

## Interim report Jan-Jun 2026

Rental income increased to SEK 1,794m (1,717). The surplus ratio came in at 73 percent. Improved net operating income and an increased contribution from residential development meant that profit from property management increased by 18 percent to SEK 773m (657). Net lettings amounted to SEK -62m following two previously announced lease terminations, while the occupancy rate improved to 87 percent.

	2026	2025	2026	2025
	Apr-Jun	Apr-Jun	Jan-Jun	Jan-Jun
Rental income, SEKm	902	852	1,794	1,717
Residential development revenue, SEKm	220	128	392	128
Net revenue, total, SEKm	1,122	980	2,186	1,845
Gross profit, total, SEKm	710	662	1,389	1,256
of which net operating income from property management,	671	633	1,310	1,233
of which gross profit residential development, SEKm	39	29	79	23
Profit/loss from property management, SEKm	403	372	773	657
Profit/loss before tax, SEKm	309	-91	521	-383
Profit/loss after tax, SEKm	387	-117	512	-267
Profit/loss after tax, SEK/share	1:23	-0:37	1:63	-0:85
Net lettings	-86	-12	-62	-6
Surplus ratio, %	74	74	73	72
Loan-to-value ratio, %			43	43
Equity/assets ratio, %			45	45
EPRA NRV, SEK/share			144	147

*“The first half of 2026 confirms that Fabege is moving in the right financial direction, although the commercial rental market continues to require patience. At the same time, we see that our residential business is developing further and delivering a solid result. Value changes turned positive during the quarter, and the occupancy rate improved to 87 per cent. Net lettings were, however, negative, as the quarter was affected by previously announced terminations from Max Mathiessen and Telenor. Telenor will not relocate until the third quarter of 2028, but we include this in net lettings since they have made their decision and informed us well in advance”, comments Bent Oustad, CEO of Fabege.*

*“Our focus for the remainder of 2026 is clear: to increase the occupancy rate, conclude ongoing customer dialogues, protect cash flow and continue developing sustainable, attractive meeting places and workplaces in the Stockholm region,” concludes Bent Oustad.*

Fabege AB (publ)

### Fabege AB

We develop, own and manage commercial properties, residential developments and places across the Stockholm region where people and businesses can thrive. Our approach is long term, both in terms of ownership and perspective. We believe that creating sustainable places also creates long-term value. Fabege's shares are listed on the Nasdaq Stockholm Large Cap segment. For more information, please visit [www.fabege.se](http://www.fabege.se).

**Presentation of the report**

Bent Oustad, CEO, and Åsa Bergström, CFO, will present the report today at 09.30 in English. Follow the presentation via the link:

<https://finwire.videosync.fi/fabege-q2-2026>.

To participate via conference call, please register using this link:

<https://player.videosync.fi/finwire/fabege-q2-2026/dial-in>.

After registration, you will receive a telephone number and conference ID to log in to the conference. The conference call will provide an opportunity to ask questions.

**For further information, please contact:**

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*This information is of the type that Fabege AB is required to disclose under the EU Market Abuse Regulation and to the Swedish Securities Market Act (2007:528). This information was released, through the provision of the above-mentioned contact person, for publication on 6 July 2026, at 07.30 CET.*

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