

# Year-end Report 2025

Q4

## THE YEAR IN BRIEF

- Rental income decreased by 1.0%, totalling SEK 2,271.3m (2,293.4).
- Net operating income decreased by 0.9%, totalling SEK 1,595.7m (1,610.8). This resulted in a surplus ratio of 70.3% (70.2).
- Profit from property management increased by 21.0% to SEK 834.3m (690.7), or SEK 4.59 (3.78) per class A ordinary share.
- The rolling annual profit from property management totalled approximately SEK 790m (835).
- The market value of the properties totalled SEK 34,142.7m (33,923.1). Unrealised changes in the value of properties for the year totalled SEK -351.3m (128.2).
- After-tax profit totalled SEK 318.2m (648.0), or SEK 1.35 (3.14) per class A ordinary share.
- The long-term net asset value per class A ordinary share, NRV, was SEK 98.7 (97.7).
- Fastpartner aims to achieve a rolling annual profit from property management of SEK 1,200m by the end of 2028.
- The Board of Directors proposes a dividend of SEK 1.15 (1.10) per class A ordinary share and a dividend of SEK 5.0 (5.0) per class D ordinary share.

## OVERVIEW PROFIT FROM PROPERTY MANAGEMENT

Earnings growth per quarter/period, SEKm	2025 01/10-31/12	2024 01/10 - 31/12	2025 01/01-31/12	2024 01/01-31/12
Rental income, etc.	570.5	566.2	2,271.3	2,293.4
Property expenses	-177.6	-182.3	-675.6	-682.6
<b>Net operating income</b>	<b>392.9</b>	<b>383.9</b>	<b>1,595.7</b>	<b>1,610.8</b>
Surplus ratio %	68.9	67.8	70.3	70.2
Central administration	-16.2	-11.8	-58.0	-46.5
Share of associated companies' profit <sup>1</sup>	-	-3.8	-	-3.8
Financial items	-170.4	-196.5	-703.4	-869.8
<b>Profit from property management</b>	<b>206.3</b>	<b>171.8</b>	<b>834.3</b>	<b>690.7</b>
Changes in value, properties	-159.8	12.8	-351.0	135.0
<b>Profit from property management after changes in value, properties</b>	<b>46.5</b>	<b>184.6</b>	<b>483.3</b>	<b>825.7</b>

<sup>1</sup> Share of associated companies' profit relates to Fastpartner's holdings in the associated companies Slättö Fastpartner Holding AB, Slättö Fastpartner II AB, Tenzing Industrihus AB and Litium AB.

# Fastpartner in brief

Fastpartner is a listed Swedish property company that owns, manages and develops its own properties. We are known for our long-term commitment, rapid decisions and provision of information, and enthusiasm about creating the leading property solutions in the market.

Fastpartner focuses on commercial properties, especially in the Stockholm area. Through active management, we work with our tenants to create property solutions adapted to their needs and wishes.

## FASTPARTNER'S BUSINESS MODEL AND STRATEGY

Fastpartner owns, manages and develops commercial properties in Sweden's largest population centres, where economic growth is strongest. We have broad risk diversification in these metropolitan areas, with properties in different types of segments.

We endeavour to work swiftly and efficiently to harness business opportunities emerging in the growing metropolitan regions. Sustainability is a natural element of our long-term business activities.

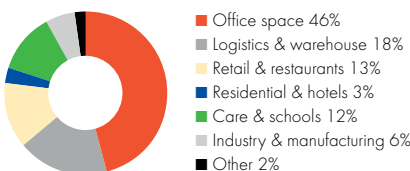
# 78%

Around 78% of the rental value is in Stockholm and the surrounding Mälardalen region.

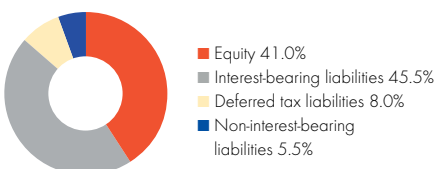
## FASTPARTNER TARGETS 2028

FINANCIAL	OPERATIONAL	SUSTAINABILITY	DIVIDEND	
Rolling annual profit from property management of SEK 1,200m	At least 30% of the loan portfolio shall have interest rates fixed for a period of >3 years	Surplus ratio of at least 75%	The volume of environmentally certified properties shall increase by >6% per year and comprise >80% by the end of 2028	The company shall generate a stable growing annual dividend per class A ordinary share that comprises at least one-third of the profit from property management per year
	Secured loan-to-value ratio shall be <30%			
The profit from property management per class A ordinary share shall increase by >10% per year	Green financing shall account for 70% of the company's total loan portfolio	The customer satisfaction index (CSI) shall exceed 75	Energy consumption shall decrease by >2% per year in the existing portfolio	
Return on equity shall amount to >12% per year	Net debt / EBITDA shall be <10x	GPTW employee survey (GPTW Trust Index) shall exceed 75	2030 targets: Achieve 100% climate neutrality regarding Scope 1 and Scope 2 2045 targets: Achieve 100% climate neutrality regarding Scope 1, Scope 2 and Scope 3	
Net loan-to-value ratio shall be <48%	Achieve a credit rating of Baa1			
Interest coverage ratio of >3x				

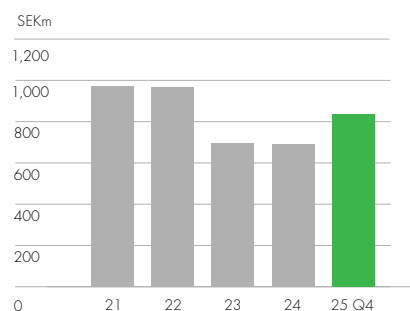
### DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



### CAPITAL STRUCTURE



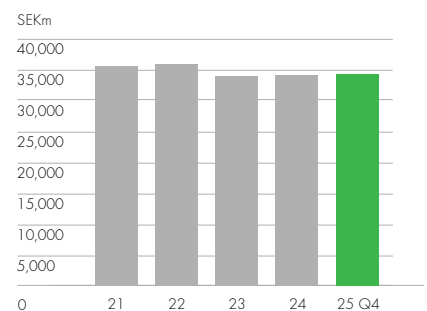
### PROFIT FROM PROPERTY MANAGEMENT



# SEK 834m

Profit from property management over the past 12 months totalled SEK 834.3m.

### PROPERTY VALUE



# SEK 34,143m

The market value of the properties totalled SEK 34,142.7m at 31/12/2025.

## MESSAGE FROM THE CEO

# Focus on administrative efficiency

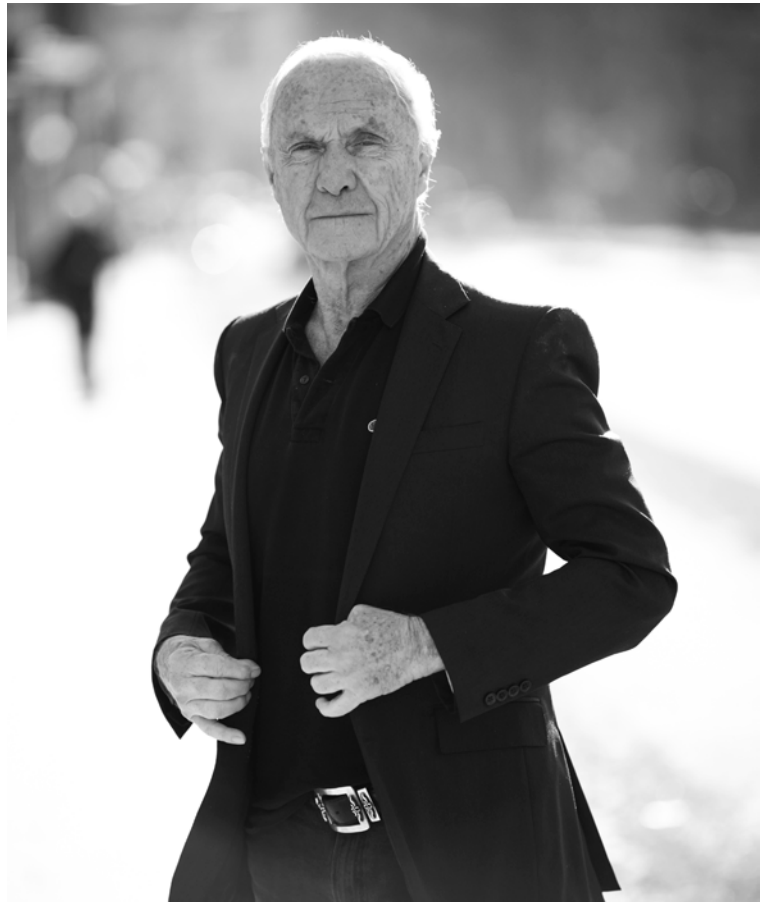
## Market, business operations and AI

The fourth quarter continued to be characterised by cautious economic improvement. However, the market is very sensitive to various geopolitical developments, which can quickly create uncertainty about the future, resulting in postponed decision-making. One sign of this is that companies are very restrictive with regard to hiring staff, and this is especially apparent at large companies.

Looking at our market areas, it can generally be said that Stockholm is more sensitive to economic cycles than the rest of Sweden, and since we have a large exposure to Stockholm, this affects our business. Stockholm is also a market where there was a lot of construction throughout the 2010s, which has resulted in an oversupply of office premises. The same can in fact be said for all of Sweden's four largest cities, i.e. also Gothenburg, Malmö and Uppsala. However, in Norrköping and Gävle the supply of office premises is more limited and there is therefore a better balance between supply and demand in those locations. The balance between supply and demand is important for the pricing of all goods and services, but particularly for property as the duration matching is very poor.

We have strong demand for smaller office premises in and also outside central Stockholm. These are often required by smaller owner-managed companies with a high level of employee engagement, which makes the office very important for them. In the city centre, we quickly succeeded in letting the vacancies we had on Luntmakargatan to existing tenants and the following four companies: Metrea Simulations AB, Mäklarsamfundet Service i Sverige AB, Currentum AB and Apsis International AB. In Liljeholmen, we let the last empty premises to the company Clinton Märktkonsult. We have also been successful in Solna with lettings to existing tenants, who have expanded their space, and to several new smaller companies: Tyche Consulting, TSG, Sensor Control Nordic AB, Merz Therapeutics Nordics AB, Sebia Sweden AB and Grifols Nordic AB. However, we still have some vacancies in Solna, even though the Frösundaport property was fully let last year.

Business was good in both Gävle and Norrköping during the year. It is par-



ticularly pleasing that one of our largest properties, America 3, with 50,000 m<sup>2</sup> of floorspace, is almost fully leased due to the signing of a number of new and extended leases in 2025. These include the Swedish Prison and Probation Service now renting almost 4,000 m<sup>2</sup> and Region Östergötland coming in as a new tenant renting around 2,000 m<sup>2</sup> of floorspace in the property. Several new tenants, as well as existing tenants who have chosen to extend their leases, such as Packoplock Scandinavia, NCC, Tupac, Johnson Controls System and Promotionhuset, are already established in this property.

