

PRESS RELEASE
6 February 2026

Fastighets AB Balder's (publ) year-end report January-December 2025

- Profit from property management for the year amounted to SEK 6,855m (6,458). Profit from property management attributable to the parent company's shareholders amounted to SEK 6,389m (6,011), corresponding to an increase per share by 5% to SEK 5.37 (5.13).
- Long term net asset value amounted to SEK 93.96 per share (88.31).
- Rental income amounted to SEK 13,721m (12,876).
- Profit after tax attributable to the parent company's shareholders amounted to SEK 7,621m (3,304) corresponding to SEK 6.41 per share (2.82).
- The Board of Directors intends to propose that the Annual General Meeting on 8 May 2026 resolves to distribute all of Balder's shares in Norion Bank.
- The Board of Directors intends to propose that the Annual General Meeting on 8 May 2026 resolves to introduce a new class of shares, Class D common shares.

Profit from property management for the year amounted to SEK 6,855m (6,458). Profit from property management attributable to the parent company's shareholders amounted to SEK 6,389m (6,011), corresponding to an increase per share of 5% to SEK 5.37 (5.13). Profit from property management includes SEK 1,933m (2,015) in respect of associated companies.

Net profit after tax for the year amounted to SEK 7,991m (3,640). Profit after tax attributable to the parent company's shareholders amounted to SEK 7,621m (3,304), corresponding to SEK 6.41 per share (2.82). Profit before tax was impacted by unrealised changes in the value of investment properties of SEK 2,440m (-756), realised changes in the value of investment properties of SEK 58m (-4), profit from the sale of development properties SEK -17m (122), changes in value in interest rate derivatives and option component convertible of SEK 399m (-21) and profit from participations in associated companies of SEK 1,779m (901).

"Balder's business continues to develop pretty much as expected, considering the market environment. Rental income and net operating income both grew by 7% in 2025. Profit from property management increased by 5% per share," says CEO Erik Selin.

Presentation of Balder's year-end report 2025

On 6 February at 08:45 (CET), Balder's CEO Erik Selin, CFO Ewa Wassberg and IR Jonas Erikson will be hosting an online presentation and telephone conference. The presentation

will be held in English, and during the telephone conference there will be an opportunity for representatives from the financial market to ask questions.

Follow the webcast at <https://balder.events.inderes.com/q4-report-2025>.

Please register [here](#) to be able to ask questions during the conference call. Once you have registered, you will be sent a phone number and a conference ID.

Questions from the media are referred to Media Relations at press@balder.se.

The recorded presentation and telephone conference will subsequently be made available [here](#).

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This is information that Fastighets AB Balder (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact persons set out above, at 08:00 CET on 6 February 2026.

[Fastighets AB Balder](#) (publ) is a listed property company that owns, manages and develops residential and commercial properties in Sweden, Denmark, Finland, Norway, Germany and the United Kingdom. The head office is located in Gothenburg. As of 31 December 2025, the property portfolio had a value of SEK 228.6 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.