256	281	543	549
Annualised, SEK m	1,027	1,019	—	680	—	—
Operating profit, annualised, SEK m	1,370	1,359	665	1,361	1,346	1,344
Total assts at the beginning of the period, SEK m	31,968	31,599	31,597	32,233	31,223	32,233
Total assets at the end of the period, SEK m	31,816	31,223	31,816	31,223	31,816	31,597
Average total assets, SEK m	31,892	31,411	31,707	31,728	31,519	31,915
Return on total assets, %	4.3	4.3	2.1	4.3	4.3	4.2
Loan-to-value ratio, assets, % at the end of the period						
Interest-bearing liabilities, SEK m	15,006	14,946	15,006	14,946	15,006	14,880
Total assets, SEK m	31,816	31,223	31,816	31,223	31,816	31,597
Loan-to-value ratio, assets, %	47	48	47	48	47	47
Loan-to-value ratio, property, % at the end of the period						
Interest-bearing liabilities, SEK m	15,006	14,946	15,006	14,946	15,006	14,880
Cash and cash equivalents, SEK m	-267	-284	-267	-284	-267	-156
Investment properties, SEK m	30,100	29,618	30,100	29,618	30,100	30,051
Loan-to-value ratio, property, %	49	50	49	50	49	49
EBITDA, SEK m						
Operating surplus, SEK m	355	349	688	697	1,386	1,380
Central administrative expenses, SEK m	-22	-20	-41	-38	-77	-75
Income from property management, associates/joint ventures, SEK m	9	11	18	21	37	39
EBITDA, SEK m	342	340	665	680	1,346	1,344

Financial KPIs

	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025/2026 Jul-Jun	2025 Jan-Dec
Income from property management, SEK m						
Operating surplus, SEK m	355	349	688	697	1,386	1,380
Central administrative expenses, SEK m	-22	-20	-41	-38	-77	-75
Income from property management, associates/joint ventures, SEK m	9	11	18	21	37	39
Net financial items, SEK m	-130	-136	-256	-281	-543	-549
Income from property management, SEK m	212	204	409	399	803	795
Net interest-bearing liabilities/EBITDA, times						
Interest-bearing liabilities, SEK m	15,006	14,946	15,006	14,946	15,006	14,880
Cash and cash equivalents, SEK m	-267	-284	-267	-284	-267	-156
Net interest-bearing liabilities, SEK m	14,739	14,662	14,739	14,662	14,739	14,724
EBITDA	1,370	1,359	1,330	1,361	1,346	1,344
Net interest-bearing liabilities/EBITDA, times	10.8	10.8	11.1	10.8	10.9	11.0
Interest coverage ratio, times						
EBITDA, SEK m	342	340	665	680	1,346	1,344
Net financial items, SEK m	130	136	256	281	543	549
Interest coverage ratio, times	2.6	2.5	2.6	2.4	2.5	2.4
Debt/equity ratio, times, at the end of the period						
Interest-bearing liabilities, SEK m	15,006	14,946	15,006	14,946	15,006	14,880
Equity, SEK m	13,019	12,739	13,019	12,739	13,019	13,218
Debt/equity ratio, times	1.2	1.2	1.2	1.2	1.2	1.1
Equity/assets ratio, % at the end of the period						
Equity, SEK m	13,019	12,739	13,019	12,739	13,019	13,218
Total assets, SEK m	31,816	31,223	31,816	31,223	31,816	31,597
Equity/assets ratio, %	41	41	41	41	41	42
Net investment, SEK m						
Property acquisitions, SEK m	—	2	—	2	167	169
Investments in existing properties, SEK m	76	60	133	175	370	354
Property disposals, SEK m	—	-970	—	39	-1	-971
Net investment, SEK m	76	-908	133	216	536	-448

Definitions

The company presents a number of financial metrics in the interim report that are not defined in accordance with IFRS, i.e. Alternative Performance Measures according to ESMA guidelines. These performance measures provide valuable supplementary information to investors, company management and other stakeholders as they enable effective evaluation and analysis of the company's finan-

cial position and performance. The alternative performance measures are not always comparable with the measures used by other companies and should therefore be seen as complementing performance measures defined according to IFRS. Platzer applies these alternative performance measures consistently over time. The performance measures are alternative measures in accordance with ESMA guidelines unless otherwise stated. Below is an explanation of how Platzer's performance measures are defined and calculated.

Financial definitions

KPI/concept	Description	Explanation of alternative performance measure
The share's dividend yield	Proposed or paid dividend in relation to the share price at the balance sheet date.	Highlights the ongoing return that shareholders are expected to receive.
Total shareholder yield	Change in the share price adjusted for dividend paid in relation to the share price at the beginning of the period.	Highlights the total yield that shareholders are expected to receive.
Number of shares outstanding ¹	Number of registered shares at the end of the period, less repurchased shares which do not entitle to dividends or voting rights.	
Return on equity	Profit for the period, converted to 12 months, in relation to average equity (opening balance + closing balance)/2 during the period.	Illustrates the return on shareholders' equity during the period
Return on total assets	Income from property management for the period after finance costs are added back, translated to 12 months, in relation to average total assets (opening balance + closing balance)/2 during the period.	Illustrates the return on the Group's assets during the period, regardless of how they are financed.
Loan-to-value ratio, total assets	Interest-bearing liabilities in relation to total assets.	Highlights financial risk.
Loan-to-value ratio, property	Interest-bearing liabilities after deduction of cash and cash equivalents divided by the value of the properties.	Highlights financial risk.