Over the past year, AI has been a hot topic, including for us. We recognise that AI will have a profound impact on many of our tenants' industries, and that there will be winners and losers in this regard. Like many other companies, we have started using AI to generate both text and images, and also as a decision support tool. One prediction is that AI will make the

economy grow faster, which has historically meant new and more jobs. However, in this case historical patterns may not be repeated. In addition to the direct use of AI tools, we are indirectly exposed to the large investments now being made in data centres, such as the construction of a large co-location data centre totalling 32 MW in our property Stensättra 19 in Sättra in Stockholm. This property provides an exciting addition of long-term and stable rental income to our property portfolio. Another exciting point of contact with AI is in the Frihamnen area, on Tullvaktsvägen, where we are negotiating with a tenant that works at the interface between AI and physical and mechanical applications. If the 80s and 90s were electronics in Kista, and the 2000s to 2020s were software in the city centre, now is the time to again integrate software into physical devices. This has been Elon Musk's recipe for success at both SpaceX and Tesla, and a uniquely well-suited place for this in Stockholm is

with us on Tullvaktsvägen in Frihamnen.

In this challenging current market environment, it is more important than ever to fully focus on net cash flow. We have managed to reduce our overall operating costs and at the same time our letting efforts have been successful, resulting in a economic occupancy rate of 91.3%. We expect further productivity improvements as a result of expanded use of AI tools.

### Financing

Short-term interest rates have developed in line with our forecasts, and with the level of inflation that we expect in the second quarter our judgement is that the key interest rate could be cut by another 25 points. At the appropriate time, we may then consider extending our interest rate swaps beyond what is stipulated by our financial policy.

We have a relatively large bond maturity of SEK 1,266m coming up in June 2026. As the liquidity on the bond market has been

favourable in early 2026, we have chosen to issue new bond loans of SEK 750m with maturities of between 3.5–5 years, which means that only SEK 516m remains to be financed in June.

As a result of our strategy of working with relatively short fixed-rate periods, our net financial position has quickly improved, resulting in an increase in the interest coverage ratio to 2.3x. The key ratio Net debt/EBITDA totalled 10.2x, which is close to our target of <10x.

### Outlook 2026

Our main task in 2026 is to fill the vacancy left by Nasdaq in our property in Frihamnen. Reletting here will be done in conjunction with an upgrade of the property. We look forward with confidence to carrying out this exciting project.

It looks like general economic activity and demand will improve during the coming year as a direct consequence of large fiscal stimulus measures and lower interest costs for households, which will have an

impact in terms of increased consumption. Combined with the knowledge and dedication of our talented employees, this means that despite challenges I am optimistic about 2026.

### Fourth quarter 2025

Rental income for the quarter increased by 0.8% to SEK 570.5m (566.2), net operating income increased by 2.3% to SEK 392.9m (383.9), and the surplus ratio increased to 68.9% (67.8).

Profit from property management for the quarter increased by 20.1% to SEK 206.3m (171.8) or SEK 1.14 (0.94) per class A ordinary share. The profit from property management increased primarily due to lower interest expenses.

Unrealised changes in value in the property portfolio for the quarter totalled SEK –160.1m (9.4).

Financial items for the quarter totalled SEK –141.3m (–161.1).

Income before tax for the quarter totalled SEK 75.6m (220.0).

*Sven-Olof Johansson, CEO*

# Performance January – December 2025

## Rental income

Rental income totalled SEK 2,271.3m (2,293.4), representing a decrease on the previous year of SEK 22.1m, or 1.0%. The decrease is mainly due to lower rental income of SEK 3.3m from properties divested in 2024, lower income of SEK 11.2m in the Ladugårdsgården 1:48 property, where Gant ended its letting, and higher vacancies, especially in Vallentuna, where Vallentuna Municipality vacated its lease, corresponding to rental income of approximately SEK 13.9m for the year.

In a comparable portfolio, income decreased by SEK 5.0m, or 0.2%.

The economic occupancy rate at 31 December 2025 was 91.3% (92.4). Adjusted for Fastpartner's project properties, the economic occupancy rate was 91.6% (92.4).

## Property expenses

Property expenses totalled SEK 675.6m (682.6), representing a decrease of SEK 7.0m, or 1.0%, compared with the previous year. The decrease is mainly due to slightly lower operating expenses, as well as lower costs for repairs and maintenance, and lower property administration resulting from a change in the classification of administrative costs, in particular salary and employer contribution costs, between property administration and central administration. These cost reductions have been offset by the higher property tax costs resulting from an increase in property taxation.

In a comparable portfolio, property expenses decreased by SEK 1.0m, or 0.2%.

## Central administration

Central administration expenses totalled SEK 58.0m (46.5), representing an increase of SEK 11.5m, or 24.7%, compared with the previous year. The increase is due to the reclassification of administrative costs between property management and central administration

## Valuation of properties

Unrealised changes in value in the property portfolio totalled SEK –351.3m (128.2). The weighted direct yield requirement for valuations of the property portfolio was approximately 5.1% (5.2).

## Financial items

Financial items totalled SEK –705.6m (–850.8). Financial items consist mainly of interest expenses for the Group's loans and changes in value related to financial investments and interest rate derivatives.

Financial income totalled SEK 20.5m (25.6).

Financial expenses totalled SEK 688.1m (860.0), consisting mainly of interest expenses for the Group's loans. The change compared with the previous year is mainly explained by lower market interest rates as a result of the Riksbank cutting the key interest rate.

Realised changes in the value of financial investments totalled SEK 19.3m (0.0). Unrealised changes in the value of financial investments and interest-rate derivatives totalled SEK –21.5m (19.0).

## Tax

Tax for the year totalled SEK –162.9m (–196.7). Tax consists of current tax of SEK –110.1m (–112.1) on profit for the year and deferred tax of SEK –52.8m (–84.6). The corporation tax rate for the 2025 tax year is 20.6% (20.6).

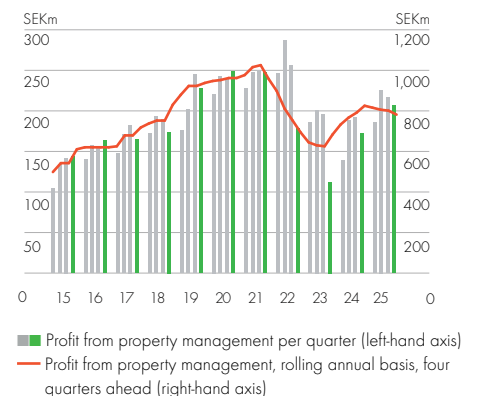
## Cash flow

Cash flow for the year from current management before changes in working capital totalled SEK 708.0m (612.3). Cash flow after changes in working capital totalled SEK 789.1m (611.7). The change in cash and cash equivalents for the year totalled SEK 127.6m (–62.6), and is mainly explained by increased profit from property management resulting from lower interest expenses and the sale of short-term investments. Other factors influencing the change include acquired properties, investments in existing properties and the repurchasing of own shares.

## Q4 IN BRIEF

- Rental income increased to SEK 570.5m (566.2).
- Net operating income increased to SEK 392.9m (383.9).
- The surplus ratio increased to 68.9% (67.8).
- Profit from property management increased to SEK 206.3m (171.8).
- Unrealised changes in value in the property portfolio totalled SEK –160.1m (9.4).
- Financial items totalled SEK –141.3m (–161.1).
- Profit before tax totalled SEK 75.6m (220.0).
- After-tax profit totalled SEK 29.5m (159.2).
- Earnings / class A ordinary share totalled SEK 0.06 (0.77).

## PROFIT FROM PROPERTY MANAGEMENT PER QUARTER



# SEK 2,271 m

Rental income was SEK 2,271.3m for the year.

# Property portfolio

Fastpartner's property portfolio is geographically concentrated in the Stockholm area. Approximately 78% of the company's rental value is located in Stockholm, along with Uppsala and surrounding areas in Mälardalen. The remaining rental value is in Gävle (about 10%), Gothenburg (about 4%), Norrköping (about 5%) and Malmö and the rest of Sweden (together about 3%).

The largest segment in our property portfolio is offices, which account for about 46% of rental value. These office premises are mainly located in the Stockholm area. In terms of rental value, about one quarter of the offices in the entire property portfolio are located in central Stockholm and Solna. Here is a breakdown of the property portfolio between the other segments in terms of rental value: 18% logistics/warehousing, 13% retail/restaurants, 12% healthcare/schools, 6% industry/manufacturing, 3% residential/hotels and 2% other.

In terms of organisation, the property portfolio is managed in three regions. The total lettable area of 1,567,619 m<sup>2</sup> is distributed among the three regions. Region 1 has 489,874 m<sup>2</sup>, Region 2 has 490,392 m<sup>2</sup> and Region 3 has 587,353 m<sup>2</sup>. See Note 1 for the property management area of each region.

## ACQUISITIONS

Fastpartner acquired the following properties during the year.

Property	Municipality	Lettable area, m <sup>2</sup>	Purchase completion date
Alderholmen 25:4	Gävle	2,096	1 Sep 2025
Alderholmen 26:1	Gävle	2,298	1 Sep 2025

## SALES

No properties were sold during the year.

# 1,567,619 m<sup>2</sup>

Total lettable area.

## OVERVIEW BY GEOGRAPHIC AREA AT 31/12/2025

	Plot area	Lettable area, m <sup>2</sup>								Rental value SEKm <sup>1</sup>	Value SEKm
		Total lettable area	Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Residential & hotels	Healthcare & schools	Other		
Stockholm	984,712	873,186	392,227	179,696	103,325	67,356	38,788	86,042	5,752	1,796.5	25,795.8
Gävle	495,588	235,369	49,037	60,962	16,229	58,092	208	47,528	3,313	240.9	2,705.3
Uppsala & Mälardalen	193,135	108,023	30,972	42,150	16,181	7,813	3,449	7,447	11	161.5	2,197.6
Gothenburg	231,146	110,654	16,591	79,300	11,436	1,848		1,479		91.9	1,082.8
Norrköping	370,214	144,547	21,341	89,222	9,814	12,649	210	11,249	62	122.6	1,348.6
Malmö	89,931	51,860	16,564	25,860	3,174	2,250		3,202	810	54.5	589.5
Other	138,096	43,981	6,267	21,872	10,589	2,561	2,339	339	14	40.2	423.1
<b>Total</b>	<b>2,502,822</b>	<b>1,567,619</b>	<b>532,999</b>	<b>499,062</b>	<b>170,747</b>	<b>152,569</b>	<b>44,994</b>	<b>157,286</b>	<b>9,962</b>	<b>2,508.1</b>	<b>34,142.7</b>

<sup>1</sup>Rental value at 01/01/2026, 12 months ahead.

LEASE PORTFOLIO, COMMERCIAL PROPERTIES

Region	Lease value, SEKm	Average remaining maturity, years	Area, m <sup>2</sup>
Region 1	3,898.4	4.1	489.6
Region 2	2,476.6	4.3	469.4
Region 3	2,187.7	4.3	585.0
<b>Total</b>	<b>8,562.7</b>	<b>4.2</b>	<b>1,544.0</b>

Lease portfolio for residential and parking spaces totals SEK 86.4m (92.4).

