

PRESS RELEASE
8 May 2026

Fastighets AB Balder's (publ) Interim report January-March 2026

- **Profit from property management for the period amounted to SEK 1,450m (1,661). Profit from property management attributable to the parent company's shareholders amounted to SEK 1,348m (1,544), corresponding to a decrease per share of 12% to SEK 1.14 (1.30). Adjusted for Balder's participation in the profit from property management from Norion Bank in the comparative figures, the profit from property management per share increased instead by 3%.**
- **Long term net asset value amounted to SEK 96.62 per share (89.55).**
- **Rental income amounted to SEK 3,460m (3,416).**
- **Profit after tax attributable to the parent company's shareholders amounted to SEK 2,102m (2,691) corresponding to SEK 1.78 per share (2.26).**

Profit from property management for the period amounted to SEK 1,450m (1,661). Profit from property management attributable to the parent company's shareholders amounted to SEK 1,348m (1,544), corresponding to a decrease per share of 12% to SEK 1.14 (1.30). Profit from property management includes SEK 296m (492) in respect of associated companies. The decrease in the profit from property management is primarily due to the fact that Norion Bank is no longer included in the profit from property management from associated companies. This is because reporting in accordance with the equity method ceases with the Board's proposal that the AGM on 8 May 2026 should pass a resolution to distribute Balder's shares in Norion Bank. Adjusted for Balder's participation in the profit from property management from Norion Bank in the comparative figures, the profit from property management attributable to the parent company's shareholders increased by 3%, despite resistance from currency effects and higher interest expenses.

Profit after tax for the period amounted to SEK 2,198m (2,781). Profit after tax attributable to the parent company's shareholders amounted to SEK 2,102m (2,691), corresponding to SEK 1.78 per share (2.26). Profit before tax was impacted by unrealised changes in the value of investment properties of SEK 418m (949), realised changes in the value of investment properties of SEK -4m (5), profit from the sale of development properties of SEK -10m (5), changes in value in interest rate derivatives and option component convertible of SEK 809m (632) and profit from participations in associated companies of SEK 214m (343).

"During the quarter, we repurchased six million shares. Our philosophy is to continuously weigh property investments against share buybacks and always allocate capital where we see the best returns in the long run," says CEO Erik Selin.

Presentation of Balder's Interim report

On 8 May at 08:45 (CEST) 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/q1-report-2026>.

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 CEST on 8 May 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 March 2026, the property portfolio had a value of SEK 236.6 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.