KPI/concept	Description	Explanation of alternative performance measure
Data per share ¹	The average number of shares has been used in the calculation of earnings and cash flow per share, while the number of outstanding shares has been used in the calculation of assets, equity and net asset value per share.	
Yield	Operating surplus less ground rent for leasehold site divided by the market value of properties under management. Properties acquired/completed during the period have been counted as if they were owned or completed over the whole year, while properties that were sold have been excluded. Projects and undeveloped land have been excluded.	Highlights the underlying earnings of the properties.
Operating surplus ¹	Rental income less direct property costs.	
EBITDA	Operating surplus less central administrative expenses, plus income from property management from associates/joint ventures.	The company's underlying earnings excl. financing.
Equity per share	Equity divided by the number of shares outstanding at the end of the period.	Highlights the owners' visible share of the company.
Income from property management	Operating surplus less central administrative expenses and net financial items, plus income from property management from associates/joint ventures.	The company's underlying earnings net of interest-bearing financing.
Net investment	Property acquisitions and disposals carried out during the period and investments in existing properties, net amount.	Illustrates the investment volume in the company.
Net interest-bearing liabilities	Interest-bearing liabilities less cash and cash equivalents.	Used in the calculation of KPIs that highlight financial risk.
Net interest-bearing liabilities/EBITDA	Net interest-bearing liabilities in relation to EBITDA.	Indicates how many years it takes to repay debts. Illustrates the company's financial risk from a cash flow perspective.
Earnings after tax per share, SEK	Profit attributable to parent company shareholders divided by the average number of shares.	The KPI highlights the share of profit attributable to shareholders.
Interest coverage ratio, times	Income from property management with net financial items added back divided by net financial items.	Highlights financial risk.
Debt/equity ratio	Interest-bearing liabilities relative to equity.	Highlights financial risk.
Equity/assets ratio	Equity divided by total assets.	Highlights financial risk.
Dividend payout ratio	Dividend in relation to income from property management less standard tax of 20.6%.	Highlights the proportion of current earnings that are distributed to shareholders or reinvested in the company.

¹The KPI is not an alternative performance measure according to ESMA's definition, and therefore its use is not justified or explained.

Financial definitions

EPRA definitions

KPI/concept	Description	Explanation of alternative performance measure
EPRA LTV – Loan To Value	Consolidated net debt including the Group's share of the net debt of associates divided by consolidated property value including the Group's share of the property value of associates.	Illustrates loan-to-value ratio, properties.
EPRA NRV – Net Reinstatement Value	Equity according to the balance sheet, with interest rate derivatives and deferred tax according to the balance sheet, as well as dividend declared but not yet paid, added back.	Illustrates the equity attributable to the owners over the long term and is based on the balance sheet with adjustment for items not entailing settlement in the near future.
EPRA NTA – Net Tangible Assets	Equity according to the balance sheet, with interest rate derivatives and deferred tax according to the balance sheet, as well as dividend declared but not yet paid and deduction of fair value of deferred tax, added back.	Illustrates the equity attributable to the owners over the long term and is based on the balance sheet with adjustment for items not entailing settlement in the near future and the market value of deferred tax.
EPRA NDV – Net Disposal Value	Equity according to the balance sheet, with dividend declared but not yet paid added back.	Illustrates the equity attributable to the owners according to the published balance sheet.
EPRA Earnings and EPS	Income from property management less nominal tax attributable to income from property management.	Highlights underlying earnings net of costs of interest-bearing financing and taxes paid.

Property-related definitions

KPI/concept	Description	Explanation of alternative performance measure
Economic occupancy rate	Contracted annual rent less discounts divided by rental value immediately after the end of the period. Projects and land are excluded.	Illustrates the economic occupancy rate of the properties.
Property category ¹	The property's main rental value with respect to the type of premises. Within a property category, there may therefore be spaces that relate to purposes other than the main use.	
Rental value	Contracted annual rent on the day immediately after the end of the period plus estimated market rent of vacant space.	Illustrates the Group's rental income based on all space being fully let.
Comparable properties	Properties that were owned and managed during the entire period and the comparison period, i.e. properties that have been acquired or sold or completed projects are not included.	Highlights value creation through property management and is thus not affected by portfolio changes.
Net lettings	Total agreed contracted annual rent for new lettings for the period, less annual rent from leases terminated during the period.	Highlights the letting situation and impact on future vacancies.
Project property ¹	Property or well-defined part of property where conversion is planned or underway with the aim of adding value to the property, as well as new production under construction.	
Project gain	Market value after completed investment, less completed investment, in relation to completed investment.	Highlights value creation in the projects.
Surplus ratio	Operating surplus divided by rental income.	Highlights the profitability of properties.

¹The KPI is not an alternative performance measure according to ESMA's definition and therefore its use is not justified or explained.



BIKE REPAIR AND SERVICE EVENT 2026
During the spring, we organised bike repair and service days in several of our areas. Over 700 bikes were tuned up, and on site we also offered coffee, smoothies and tastings from various local operators.



Financial calendar 2026/2027 (CEST)

Interim Report January – September	16 October	at 08:00
Year-end report	29 January	at 08:00
Platzer Annual General Meeting	23 March	at 15:00
Interim report January – March	16 April	at 08:00
Interim report January – June	7 July	at 08:00
Interim report January – September	15 October	at 08:00

For more information, visit [platzer.se](https://www.platzer.se) or contact

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Registered office of the Board of Directors: Gothenburg | Corporate ID No: 556746–6437

AREA: SÖDRA ÄNGGÅRDEN
INAUGURATION OF UPPTÄCKAREN, THE FIRST
SHARED ARTWORK IN THE AREA