LEASE MATURITY STRUCTURE, COMMERCIAL PROPERTIES

Maturity	Lease value, annual rent SEKm	No. of	Share of lease value, %
2026	288.4	783	14.2
2027	332.2	432	16.4
2028	317.6	364	15.7
2029	420.3	281	20.7
2030	247.9	70	12.3
2031>	419.8	109	20.7
<b>Total</b>	<b>2,026.2</b>	<b>2,039</b>	<b>100.0</b>

OVERVIEW BY TYPE OF PREMISES

31/12/2025	Area	Rental value, SEK <sup>1</sup>	Rental value/m <sup>2</sup>
Offices	532,999	1,168.0	2,191
Logistics & warehousing	499,062	444.3	890
Industry & manufacturing	152,569	157.4	1,032
Retail & restaurants	170,747	318.9	1,868
Healthcare & schools	157,286	307.7	1,956
Residential & hotels	44,994	72.9	1,620
Other	9,962	38.9	3,905
<b>Total</b>	<b>1,567,619</b>	<b>2,508.1</b>	<b>1,600</b>

<sup>1</sup> Rental value at 01/01/2026, 12 months ahead.



**Market value of the property portfolio**

Fastpartner recognises its properties at fair value according to IFRS 13 and all its properties have been valued in accordance with level 3. The entire property portfolio is independently valued twice a year. As of 31/12/2025, Fastpartner had the value of all its properties assessed through external evaluations made by the independent valuation institutions Cushman & Wakefield and Newsec. As of 31/12/2025, all property values have been subjected to an internal company valuation, in order to define a market value that is as accurate as possible. Fastpartner made internal value adjustments to twenty three properties as of 31/12/2025 compared to the external valuations that the company received as of 31/12/2025. These value adjustments differ by 1.8% of the Group's reported property value as at 31/12/2025. The deviations consist mainly of adjusted values for development rights, an adjustment of yield requirements on seven properties and project costs incurred on a number of project properties. The total value of the Group's properties as of 31 December 2025 was SEK 34,142.7m (33,923.1).

The valuations are based on the information that Fastpartner has concerning the properties. This information includes outgoing rent, lease term, any additional charges or discounts, vacancy levels, operation and maintenance costs and major planned or recently completed investments and repairs. In addition, Fastpartner also uses its own information regarding the location and market conditions for each property. The purpose of the valuations is to assess the market value of the properties at the time the valuation was carried out.

A cash flow analysis was performed for each property as part of the valuation process. The cash flow analysis consists of an assessment of the present value of the property's future net operating income during a calculation period, as well as the present value of the object's residual value after the end of the calculation period. The calculation takes into account future changes in net operating income, as well as the object's maintenance needs. The company's investment properties are valued on the basis of an average yield requirement of approximately 5.1% (5.2) on actual cash flow. For Region 1, the average required rate of return is approximately 4.5% (4.6), for Region 2 it is approximately 5.4% (5.5) and for Region 3 it is approximately 6.1% (6.1).

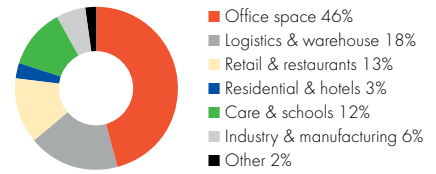
The value of the Group's properties includes SEK 736m (725) relating to development rights valued by applying the local price and/or cash flow method, which means that the assessment of the value is based on comparisons with prices for similar development rights.

Unrealised changes in value in the property portfolio for the year totalled SEK -351.3m (128.2).

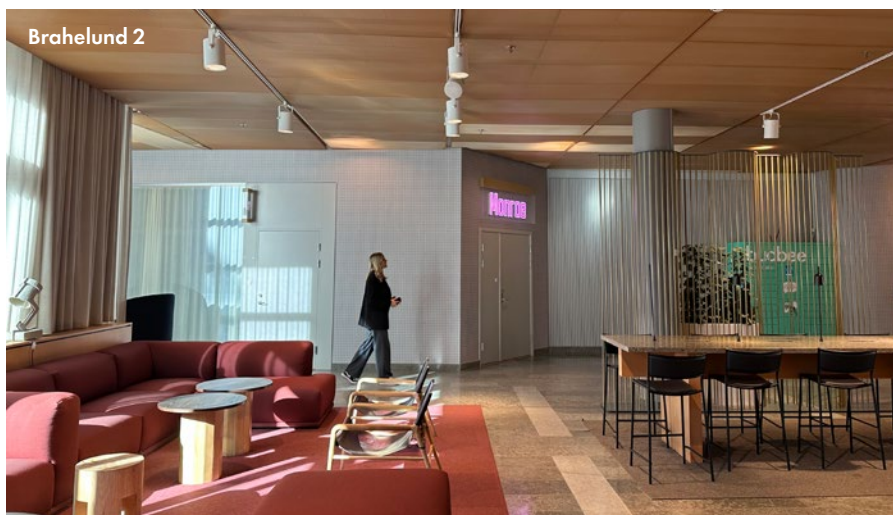
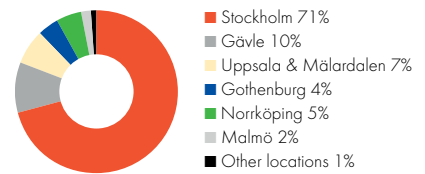
The value of the property portfolio has changed as follows:

SEKm	
Carrying amount at the beginning of the year, including properties under construction	33,923.1
+ Acquisition of new properties	72.4
+ Investments	498.5
- Sales	-
+/- Unrealised changes in value of properties	-351.3
<b>Carrying amount at year-end, including properties under construction</b>	<b>34,142.7</b>

**DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES**



**DISTRIBUTION OF RENTAL VALUE – BY REGION**



# Project and property development

Development of Fastpartner’s properties through refurbishment, extension and new construction generates a healthy return over time. Satisfied tenants, improved cash flows, higher property values and lower environmental impact are the rewards. All major projects are environmentally certified according to Breeam or Miljöbyggnad and are also adapted to the EU Taxonomy and Fastpartner’s own sustainability requirements.

Fastpartner continuously refines its property portfolio by making adjustments in order to meet the wishes of tenants and to make the properties more energy efficient and environmentally certified, thus reducing their climate footprint. Projects that are examples of this environmental certification and sustainability work are the refurbishment for Handelsbanken in Norr 22:2 and tenant adjustments for several tenants in Hilton 5. These projects are being environmentally certified under Miljöbyggnad and Breeam, respectively. Other projects include the adaptation of premises for Willys in Vallentuna-Rickeby 1:58, the adaptation of premises for several tenants in Oxen Mindre 30, 34 and 35, and Västerbotten 19, and refurbishment for TCM Cykel in Björnänge 5:1.

In 2025, Fastpartner maintained a focus on project and property development. During the year, Fastpartner invested SEK 498.5m (335.3) in its existing properties. At 31/12/2025, current project investments in properties totalled SEK 783.2m (586.2). The remaining investment volume for these current project investments totalled around SEK 425m (310).

## Development rights

Fastpartner is constantly working to develop the company’s development rights portfolio, through both the progression of existing development rights and the creation of new development rights via proactive local planning initiatives.

As of 31 December 2025, Fastpartner estimated its development rights to be around 417,000 m<sup>2</sup> (433,000), including about 127,000 m<sup>2</sup> (122,000) of residential development rights and about 290,000 m<sup>2</sup> (311,000) of commercial development rights. The development rights are in different phases, ranging from the vision stage for the local development plan to a stage where the plan has been adopted and construction can begin. As of 31 December 2025, the development rights were valued at SEK 736m (725), of which SEK 280m (240) related to residential development rights, corresponding on average to SEK 2,205/m<sup>2</sup> (1,967), and SEK 456m (485) related to commercial development rights, corresponding on average to SEK 1,572/m<sup>2</sup> (1,559). The development rights relate to properties held by Fastpartner with both ownership and leasehold rights.

## INVESTMENTS IN EXISTING PORTFOLIO

	SEKm
New construction	84.3
Tenant adjustments	314.1
Environmental and planning projects	100.1
<b>Total</b>	<b>498.5</b>

“Fastpartner is constantly working to develop the company’s development rights portfolio, through both the progression of existing development rights and the creation of new development rights via proactive local planning initiatives.”



Hilton 5

FASTPARTNER'S LARGE CURRENT PROJECTS AT 31 DECEMBER 2025

Property	Type of project	Project area (m <sup>2</sup> )	Estimated investment (SEKm)	Estimated remaining investment (SEKm)	Estimated completion, year
Oxen Mindre 30, 34, 35 <sup>*</sup>	Refurbishment multiple tenants	1,400	11	4	Q1 26
Bomullsspinneriet 3	Refurbishment BDAB	500	6	2	Q1 26
Amerika 3	Refurbishment multiple tenants	13,900	26	3	Q1 26
Syllen 4	Refurbishment tenant	600	7	4	Q1 26
Oxen Mindre 30	Refurbishment Metrea, Membrain	1,000	13	5	Q1 26
Björnänge 5:1	Refurbishment TCM Cycle	3,100	9	3	Q2 26
Västerbotten 19	Refurbishment Rusta	3,100	8	7	Q3 26
Hilton 5	Refurbishment multiple tenants	1,600	16	12	Q3 26
Kärra 90:1 <sup>*</sup>	Refurbishment multiple tenants	10,300	12	5	Q4 26
Vallentuna-Rickeby 1:58	Refurbishment Willys	2,800	45	23	Q4 26
Norr 22:2	Refurbishment Handelsbanken, energy	2,600	62	50	Q2 27

<sup>\*</sup> Tenant has moved in, additional fittings and sustainability measures still require implementation.

SIGNIFICANT POTENTIAL PROJECTS AND DEVELOPMENT RIGHTS

Region	Area	Property	Form of tenure	Prop. category	Status	Possible start of construction <sup>1</sup>	Additional area (m <sup>2</sup> , GFA) <sup>2</sup>			Addit. qty. <sup>2</sup>	
							Residential	Commercial	Total	Residential	
Stockholm	Sundbyberg	Päronet 2	Ownership	Preschool, residential	Start of construction, Preparation of local development plan	2026, 2029	10,000	800	10,800		154
Stockholm	Årsta	Allgunnen 7	Ownership/Leasehold	Residential, preschool	Local development plan in progress	2029	8,600	900	9,500		108
Stockholm	Västberga	Timpenningen 6	Leasehold	Commercial	Initial construction job	2021 <sup>3</sup>	-	40,000	40,000		-
Stockholm	Liljeholmen	Syllen 4	Leasehold	Residential/commercial	Prior to local development plan	2029	4,200	5,400	9,600		140
Stockholm	Lidingö	Diviatorn 1	Ownership	Residential	Prior to local development plan	2030	3,100	-	3,100		78
Stockholm	Bromma	Riksby 1:13	Ownership/Leasehold	Residential/commercial	Local development plan in progress	2031	42,000	31,200	73,200		540
Stockholm	Märsta	Märsta Centrum	Ownership	Commercial	Prior to construction start	2027	-	16,800	16,800		-
Stockholm	Vallentuna	Vallentuna Centrum	Ownership	Residential/commercial	Local development plan in progress	2031	20,000	7,000	27,000		250
Stockholm	Vallentuna	Vallentuna-Rickeby 1:472	Ownership	Residential, retail	Prior to construction start	2027	2,800	600	3,400		48
Stockholm	Täby	Stansen 1	Ownership	Preschool	Prior to construction start	2027	-	2,000	2,000		-
Ulricehamn	Ulricehamn	Slingan 1	Ownership	Warehousing, logistics	Prior to construction start	2026	-	23,500	23,500		-
Gävle	Näringen	Näringen 10:4	Ownership	Commercial	Prior to construction start	2027	-	10,000	10,000		-
Gävle	Hemsta	Hemsta 11:11, 15:7	Ownership	Commercial	Prior to construction start	2027	-	20,000	20,000		-
Gävle	Gavlehov	Sätra 64:5, Sätra 108:23	Ownership	Residential/commercial	Prior to construction start	2027	11,500	24,500	36,000		164
Stockholm	Uppl Väsby	Hammarby-Smedby 1:458	Ownership	Offices, manufacturing	Prior to construction start	2027	-	16,300	16,300		-
Stockholm	Kista	Ekenäs 1 and others	Leasehold	Shopping centre/commercial	Local development plan in progress	2032	-	18,100	18,100		-
<b>Total</b>							<b>102,200</b>	<b>217,100</b>	<b>319,300</b>		<b>1,482</b>

<sup>1</sup> Possible start of construction refers to when the project is estimated to be able to start, provided that the planning work progresses as expected and, where applicable, lettings have reached a requisite level.

