Brinova

Press release

7 July 2026, 08:00

Interim report January - June 2026

- Rental income increased by 33 percent to SEK 546.3 million (410.4).
- The net operating surplus increased by 24 percent to SEK 340.5 million (275.1).
- Profit from property management increased by 10 percent to SEK 126.5 million (115.5).
- Profit for the period totalled SEK 127.0 million (20.9), corresponding to earnings per share of SEK 0.55 (0.13).
    - Changes in the value of properties are included in the amount of SEK 73.9 million (0.9).
    - Changes in the value of derivatives are included in the amount of SEK −10.3 million (-66.7).
- The value of the property portfolio amounted to SEK 18,941.3 million (19,133.5).

Significant events during the second quarter

- On 1 April, the acquisition of the two residential properties in Hässleholm was completed at an underlying value of SEK 78 million.
- Completion of the sale of the residential properties in Ballerup, Denmark, took place on 14 April.
- Brinova's annual general meeting (AGM) was held on 7 May 2026, and all resolutions adopted by the AGM were in line with the proposals presented in the notice.
- Per Johansson left his role as CEO, with Peter Ullmark taking up the position as new CEO on 15 June 2026.
- A new zoning plan was adopted for the Dannemannen area in Eslöv, allowing for the construction of residential properties and an LSS (service and support) property. This means that new construction of an LSS property can begin.
- A lease agreement covering 1,918 m2 was signed with the City of Malmö for the entire Nattskärran 7 property in Malmö. The property will be used to provide LSS housing for elderly people.
- A lease agreement was signed with Region Skåne for 480 m2 in the Slätthög 5 property in Malmö.
- In Kristianstad, a lease agreement was signed with the Prison and Probation Service for 260 sqm at the Sjöhem 4 property.
- Customer survey conducted showing strong results.

CEO's comments on the quarter

- During the quarter, we continued to develop our lettings and customer engagement activities, which have led to the fourth quarter in a row of positive net rental figures and a higher occupancy rate. This shows that our focus on a more active and customer-oriented approach is working well. The aim is to continue to step up the pace with clearer processes and an even greater focus on lettings.
- We conducted a customer survey showing strong results, which were above average for the sector. Attractive living environments and customer satisfaction are crucial to generating stable cash flows and long-term growth. The results are now being analysed in detail and will form the basis for further improvements.
- During the period, we continued our work on our two complementary acquisitions in Hässleholm and Växjö respectively. The acquisitions have been successfully integrated into the existing organisation and are two good examples of how we can use complementary acquisitions to boost profitability at our local offices and across the company.

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This information is such that Brinova Fastigheter AB is obliged to publish under the EU Market Abuse Regulation (MAR) and the Securities Market Act, 2007:528. This information was submitted, through the agency of the contact persons in this press release, for publication at the time specified above.

Brinova develops and manages primarily residential and community services properties located in selected areas with good transport links in southern Sweden. The business is defined by a long-term approach, collaboration with community sector operators and, in particular, a dedicated management team in each of the locations where the company has actively chosen to operate. As of 30 June 2026, the property portfolio amounts to approximately 651,000 m2 with a market value of SEK 18.9 billion. Value is created through selective acquisitions, efficient property development and active management. A strong cash flow enables the company to continue growing. Brinova's Class B shares are listed on Nasdaq Stockholm and traded on the Mid Cap list. The head office is located in Helsingborg. For more information, go to: www.brinova.se