<sup>2</sup> These figures are based on estimates and judgements made by Fastpartner and are therefore preliminary. The figures may be revised over the course of the project.

<sup>3</sup> The clearance and demolition work started in 2021.



# Financing

## Shareholders' equity

The Group's equity at the end of the year amounted to SEK 14,968.0m (15,009.8). Equity increased by SEK 318.2m as a result of the profit for the year and decreased by SEK -360.0m, of which SEK -86.9m was a result of Fastpartner repurchasing 1,600,000 class A ordinary shares and SEK -273.1m was a consequence of payment of the decided dividend to shareholders.

## Loan financing

Fastpartner's interest-bearing liabilities at the end of the year totalled SEK 16,588.8m (16,293.6), of which SEK 8,681.4m (8,563.3) or 52.3% (52.6) comprised green financing. Interest-bearing net liabilities totalled SEK 15,665.9m (15,498.1), corresponding to 45.9% (45.7) of the market value of the properties as of 31 December 2025. Interest-bearing gross liabilities to banks totalled SEK 10,681.8m (10,533.9), corresponding to 31.3% (31.1) of the market value of the properties as of 31 December 2025. The remaining gross liability, corresponding to 17.3% (17.0) of the market value of the properties, consisted of listed bond loans of SEK 5,206.0m (5,150.0) and commercial paper of SEK 701.0m (610.0). The average interest rate for all loans as of 31 December 2025 was 3.6% (4.0).

Below is a summary of the outstanding listed bond loans.

Amount (SEKm)	Interest (%)	Maturity of the bond loan
1,266.0	Stibor 3M + 1.27 <sup>1</sup>	June 2026
1,200.0	Stibor 3M + 1.45 <sup>1</sup>	Feb. 2027
400.0	2.288 <sup>1,2</sup>	Feb. 2027
200.0	Stibor 3M + 1.99 <sup>1</sup>	June 2027
500.0	Stibor 3M + 1.28 <sup>1</sup>	Aug. 2027
1,250.0	Stibor 3M + 2.50 <sup>1</sup>	April 2028
390.0	Stibor 3M + 2.0 <sup>1</sup>	Sept. 28
<b>5,206.0</b>		

<sup>1</sup>The figure refers to percentage points.

<sup>2</sup> Interest rate swaps entered into for SEK 400.0m at a variable interest rate of Stibor 3M + 1.32 percentage points. Maturity Feb. 2027.

The Group's interest-bearing liabilities total SEK 16,588.8m (16,293.9). This amount includes loans totalling SEK 2,847.1m (3,588.6), which are due or are to be repaid within 12 months and are therefore classified as current liabilities to credit institutions as of 31 December 2025. Fastpartner is conducting ongoing discussions with the company's main banks regarding margins and maturities for the short-term component of the loan portfolio and believes there are good prospects for refinancing these loans at market terms. Fastpartner continues to monitor developments on the interest rate swap market in order to choose the right opportunity to extend the company's fixed-rate periods.

The Group's loan structure at 31 December 2025 is detailed below.

## LOAN STRUCTURE AT 31/12/2025 (SEKm)

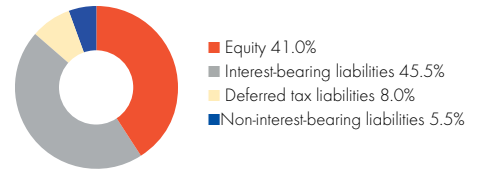
Loan agreement	Amount utilised	Loan agreement term
2,736.9	2,736.9 <sup>1</sup>	2026
8,138.2	6,223.2 <sup>2</sup>	2027
4,880.6	3,865.6 <sup>3</sup>	2028
1,683.3	1,683.3	2029
1,038.5	1,038.5	2032
1,041.3	1,041.3	2034
<b>Total</b>	<b>19,518.8</b>	<b>16,588.8</b>

<sup>1</sup> Of which SEK 1,266.0m relates to green bond loans and SEK 701.0m to commercial paper.

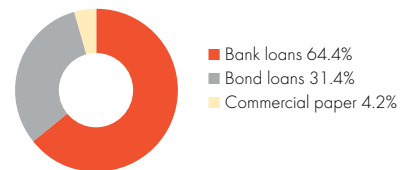
<sup>2</sup> Of which SEK 2,300.0m relates to green bond loans.

<sup>3</sup> Of which SEK 1,640.0m relates to green bond loans.

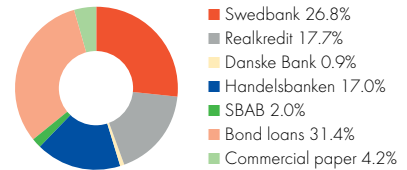
## CAPITAL STRUCTURE



## BREAKDOWN OF FINANCING



## BREAKDOWN OF LENDERS



## THE GROUP'S INTEREST RATE SWAP AGREEMENTS AS OF 31 DECEMBER 2025

Amount (SEKm)	Interest <sup>1</sup> (%)	Swap duration
200	1.23	Feb. 2026
600	1.83	Feb. 2026
300	2.30	Dec. 2026
500	2.20	April 2027
200	2.19	Dec. 27
300	2.71	Dec. 2028
200	2.41	Dec. 2028
400	2.20	Aug. 2029
300	2.12	Aug. 2029
100	2.17	Sept. 2029
500	1.99	Dec. 2029
500	2.72	Dec. 2033
<b>4,100</b>		

<sup>1</sup> Excluding the loan margin

### Credit ratings from Moody's and Scope Ratings

Fastpartner was assigned an investment grade rating by Moody's in May 2021. The credit rating was Baa3 with a stable outlook. On 30 November 2022, Moody's confirmed Fastpartner's Baa3 credit rating, but revised the outlook to negative. As of 11 July 2023, Moody's downgraded Fastpartner's credit rating to Ba3, with a negative outlook. As of 29 November 2023, Moody's downgraded Fastpartner's credit rating to B1, with a negative outlook. As of 16 May 2024, Moody's confirmed the B1 credit rating and revised the outlook to stable. As of 27 February 2025, Moody's upgraded the credit rating to Ba3 with a positive outlook. As of 31 October 2025, Moody's upgraded the credit rating to Ba2 with a stable outlook.

Fastpartner received an investment grade rating from Scope Ratings in August 2020. The BBB- credit rating with stable prospects also covers Fastpartner's senior unsecured bonds and commercial paper. As of 7 September 2023, Scope Ratings downgraded Fastpartner's credit rating to BB, with a negative outlook. As of 30 August 2024, Scope Ratings confirmed the BB credit rating and revised the outlook to positive. The credit rating of BB with a positive outlook was affirmed by Scope Ratings on 1 September 2025.

### Financial position

The equity/assets ratio of the Group at year-end was 41.0% (41.5). The equity/assets ratio of the Group adjusted in accordance with NRV at year-end was 49.0% (49.4). Cash and cash equivalents including unutilised overdraft facilities totalled SEK 556.8m (428.4) at year-end. In addition, Fastpartner has unutilised credit facilities with Swedish banks totalling SEK 2,930m (2,310).

### Risk assessment

Fastpartner's primary risks are associated with economic trends, financing costs, access to liquidity on the financing market and changes in property values. All these risks are interlinked and affect each other. Access to liquidity and interest rate levels are pivotal to investment and consumption trends, which in turn affect the economic situation, although interest rates are naturally the most significant factor for both profit from property management and changes in the value of properties.

Following the ECB and the Riksbank making several interest rate cuts, interest rates have come down to a level that is relatively comfortable for most Swedish property companies. This is particularly true for us, as the interest rate cuts have had an immediate impact as a result of our financing strategy.

Liquidity on the capital market and in the banking system is very good, so this risk is very limited at present.

Another factor where the risk has been relatively high is the general economic situation, but here too we see signs of some improvement, although the market remains challenging.

### Related party transactions

During the year, all transactions with companies within the Fastpartner Group, Henrik och Sven-Olof Fastigheter AB, Fastpartner's associated companies and with the Parent Company Compactor Fastigheter AB were carried out on market terms. No other significant business transactions with related parties were carried out during the year.

### Employees

As of 31 December 2025, the Group had 80 (84) employees, of which 51 (56) were men. All of them are employed by the Parent Company.

### Change in pledged assets and contingent liabilities

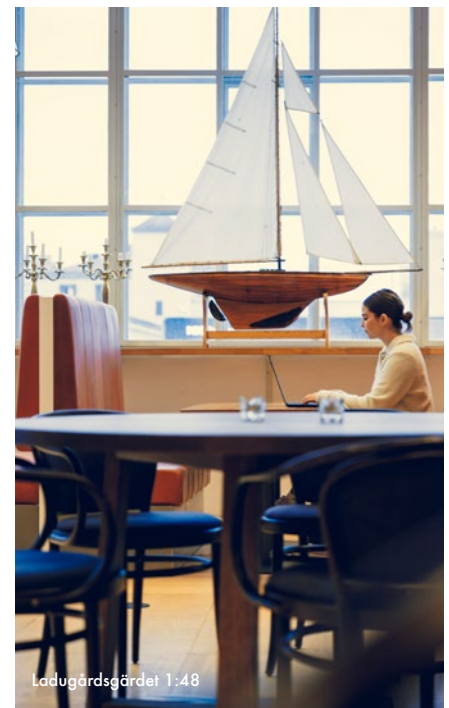
Pledged assets increased to SEK 12,352.2m (11,965.7) during the year as a result of Fastpartner taking out secured bank loans.

# 41.0%

The equity/assets ratio in the Group at year-end totalled 41.0%.

# 49.0%

The equity/assets ratio adjusted in accordance with NRV in the Group totalled 49.0% at year-end.



**Events after year-end**

In January, Fastpartner issued unsecured green bonds totalling SEK 750m with final maturity in September 2029 and February 2031. The loans will be used to redeem an existing bond loan of SEK 1,266m that has final maturity in June 2026.

**Parent Company**

The Parent Company conducts parts of the property management business on behalf of the Group. Rental income for the Parent Company during the year totalled SEK 639.4m (630.6) and profit after financial items was SEK 721.0m (663.1). At 31 December 2025, cash and cash equivalents totalled SEK 147.1m (23.9). The risk assessment for the Parent Company is the same as for the Group.



# Company share information

## Ordinary shares, class A

Fastpartner's class A ordinary shares were listed on the O list of the Stockholm Stock Exchange in 1994. Since 2 October 2006, the ordinary shares have been listed on the main list of Nasdaq Stockholm. Since 2 January 2020, the shares have been traded on the Large Cap list. Chief Executive Officer Sven-Olof Johansson has been the principal owner since 1995 and owned a 75.7% stake through Compactor Fastigheter AB as of 31 December 2025.

The chart below shows the company's share price performance.

SHARE PRICE 1 JANUARY – 31 DECEMBER 2025 (SEK)



## Ordinary shares, class D

Fastpartner's class D ordinary shares were listed on the main list of Nasdaq Stockholm on 13 December 2019. Since 2 January 2020, the shares have been traded on the Large Cap list. The issue price was SEK 84 per share. Class D shares entitle the holder to a dividend as of 6 May 2020. Class D shares entitle the holder to an annual dividend of a maximum of SEK 5.0/class D share. Each class D share carries one tenth of a vote.

## Repurchase and divestment of own shares

During the year, 1,600,000 class A ordinary shares were repurchased at an average price of SEK 54.20 per share. No own class A ordinary shares were divested. The holding at year-end was 1,933,636 ordinary class A shares, representing 1.1% of the total number of class A ordinary shares issued.

No class D ordinary shares have been repurchased.

## Number of shares outstanding

The total number of outstanding class A ordinary shares at year-end was 181,300,000. The total number of Class D ordinary shares outstanding at year-end was 14,659,140.

## THE FIVE LARGEST OWNERS AT 31/12/2025

	Number of shares, class A	Holding, %
Compactor Fastigheter AB <sup>1)</sup>	137,244,424	75.7
Länsförsäkringar Fondförvaltning	4,500,000	2.5
Kamprad Family Foundation	3,687,500	2.0
Alcur Fonder AB	2,877,050	1.6
Carnegie Fonder AB	2,612,260	1.4
Other	30,378,766	16.8
<b>Number of ordinary shares outstanding</b>	<b>181,300,000</b>	<b>100.0</b>
Fastpartner AB	1,933,636	
<b>Total ordinary shares issued</b>	<b>183,233,636</b>	

<sup>1)</sup> Of which 180,000 (180,000) shares are on loan to Carnegie in conjunction with the signing of a liquidity guarantee.



## REASONS FOR BEING A FASTPARTNER SHAREHOLDER

### Clear focus on Stockholm

Around 80 per cent of the rental value is in Stockholm and the surrounding areas in Mälardalen. Properties are located in attractive areas, many of which are on a metro line, in the Stockholm area. In a constantly growing market, demand for premises is high, which results in higher rent levels and lower vacancies.

### Good returns and dividends

The total return on the share over the past five years has been 96 per cent. The dividend has been steadily increasing and since 2002 Fastpartner has paid over SEK 3.9bn to its shareholders.

### Constant growth and ambitious targets that are achieved

Fastpartner's profit from property management has increased from SEK 198m in 2010 to SEK 835m in 2025, which is an increase of around 320 per cent. The targets set by Fastpartner during these years have usually been met. As of Q4 2025, Fastpartner's rolling profit from property management was about SEK 790m.

## ASSURANCE OF THE BOARD OF DIRECTORS

The Board of Directors and the Chief Executive Officer hereby certify that this Interim Report provides a true and fair view of the Parent Company's and Group's operations, financial position and profit/loss and describes any significant risks and uncertainties faced by the Parent Company and the companies included in the Group.

Stockholm, 12 February 2026

Peter Carlsson  
*Chair of the Board*

Sven-Olof Johansson  
*Board Member and  
Chief Executive Officer*

*Carina Åkerström*  
Board Member

Charlotte Bergman  
*Board Member*

Katarina Staaf  
*Board Member*

Cecilia Vestin  
*Board Member*

This information is information that Fastpartner AB is obliged to disclose under the EU Market Abuse Regulation and the Swedish Securities Market Act. This information was submitted for publication, through the agency of the contact person set out below, at 1.30 p.m. CET on 12 February 2026.

The Interim Report has not been subject to review by the company's auditors.

Further information is available from Sven-Olof Johansson, Chief Executive Officer, phone +46 (0)8 402 34 65 (direct) or +46 (0)8 402 34 60 (reception), or on the company's website [www.fastpartner.se](http://www.fastpartner.se)

# Condensed consolidated statement of comprehensive income

Amounts in SEKm	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
Rental income	570.5	566.2	2,271.3	2,293.4
<b>Property expenses</b>				
Operating expenses	-99.7	-106.1	-390.9	-394.9
Repairs and maintenance	-24.5	-19.4	-71.5	-73.4
Property tax	-31.1	-30.0	-129.5	-119.1
Leases	-2.4	-2.0	-9.2	-9.1
Property administration and marketing	-19.9	-24.8	-74.5	-86.1
<b>Net operating income</b>	<b>392.9</b>	<b>383.9</b>	<b>1,595.7</b>	<b>1,610.8</b>
Central administration	-16.2	-11.8	-58.0	-46.5
Unrealised changes in value of properties	-160.1	9.4	-351.3	128.2
Realised changes in value of properties	0.3	3.4	0.3	6.8
Share of associated companies' profit	0.0	-3.8	0.0	-3.8
<b>Profit before financial items</b>	<b>216.9</b>	<b>381.1</b>	<b>1,186.7</b>	<b>1,695.5</b>
<b>Financial items</b>				
Financial income	3.4	6.2	20.5	25.6
Financial expenses	-164.9	-193.9	-688.1	-860.0
Interest expense on lease liability, leasehold	-8.9	-8.8	-35.8	-35.4
Change in value, derivatives and financial investments	29.1	35.4	-2.2	19.0
<b>Profit before tax</b>	<b>75.6</b>	<b>220.0</b>	<b>481.1</b>	<b>844.7</b>
Tax	-46.1	-60.8	-162.9	-196.7
<b>Profit for the period</b>	<b>29.5</b>	<b>159.2</b>	<b>318.2</b>	<b>648.0</b>
Other comprehensive income	-	-	-	-
<b>Comprehensive income for the period</b>	<b>29.5</b>	<b>159.2</b>	<b>318.2</b>	<b>648.0</b>
<b>Profit for the period attributable to:</b>				
Parent Company shareholders	29.5	159.2	318.2	648.0
Non-controlling interests	-	-	-	-
	<b>29.5</b>	<b>159.2</b>	<b>318.2</b>	<b>648.0</b>
Earnings/class A ordinary share, SEK	0.06	0.77	1.35	3.14
Number of class A ordinary shares issued	183,233,636	183,233,636	183,233,636	183,233,636
Number of class A ordinary shares outstanding	181,300,000	182,900,000	181,300,000	182,900,000
Average number of class A ordinary shares	181,300,000	182,900,000	181,891,667	182,900,000
Earnings/class D ordinary share, SEK	1.25	1.25	5.0	5.0
Number of class D ordinary shares issued	14,659,140	14,659,140	14,659,140	14,659,140
Number of class D ordinary shares outstanding	14,659,140	14,659,140	14,659,140	14,659,140
Average number of class D ordinary shares	14,659,140	14,659,140	14,659,140	14,659,140

There is currently no dilution, as there are no potential class A ordinary shares in Fastpartner.

# Condensed consolidated balance sheet

Amounts in SEKm	31/12/2025	31/12/2024
<b>ASSETS</b>		
<b>Non-current assets</b>		
<b>Property, plant and equipment</b>		
Investment properties	33,947.0	33,727.5
Investment properties under construction	195.7	195.6
Right-of-use asset, leasehold	1,190.0	1,190.0
Machinery and equipment	2.5	3.4
<b>Total property, plant and equipment</b>	<b>35,335.2</b>	<b>35,116.5</b>
<b>Non-current financial assets</b>		
Long-term holdings of securities	136.9	138.4
Interests in associated companies	617.8	590.3
Other non-current receivables	0.1	0.2
Derivative instruments	15.0	28.8
<b>Total non-current financial assets</b>	<b>769.8</b>	<b>757.7</b>
<b>Total non-current assets</b>	<b>36,105.0</b>	<b>35,874.2</b>
Current receivables	215.5	232.5
Current investments	-	43.7
Cash and cash equivalents	161.8	33.4
<b>Total current assets</b>	<b>377.3</b>	<b>309.6</b>
<b>TOTAL ASSETS</b>	<b>36,482.3</b>	<b>36,183.8</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	659.6	659.6
Other contributed capital	2,051.4	2,051.4
Retained earnings incl. income for the period	12,257.0	12,298.8
<b>Total shareholders' equity</b>	<b>14,968.0</b>	<b>15,009.8</b>
Deferred tax liability	2,931.1	2,878.2
Liabilities to credit institutions and similar liabilities	13,741.7	12,705.3
Lease liability leasehold	1,190.0	1,190.0
Other non-current liabilities	44.5	43.1
Derivative instruments	7.5	14.0
<b>Total non-current liabilities</b>	<b>17,914.8</b>	<b>16,830.6</b>
Liabilities to credit institutions and similar liabilities	2,847.1	3,588.6
Other current liabilities	348.8	448.2
Accrued expenses and deferred income	403.6	306.6
<b>Total current liabilities</b>	<b>3,599.5</b>	<b>4,343.4</b>
<b>Total liabilities</b>	<b>21,514.3</b>	<b>21,174.0</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>36,482.3</b>	<b>36,183.8</b>

# Condensed consolidated statement of cash flows

Amounts in SEKm	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
<b>Operating activities</b>				
Profit before tax	75.6	220.0	481.1	844.7
Adjustment items	131.1	-32.5	354.1	-137.6
Tax paid/received	-13.9	-21.9	-127.2	-94.8
<b>Cash flow from operating activities before changes in working capital</b>	<b>192.8</b>	<b>165.6</b>	<b>708.0</b>	<b>612.3</b>
Changes in working capital	-23.8	-120.9	81.1	-0.6
<b>Cash flow from operating activities</b>	<b>169.0</b>	<b>44.7</b>	<b>789.1</b>	<b>611.7</b>
<b>Investing activities</b>				
Investments in properties	-185.5	-105.5	-570.0	-343.7
Divestment of properties	-	43.1	-	282.8
Divestment of non-current financial assets, proceeds obtained	0.3	0.7	1.1	3.7
Investment in non-current financial assets, proceeds paid	-8.9	-	-27.5	-4.5
<b>Cash flow from investing activities</b>	<b>-194.1</b>	<b>-61.7</b>	<b>-596.4</b>	<b>-61.7</b>
<b>Financing activities</b>				
Borrowings	783.0	530.0	4,448.8	1,415.0
Repayment of borrowings	-681.4	-552.0	-4,153.9	-1,771.4
Repurchase of own shares	-	-	-86.9	-
Dividend	-118.1	-109.8	-273.1	-256.2
<b>Cash flow from financing activities</b>	<b>-16.5</b>	<b>-131.8</b>	<b>-65.1</b>	<b>-612.6</b>
<b>Cash flow for the period</b>	<b>-41.6</b>	<b>-148.8</b>	<b>127.6</b>	<b>-62.6</b>
Cash and cash equivalents, beginning of period	203.3	182.2	33.4	96.0
Acquired cash and cash equivalents	0.1	-	0.8	-
<b>Cash and cash equivalents, end of period</b>	<b>161.8</b>	<b>33.4</b>	<b>161.8</b>	<b>33.4</b>

# Condensed change in consolidated equity

Amounts in SEKm	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
At beginning of period	14,938.2	14,850.6	15,009.8	14,618.0
Repurchase of own shares	-	-	-86.9	-
Dividend <sup>1</sup>	0.3	-	-273.1	-256.2
Transactions with owners	-	-	-	-
Profit for the period/comprehensive income	29.5	159.2	318.2	648.0
<b>At end of period</b>	<b>14,968.0</b>	<b>15,009.8</b>	<b>14,968.0</b>	<b>15,009.8</b>
<b>Attributable to Parent Company shareholders</b>	<b>14,968.0</b>	<b>15,009.8</b>	<b>14,968.0</b>	<b>15,009.8</b>

<sup>1</sup> Of which dividend for class D ordinary shares accounts for SEK -73.3m. SEK 254.8m of the dividend amount of SEK 273.1m has been paid and the remainder was recognised as a liability as of 31/12/2025.

## Key performance indicators

Financial key performance indicators	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
Rolling annual profit from property management, SEKm [4 quarters ahead] <sup>2</sup>	790.0	835.0	790.0	835.0
Equity/class A ordinary share, SEK <sup>2</sup>	82.6	82.1	82.6	82.1
Long-term net asset value per class A ordinary share, NRV, SEK <sup>2</sup>	98.7	97.7	98.7	97.7
Return on equity, % <sup>1,2</sup>	0.8	4.3	2.1	4.4
Return on total capital, % <sup>1,2</sup>	2.6	4.6	3.2	4.7
Interest coverage ratio, multiple <sup>2</sup>	2.3	1.9	2.2	1.8
Net debt/EBITDA, multiple <sup>2</sup>	10.4	10.5	10.2	9.9
Equity/assets ratio, % <sup>2</sup>	41.0	41.5	41.0	41.5
Equity/assets ratio adjusted in terms of NRV, % <sup>2</sup>	49.0	49.4	49.0	49.4

Property-related key performance indicators	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
Net operating income, % <sup>1,2</sup>	5.0	4.9	5.1	5.1
Surplus ratio, % <sup>2</sup>	68.9	67.8	70.3	70.2
Economic occupancy rate, %	91.3	91.9	91.3	92.4
Economic occupancy rate, adjusted for project properties, %	91.5	91.9	91.6	92.4
Rental value, SEK/m <sup>21</sup>	1,622.4	1,614.9	1,626.7	1,622.7
Property expenses, SEK/m <sup>21</sup>	453.2	464.1	431.0	434.5
Operating surplus, SEK/m <sup>21</sup>	1,028.1	1,020.0	1,054.2	1,064.9

<sup>1</sup> Calculated at annual rate based on respective period.

<sup>2</sup> Financial measures that are not defined according to IFRS. For definitions and reconciliation, see page 27.

### PROPERTY PORTFOLIO AT 31/12/2025

Region	Number of properties	Area 000 m <sup>2</sup>	Rental income	Income/m <sup>21</sup>	Property expenses SEKm	Expense/m <sup>21</sup>	Net operating income SEKm	Fair value SEKm	Net operating income, %	Rental value <sup>1</sup> SEKm
Region 1	59	489.9	1,092.8	2,230.6	282.6	576.8	810.2	18,390.7	4.7	1,204.8
Region 2	85	490.4	676.8	1,380.0	235.5	480.1	441.3	9,596.4	5.0	788.2
Region 3	75	587.3	501.7	854.2	157.5	268.2	344.2	6,155.6	6.2	557.0
<b>Total</b>	<b>219</b>	<b>1,567.6</b>	<b>2,271.3</b>	<b>1,448.9</b>	<b>675.6</b>	<b>431.0</b>	<b>1,595.7</b>	<b>34,142.7</b>	<b>5.1</b>	<b>2,550.0</b>

<sup>1</sup> Not adjusted for properties acquired and sold during 2025.

Region 1 includes the company's properties in Stockholm City/Solna/Västberga/Södertälje/Lunda/Spånga/Älvsjö/Hässelby/Bredäng/Tensta and Rinkeby.

Region 2 includes the company's properties in Bromma/Täby/Lidingö/Akalla/Märsta/Knivsta/Sollentuna/Vallentuna/Upplands Väsby/Uppsala/Strängnäs/Eskilstuna and Enköping.

Region 3 includes the company's properties in Gävle/Norrköping/Gothenburg/Malmö/Växjö/Ålvesta/Ulricehamn/Åtvidaberg/Ystad/Söderhamn/Borlänge/Finspång/Flen/Sundsvall/Ludvika and Hedemora.

# Condensed profit and loss account and statement of comprehensive income, Parent Company

Amounts in SEKm	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
<b>Rental income</b>	<b>162.1</b>	<b>155.2</b>	<b>639.4</b>	<b>630.6</b>
<b>Property expenses</b>				
Operating expenses	-23.7	-22.2	-90.9	-89.1
Repairs and maintenance	-9.0	-6.5	-32.0	-30.6
Property tax	-9.2	-8.4	-37.1	-33.6
Ground rents/leases	-4.1	-4.0	-16.2	-16.0
Property administration and marketing	-16.5	-15.7	-58.1	-52.2
<b>Net operating income</b>	<b>99.6</b>	<b>98.4</b>	<b>405.1</b>	<b>409.1</b>
Central administration	-9.4	-9.2	-32.8	-30.7
Share of associated companies' profit	-	-3.8	-	-3.8
<b>Profit before financial items</b>	<b>90.2</b>	<b>85.4</b>	<b>372.3</b>	<b>374.6</b>
<b>Financial items</b>				
Sale of shares and participations	0.3	16.0	241.9	236.3
Profit from interests in subsidiaries	424.8	470.6	424.8	470.6
Other financial items	-47.9	-79.4	-318.0	-418.4
<b>Profit/loss after financial items</b>	<b>467.4</b>	<b>492.6</b>	<b>721.0</b>	<b>663.1</b>
<b>Appropriations</b>				
Group contributions	8.2	11.4	8.2	11.4
<b>Profit before tax</b>	<b>475.6</b>	<b>504.0</b>	<b>729.2</b>	<b>674.5</b>
Tax	-36.7	-39.9	-41.8	-48.4
<b>Profit for the period</b>	<b>438.9</b>	<b>464.1</b>	<b>687.4</b>	<b>626.1</b>

## Parent Company statement of comprehensive income

Amounts in SEKm	2025 01/10-31/12	2024 01/10-31/12	2025 01/01-31/12	2024 01/01-31/12
Profit for the period according to the profit and loss accounts	438.9	464.1	687.4	626.1
Other comprehensive income	-	-	-	-
<b>Total comprehensive income for the period</b>	<b>438.9</b>	<b>464.1</b>	<b>687.4</b>	<b>626.1</b>

# Condensed balance sheet, Parent Company

Amounts in SEKm	31/12/2025	31/12/2024
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment		
Machinery and equipment	0.7	0.8
<b>Total property, plant and equipment</b>	<b>0.7</b>	<b>0.8</b>
Shares in Group companies	9,041.3	8,996.4
Receivables from Group companies	12,276.2	11,682.6
Long-term holdings of securities	136.9	138.4
Interests in associated companies	580.6	553.1
Other non-current receivables	0.1	0.1
Derivative instruments	15.0	28.8
<b>Total non-current financial assets</b>	<b>22,050.1</b>	<b>21,399.4</b>
<b>Total non-current assets</b>	<b>22,050.8</b>	<b>21,400.2</b>
Current receivables	15.8	27.0
Prepaid expenses and accrued income	173.2	163.0
Current investments	-	43.7
Cash and cash equivalents	147.1	23.9
<b>Total current assets</b>	<b>336.1</b>	<b>257.6</b>
<b>TOTAL ASSETS</b>	<b>22,386.9</b>	<b>21,657.8</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	659.6	659.6
Other reserves	110.6	110.6
Share premium reserve	2,051.4	2,051.4
Retained earnings incl. income for the period	4,979.1	4,651.7
<b>Total shareholders' equity</b>	<b>7,800.7</b>	<b>7,473.3</b>
Liabilities to credit institutions and similar liabilities	10,739.5	9,286.8
Liabilities to Group companies	1,019.4	953.1
Other non-current liabilities	19.4	23.5
Derivative instruments	7.5	14.0
<b>Total non-current liabilities</b>	<b>11,785.8</b>	<b>10,277.4</b>
Liabilities to credit institutions and similar liabilities	2,444.6	3,497.3
Other current liabilities	179.3	278.7
Accrued expenses and deferred income	176.5	131.1
<b>Total current liabilities</b>	<b>2,800.4</b>	<b>3,907.1</b>
<b>Total liabilities</b>	<b>14,586.2</b>	<b>14,184.5</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>22,386.9</b>	<b>21,657.8</b>

# Change in Parent Company equity

Amounts in SEKm	2025	2024	2025	2024
	01/10-31/12	01/10-31/12	01/01-31/12	01/01-31/12
At beginning of period	7,361.5	7,009.2	7,473.3	7,103.4
Repurchase of own shares	-	-	-86.9	-
Dividend <sup>1</sup>	0.3	-	-273.1	-256.2
Transactions with owners	-	-	-	-
Profit for the period/comprehensive income	438.9	464.1	687.4	626.1
<b>At end of period</b>	<b>7,800.7</b>	<b>7,473.3</b>	<b>7,800.7</b>	<b>7,473.3</b>

<sup>1</sup> Of which dividend for class D ordinary shares accounts for SEK -73.3m. SEK 254.8m of the dividend amount of SEK 273.1m has been paid and the remainder was recognised as a liability as of 31/12/2025.

## NOTE 1 ACCOUNTING POLICIES

Fastpartner prepares its consolidated financial statements in accordance with International Financial Reporting Standards (IFRS). This report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The Parent Company prepares its financial statements according to RFR 2, Accounting for Legal Entities and the Swedish Annual Accounts Act. The Group and the Parent Company have applied the same accounting policies and valuation methods as in the most recent Annual Report.

New or amended IFRS standards or other IFRIC interpretations that have entered into force since 1 January 2025 have had no material effect on the consolidated profit and loss accounts or balance sheets.

Disclosures in accordance with IAS 34 Interim Reporting are provided both in notes and elsewhere in the Interim Report.

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## NOTE 2 SEGMENT REPORTING

SEKm	Region 1		Region 2		Region 3		Total property management		Eliminations and Group-wide items		Total Group	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
Rental income	1,092.8	1 095.0	676.8	706.2	501.7	492.2	2,271.3	2,293.4			2,271.3	2,293.4
Property expenses	-282.6	-282.6	-235.5	-245.2	-157.5	-154.8	-675.6	-682.6			-675.6	-682.6
<b>Net operating income</b>	<b>810.2</b>	<b>812.4</b>	<b>441.3</b>	<b>461.0</b>	<b>344.2</b>	<b>337.4</b>	<b>1,595.7</b>	<b>1,610.8</b>			<b>1,595.7</b>	<b>1,610.8</b>
<b>Ground rents</b>	-30.0	-29.6	-5.0	-5.0	-0.8	-0.8	-35.8	-35.4			-35.8	-35.4
<b>Changes in value</b>												
Unrealised changes in value of properties	-210.5	94.1	-216.7	9.7	75.9	24.4	-351.3	128.2			-351.3	128.2
Realised changes in value of properties		6.4	0.3	0.1		0.3	0.3	6.8			0.3	6.8
Changes in value, financial instruments							-2.2	19.0			-2.2	19.0
<b>Gross profit</b>	<b>569.7</b>	<b>883.3</b>	<b>219.9</b>	<b>465.8</b>	<b>419.3</b>	<b>361.3</b>	<b>1,206.7</b>	<b>1,729.4</b>			<b>1,206.7</b>	<b>1,729.4</b>
<b>Unallocated items</b>												
Central administration									-58.0	-46.5	-58.0	-46.5
Share of associated companies' profit							-	-3.8			-	-3.8
Financial income							20.5	25.6			20.5	25.6
Financial expenses							-688.1	-860.0			-688.1	-860.0
<b>Profit before tax</b>											<b>481.1</b>	<b>844.7</b>
Tax									-162.9	-196.7	-162.9	-196.7
<b>Comprehensive income for the year</b>							<b>539.1</b>	<b>891.2</b>	<b>220.9</b>	<b>-243.2</b>	<b>318.2</b>	<b>648.0</b>
Investment properties	18,390.7	18,401.7	9,596.4	9,635.2	6,155.6	5,886.2	34,142.7	33,923.1			<b>34,142.7</b>	<b>33,923.1</b>
Right-of-use asset, leasehold	994.7	994.7	166.9	166.9	28.4	28.4	1,190.0	1,190.0			<b>1,190.0</b>	<b>1,190.0</b>
<b>Unallocated items</b>												
Financial non-current assets											769.8	757.7
Machinery and equipment											2.5	3.4
Current assets											215.5	276.2
Cash and cash equivalents											161.8	33.4
<b>Total assets</b>	<b>19 385.4</b>	<b>19,396.4</b>	<b>9,763.3</b>	<b>9,802.1</b>	<b>6,184.0</b>	<b>5,914.6</b>	<b>35,332.7</b>	<b>35,113.1</b>			<b>36,482.3</b>	<b>36,183.8</b>
<b>Unallocated items</b>												
Shareholders' equity											14,968.0	15,009.8
Non-current liabilities											14,983.7	13,952.4
Deferred tax liability											2,931.1	2,878.2
Current liabilities											3,599.5	4,343.4
<b>Total equity and liabilities</b>											<b>36,482.3</b>	<b>36,183.8</b>
Acquisitions and investments for the period	199.6	108.8	178.0	158.0	193.3	77.0	570.9	343.8			<b>570.9</b>	<b>343.8</b>
Sales for the period		-243.3		-55.7				-299.0			-	-299.0

Note that IFRS 16 effects in respect of ground rents are reported separately above.

In accordance with IFRS 8, segments are presented from the point of view of the Executive Management Team, divided into the following segments: Region 1, Region 2 and Region 3. These three identified regions are the management areas used to monitor the business and which are reported on to the Executive Management Team. The accounting policies used in internal reporting are the same as for the Group in general, except in respect of ground rents, which are recognised as a financial item in the Group profit and loss account. The three regions are followed up at the net operating income level. In addition, there are unallocated items and Group adjustments. Rental income, which is external in its entirety, property expenses, and unrealised changes in value are directly attributable to the properties in each segment. Gross profit consists of earnings from each segment, excluding allocation of central administrative expenses, share of associated companies' profit, items in net financial items and tax. Assets and liabilities are recognised on the balance sheet date and property assets are directly attributed to each segment.

Region 1 includes the company's properties in the areas Stockholm city/Solna/Västberga/Södertälje/Lunda/Spånga and the company's five district centres in Älvsjö, Hässelby, Bredäng, Tensta and Rinkeby.

Region 2 includes the company's properties in Bromma/Täby/Lidingö/Akalla/Märsta/Knivsta/Sollentuna/Vallentuna/Upplands Väsby/Uppsala/Strängnäs/Eskilstuna and Enköping.

Region 3 includes the company's properties in Gävle/Norrköping/Gothenburg/Malmö/Växjö/Alvesta/Ulricehamn/Årvidaberg/Åstad/Söderhamn/Borlänge/Finspång/Flen/Sundsvall/Ludvika and Hedemora.

### NOTE 3 MEASUREMENT AT FAIR VALUE

Financial instruments are measured at fair value or at amortised cost in Fastpartner's balance sheet. According to IFRS 13, Fair Value Measurement, fair value is divided into a hierarchy of three levels. The three levels should reflect the methods used to assess the fair value.

The official market listing on the balance sheet date is used when measuring fair value. If no such market listing is available, fair value is measured using generally accepted methods such as discounting future cash flows and comparisons with recently completed equivalent transactions.

Level 1 includes financial instruments for which measurement is based on quoted prices in an active marketplace. Fastpartner's holdings in Swedbank and Stenhus Fastigheter are valued according to level 1.

Level 2 includes financial instruments for which valuation is mainly based on observable market data for the asset or the liability. Fastpartner obtains market valuation of all its interest-rate derivatives from each lender. The measurement model is unchanged compared with the description in the Annual Report. For Fastpartner, all interest-rate derivatives are measured according to level 2.

Level 3 includes financial instruments for which measurement is based on the company's own relevant assumptions. Fastpartner's holding in Slättö Value Add I is valued according to level 3.

The table below shows financial assets and liabilities measured at fair value as of 31/12/2025.

Fastpartner measures its properties at level 3 based on non-observable market data. See page 8 for a more detailed description of these measurement principles.

#### FINANCIAL ASSETS MEASURED AT FAIR VALUE AS OF 31/12/2025 (31/12/2024)

	Total		Level 1		Level 2		Level 3	
Shareholdings measured at fair value, beginning of year	182.1	(172.6)	162.4	(149.4)			19.7	(23.2)
Acquisition/Sale during the year	-44.8	(-3.5)	-43.7				-1.1	(-3.5)
Unrealised change in value	-0.4	(13.0)	-0.4	(13.0)				
<b>Shareholdings measured at fair value, at year-end</b>	<b>136.9</b>	<b>(182.1)</b>	<b>118.3</b>	<b>(162.4)</b>	-	(-)	<b>18.6</b>	<b>(19.7)</b>

#### FINANCIAL LIABILITIES MEASURED AT FAIR VALUE AS OF 31/12/2025 (31/12/2024)

	Total		Level 1		Level 2		Level 3	
Interest-rate derivatives measured at fair value, beginning of year	14.8	(8.7)			14.8	(8.7)		
Unrealised change in value	-7.3	(6.1)			-7.3	(6.1)		
<b>Interest-rate derivatives measured at fair value, year-end</b>	<b>7.5</b>	<b>(14.8)</b>	-	(-)	<b>7.5</b>	<b>(14.8)</b>	-	(-)

#### CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES, AS WELL AS FAIR VALUE AS OF 31/12/2025 (31/12/2024)

	Fair value via comprehensive income		Fair value through profit and loss		Financial assets and liabilities measured at amortised cost		Total carrying amount		Total fair value	
Long-term holdings of securities			136.9	(138.4)			136.9	(138.4)	136.9	(138.4)
Other non-current receivables					0.1	(0.2)	0.1	(0.2)	0.1	(0.2)
Trade receivables					5.4	(34.0)	5.4	(34.0)	5.4	(34.0)
Other current receivables					15.6	(24.8)	15.6	(24.8)	15.6	(24.8)
Current investments				(43.7)				(43.7)		(43.7)
Derivative instruments			15.0 <sup>1)</sup>	(28.8 <sup>1)</sup> )			15.0	(28.8)	15.0	(28.8)
Cash and cash equivalents					161.8	(33.4)	161.8	(33.4)	161.8	(33.4)
Accrued income					114.5	(105.5)	114.5	(105.5)	114.5	(105.5)
<b>Total financial assets</b>	-	(-)	<b>151.9</b>	<b>(210.9)</b>	<b>297.4</b>	<b>(197.9)</b>	<b>449.3</b>	<b>(408.8)</b>	<b>449.3</b>	<b>(408.8)</b>
Liabilities to credit institutions and similar liabilities					16,588.8	(16,293.9)	16,588.8	(16,293.9)	16,588.8	(16,293.9)
Lease liability leasehold					1,190.0	(1,190.0)	1,190.0	(1,190.0)	1,190.0	(1,190.0)
Other non-current liabilities					44.5	(43.1)	44.5	(43.1)	44.5	(43.1)
Derivative instruments			7.5 <sup>1)</sup>	(14.0 <sup>1)</sup> )			7.5	(14.0)	7.5	(14.0)
Trade payables					94.5	(104.2)	94.5	(104.2)	94.5	(104.2)
Other current liabilities					251.3	(341.0)	251.3	(341.0)	251.3	(341.0)
Accrued expenses					90.3	(86.9)	90.3	(86.9)	90.3	(86.9)
<b>Total financial liabilities</b>	-	(-)	<b>7.5</b>	<b>(14.0)</b>	<b>18,259.4</b>	<b>(18,059.1)</b>	<b>18,266.9</b>	<b>(18,073.1)</b>	<b>18,266.9</b>	<b>(18,073.1)</b>

<sup>1)</sup>Refers to derivative instruments not intended for hedge accounting

### NOTE 4 DISTRIBUTION OF INCOME

	2025 01/10-31/12	2024 01/10 - 31/12	2025 01/01-31/12	2024 01/01-31/12
Rental income	538.9	533.7	2,139.5	2,152.2
Service income	31.6	32.5	131.8	141.2
<b>Total income</b>	<b>570.5</b>	<b>566.2</b>	<b>2,271.3</b>	<b>2,293.4</b>

# Definitions

## PROPERTY-RELATED

### Net operating income

Rental income less property expenses.

### Net operating income, %

Net operating income, excluding property administration, in relation to the average carrying amount of investment properties, adjusted for development properties and acquisitions during the period.

### EBITDA

Net operating income less central administration and adjusted for share of profit of associated companies.

### Economic occupancy rate, %

Recognised rental income adjusted for discounts and rental losses, as a percentage of rental value.

### Property expenses

Total of direct property expenses such as operating expenses, costs for repairs and maintenance, rents, taxes, and indirect property expenses such as costs for property administration and marketing.

### Profit from property management

Profit/loss before tax in the property management business excluding changes in value, currency effects and taxes.

### Rolling annual profit from property management (4 quarters ahead)

Profit/loss before tax in the property management business, excluding changes in value, currency effects and taxes, adjusted for average surplus ratio, acquisitions/sales for the period and newly signed tenancy agreements that have not yet come into effect/leases that have been terminated.

### Rental value

Recognised rental income with adjustment for any discounts and any rental losses, plus estimated market rent for existing unleased space.

### Comparable portfolio

The comparison period is adjusted with respect to acquired and sold properties as if they had been held during the corresponding period as the current reporting period.

### Surplus ratio, %

Net operating income as a percentage of recognised rental income.

## FINANCIAL

### Return on equity, %

Profit/loss after tax in relation to average equity.

### Return on total capital, %

Profit/loss after financial items plus interest expenses less interest subsidy in relation to average total assets.

### Loan-to-value ratio, %

Liabilities to credit institutions as a percentage of the properties' carrying amount.

### Average interest rate, %

Average interest rate at the end of the reporting period for the company's interest-bearing liabilities.

### Net liabilities (net debt)

Interest-bearing liabilities less interest-bearing assets, cash and cash equivalents and listed shares.

### Net debt/EBITDA, multiple

Net debt as a multiple of EBITDA.

### Interest coverage ratio, multiple

Profit/loss before tax with adjustment for changes in value and interest expenses, as a multiple of interest expenses.

### Equity/assets ratio (%)

Equity in relation to total assets.

### Equity/assets ratio adjusted according to NRV (net reinvestment value) (%)

Equity with adjustment for interest-rate derivatives and deferred tax in relation to total assets.

## SHARE-RELATED

### Equity per class A ordinary share

Equity in relation to number of outstanding class A ordinary shares at the end of the period.

### Long-term net asset value per class A ordinary share, NRV (net reinvestment value)

Equity per class A ordinary share with adjustment for interest-rate derivatives and deferred tax.

### Earnings per class A ordinary share

Profit/loss after tax, adjusted for dividends on preference shares and class D ordinary shares, in relation to average number of outstanding class A ordinary shares. The comparative figures for the previous year have also been adjusted for dividends on preference shares.

### Average number of shares outstanding

Weighted average number of shares outstanding over a certain period.

Fastpartner presents certain financial performance measures in the Interim Report that are not defined according to IFRS. Fastpartner considers that these measures provide valuable supplementary information for investors and company management, as they enable an assessment of the company's performance. Since not all companies calculate financial performance measures in the same way, the measures are not always comparable to measures used by other companies. These financial measures should not therefore be regarded as substitutes for measures defined by IFRS. Measures presented on the next page are not defined by IFRS, unless stated otherwise.

## FINANCIAL MEASURES THAT ARE NOT DEFINED BY IFRS

		2025	2024	2025	2024
		01/10-31/12	01/10-31/12	01/01-31/12	01/01-31/12
<b>Rolling annual profit from property management, (4 quarters ahead)</b>	Profit from property management, SEKm	206.3	171.8	834.3	690.7
Rolling annual profit from property management is a key performance indicator that Fastpartner considers to be relevant for assessing the profit-generating capacity of the underlying business, and the key performance indicator serves as the basis for following-up the company's financial targets.	Adjustment for share of profits of associated companies, SEKm	0.0	3.8	0.0	3.8
	Adjustment to average surplus ratio, SEKm	10.0	12.5	1.2	2.0
	Adjustment for acquisitions and newly signed tenancy agreements that have not yet come into effect, SEKm	-22.8	3.8	-75.5	15.0
	Adjustment for rising/falling market interest rates and changes in margins on refinancing, SEKm	4.0	16.9	30.0	123.5
	<b>Adjusted profit from property management, SEKm</b>	<b>197.5</b>	<b>208.8</b>	<b>790.0</b>	<b>835.0</b>
	Rolling annual profit from property management, (4 quarters ahead), SEKm	790.0	835.0	790.0	835.0
<b>Equity/ordinary share, SEK</b>	Shareholders' equity, SEKm	14,968.0	15,009.8	14,968.0	15,009.8
Fastpartner considers this key performance indicator to be relevant since it shows how the Group's equity is distributed per ordinary share outstanding, and it is included to disclose the quantity of equity, according to this definition, per ordinary share.	Total number of ordinary shares outstanding	181,300,000	182,900,000	181,300,000	182,900,000
	Equity/ordinary share, SEK	82.6	82.1	82.6	82.1
<b>Long-term net asset value per class A ordinary share, NRV, SEK</b>	Shareholders' equity, SEKm	14,968.0	15,009.8	14,968.0	15,009.8
Fastpartner considers this key performance indicator to be relevant as net asset value is the aggregate capital that Fastpartner manages for its owners. Long-term net asset value is based on the Group's book equity, with adjustments for items that do not involve any payment in the near future, such as, in Fastpartner's case, derivatives and deferred tax liability, distributed per class A ordinary share.	Adjustment for deferred tax, SEKm	2,931.1	2,878.2	2,931.1	2,878.2
	Adjustment for interest-rate derivatives, SEKm	-7.5	-14.8	-7.5	-14.8
	Total number of class A ordinary shares outstanding	181,300,000	182,900,000	181,300,000	182,900,000
	Long-term net asset value per class A ordinary share, NRV, SEK	98.7	97.7	98.7	97.7
<b>Return on equity, %</b>	Profit/loss after tax, SEKm	29.5	159.2	318.2	648.0
Return on equity is a key performance indicator that Fastpartner considers to be relevant in terms of indicating the company's return on equity in the Group.	Calculated at annual rate, SEKm	118.0	636.8	318.2	648.0
	Average equity, SEKm	14,953.1	14,930.2	14,988.9	14,813.9
	Return on equity, %	0.8	4.3	2.1	4.4
<b>Return on total capital, %</b>	Profit/loss after financial items, SEKm	75.6	220.0	481.1	844.7
Return on total capital is a key performance indicator that Fastpartner considers to be relevant in terms of stating the company's return on total capital in the Group.	Adjustment for financial expenses, SEKm	164.9	193.9	688.1	860.0
	Calculated at annual rate based on respective period, SEKm	962.0	1,655.6	1,169.2	1,704.7
	Average total assets, SEKm	36,498.7	36,222.4	36,333.1	36,105.6
	Return on total capital, %	2.6	4.6	3.2	4.7
<b>Interest coverage ratio, multiple</b>	Profit/loss before tax, SEKm	75.6	220.0	481.1	844.7
Interest coverage ratio is a key performance indicator that Fastpartner considers to be relevant in terms of assessing the Group's ability to pay, and sensitivity to, interest on interest-bearing liabilities.	Adjustment for changes in value, SEKm	130.7	-48.2	353.2	-154.0
	Adjustment for interest expenses, SEKm	164.9	193.9	688.1	860.0
	<b>Adjusted profit/loss before tax, SEKm</b>	<b>371.2</b>	<b>365.7</b>	<b>1,522.4</b>	<b>1,550.7</b>
	Adjusted profit/loss before tax as a multiple of interest expenses, multiply by	2.3	1.9	2.2	1.8
<b>Equity/assets ratio, %</b>	Shareholders' equity, SEKm	14,968.0	15,009.8	14,968.0	15,009.8
Fastpartner considers the equity/assets ratio to be relevant in terms of indicating the Group's capital structure by stating the amount of equity in relation to the Group's total assets.	Total assets, SEKm	36,482.3	36,183.8	36,482.3	36,183.8
	Equity/assets ratio, %	41.0	41.5	41.0	41.5
<b>Equity/assets ratio adjusted in terms of NRV, %</b>	Shareholders' equity, SEKm	14,968.0	15,009.8	14,968.0	15,009.8
Fastpartner considers the equity/assets ratio adjusted in terms of NRV to be relevant in terms of indicating the Group's capital structure by stating the amount of equity with adjustments for items that do not entail payment in the near future, such as derivatives and deferred tax liability in Fastpartner's case, in relation to the Group's total assets.	Adjustment for deferred tax, SEKm	2,931.1	2,878.2	2,931.1	2,878.2
	Adjustment for interest-rate derivatives, SEKm	-7.5	-14.8	-7.5	-14.8
	<b>Adjusted shareholders' equity, SEKm</b>	<b>17,891.6</b>	<b>17,873.2</b>	<b>17,891.6</b>	<b>17,873.2</b>
	Total assets, SEKm	36,482.3	36,183.8	36,482.3	36,183.8
	Equity/assets ratio adjusted in terms of NRV, %	49.0	49.4	49.0	49.4
<b>Net liabilities, SEKm</b>	Interest-bearing liabilities, SEKm	16,588.8	16,293.9	16,588.8	16,293.9
	Interest-bearing assets, SEKm	-586.3	-575.6	-586.3	-575.6
	Cash and cash equivalents, SEKm	-161.8	-33.4	-161.8	-33.4
	Listed shares, SEKm	-174.8	-186.8	-174.8	-186.8
	<b>Net liabilities, SEKm</b>	<b>15,665.9</b>	<b>15,498.1</b>	<b>15,665.9</b>	<b>15,498.1</b>
<b>Net debt/EBITDA, multiple</b>	Net liabilities, SEKm	15,665.9	15,498.1	15,665.9	15,498.1
	EBITDA, calculated at annual rate, SEKm	1,506.8	1,473.2	1,537.7	1,560.5
	Net debt/EBITDA, multiple	10.4	10.5	10.2	9.9

		2025	2024	2025	2024
		01/10-31/12	01/10-31/12	01/01-31/12	01/01-31/12
<b>EBITDA, SEKm</b>	Net operating income, SEKm	392.9	383.9	1,595.7	1,610.8
	Central administration, SEKm	-16.2	-11.8	-58.0	-46.5
	Share of associated companies' profit, SEKm	0.0	-3.8	0.0	-3.8
	<b>EBITDA, SEKm</b>	<b>376.7</b>	<b>368.3</b>	<b>1,537.7</b>	<b>1,560.5</b>
<b>Net operating income, %</b>	Calculated at annual rate, SEKm	1,506.8	1,473.2	1,537.7	1,560.5
	Net operating income, as per profit and loss account, SEKm	392.9	383.9	1,595.7	1,610.8
	Reorganisation of property management	19.9	24.8	74.5	86.1
	Net operating income for dev. properties, as well as adjustment for acquisitions made during the period, SEKm	-7.9	-4.9	-27.6	-21.6
	<b>Adjusted net operating income for dev. properties and acquisitions for the period, SEKm</b>	<b>404.9</b>	<b>403.8</b>	<b>1,642.6</b>	<b>1,675.3</b>
	Average value of investment properties (adjusted for dev. properties and acquisitions for the period), SEKm	32,557.1	33,185.8	32,486.0	33,058.6
	Net operating income, %	5.0	4.9	5.1	5.1
<b>Surplus ratio, %</b>	Rental income, SEKm	570.5	566.2	2,271.3	2,293.4
	Property expenses, SEKm	-177.6	-182.3	-675.6	-682.6
	<b>Net operating income, SEKm</b>	<b>392.9</b>	<b>383.9</b>	<b>1,595.7</b>	<b>1,610.8</b>
	Surplus ratio, %	68.9	67.8	70.3	70.2

## CALENDAR

Annual Report 2025	March 2026
Interim Report for period ended 31 March 2026	22 April 2026
Annual General Meeting 2026	22 April 2026
Interim Report for period ended 30 June 2026	2 July 2026
Interim Report for period ended 30 September 2026	22 October 2026

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