Interim Report
1 January – 30 June 2026

Q2

THE PERIOD IN BRIEF

- Rental income decreased by 3.0%, totalling SEK 1,098.0m (1,132.2).
- Net operating income decreased by 3.5%, totalling SEK 763.1m (790.5). This resulted in a surplus ratio of 69.5% (69.8).
- Profit from property management decreased by 7.4% to SEK 380.5m (411.0) or SEK 2.12 (2.26) per class A ordinary share.
- The rolling annual profit from property management totalled approximately SEK 790m (820).
- The market value of the properties totalled SEK 34,179.2m (34,142.7). Unrealised changes in property values for the period totalled SEK −219.9m (−195.7).
- After-tax profit totalled SEK 105.0m (119.9), or SEK 0.38 (0.46) per class A ordinary share.
- The long-term net asset value per class A ordinary share, NRV, was SEK 99.9 (98.7).
- Fastpartner aims to achieve a rolling annual profit from property management of SEK 1,200m by the end of 2028.

OVERVIEW PROFIT FROM PROPERTY MANAGEMENT

Earnings growth per quarter/period, SEKm	2026 1/4–30/6	2025 1/4–30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Rental income, etc.	545.7	560.7	1,098.0	1,132.2	2,271.3
Property expenses	−138.6	−143.7	−334.9	−341.7	−675.6
Net operating income	**407.1**	**417.0**	**763.1**	**790.5**	**1,595.7**
Surplus ratio %	74.6	74.4	69.5	69.8	70.3
Central administration	−15.2	−15.1	−29.8	−27.4	−58.0
Share of associated companies' profit[1]	–	–	–	–	–
Financial items	−182.5	−176.2	−352.8	−352.1	−703.4
Profit from property management	**209.4**	**225.7**	**380.5**	**411.0**	**834.3**
Changes in value, properties	−219.9	−195.7	−219.9	−195.7	−351.0
Profit from property management after changes in value, properties	**−10.5**	**30.0**	**160.6**	**215.3**	**483.3**

[1] Share of associated companies' profit relates to Fastpartner's holdings in the associated companies Slättö Fastpartner Holding AB, Tenzing Industrihus AB and Litium AB.

FASTPARTNER

Ladugårdsgärdet 1:48

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 that arise in the growing metropolitan regions. Sustainability is a natural element of our long-term business activities.

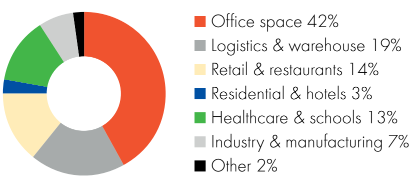
77%

Around 77% of the rental value is in Stockholm and the surrounding Mälardalen region.

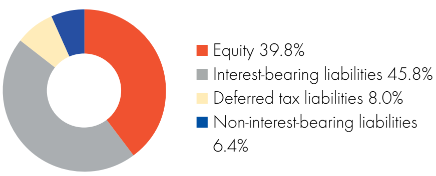
FASTPARTNER TARGETS 2028

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 and 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%		CO_2e emissions shall decrease by >5% per year for Scopes 1 and 2	
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	
Net loan-to-value ratio shall be <48%	Achieve a credit rating of Baa1		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	
Interest coverage ratio of >3x				

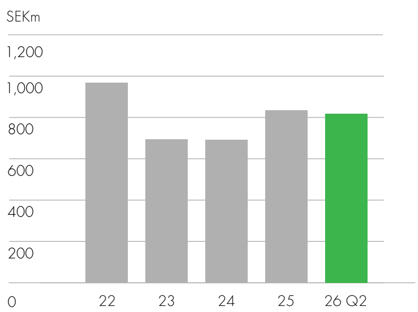
DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



CAPITAL STRUCTURE



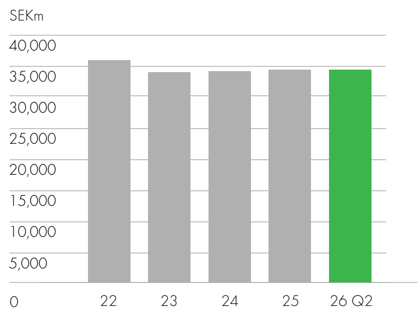
PROFIT FROM PROPERTY MANAGEMENT



SEK819m

Profit from property management over the past 12 months totalled SEK 819.4m.

PROPERTY VALUE



SEK34,179m

The market value of the properties totalled SEK 34,179.2m at 30/06/2026.

MESSAGE FROM THE CEO

AI companies and data centres growing rapidly at Fastpartner

It is with great enthusiasm and gratitude for the confidence shown in me that I have been carrying out the role of CEO of Fastpartner since 22 April. This is my first Message from the CEO and I therefore thought it would be good to provide a brief summary of how I view our assets and the market.

We have chosen to focus on property holdings in six major cities with growing populations and economies. This forms the basis for always being able to find tenants for our premises. In these cities, we have many kinds of properties, and this mix is a consequence of another guiding principle in our property portfolio management, which is to act quickly when good business opportunities arise. Most recently, this has taken us into the market for data centres, and in particular the segment of co-location facilities in central urban locations. In recent years, we have both built (in Sätra) and sold (in Lunda) such data centre premises with very good financial outcomes. Currently, we have a number of projects in this area in the pipeline, with a combined output of over 100 MW.

The properties in our portfolio can be divided into two main categories. One third of them are offices in or close to (e.g. Solna and Liljeholmen) central Stockholm, and two-thirds of them form a mixed portfolio of properties in Greater Stockholm and our other five cities. The yield is about 2% higher in the latter category than in the former. We are keen on both of these categories and can conclude that there are good opportunities for value growth over time in central urban locations, and that strong cash flows from the second category help finance operations and enable good dividends. The downside of this setup is that our financial key performance indicators become an average of these two categories and compare poorly in a matrix against other property companies with more focused property portfolios. We are now reviewing how we can adjust the reporting for our regions to make the characteristics and strengths of the different properties clearer. In parallel, we are also actively working on the composition of our property portfolio, mainly with regard to sales.

Frihamnen

We have now basically filled the entire vacancy that arose in our property in Frihamnen when Nasdaq moved out at the end of last year. From 1 April, Magasin X will rent 14,950 m^2 in the property, and we will gradually start receiving rent for the various spaces during this and next year. H&M is expanding its rented area to about 7,000 m^2, with the new parts being taken over in early 2027, and discussions are advanced regarding the uptake of an additional 4,000 m^2 towards the end of 2027.

Solna

The big news in the real estate industry during the quarter was that Ericsson announced its move from Kista to Hagastaden. Ericsson will lease close to 100,000 m^2 of office space, with the first parts becoming occupied by the end of 2027. The move means two important things for us; the first is the indication given to the market by Ericsson that it believes it still needs office space in the future in order to be competitive. Many decisions about renting new offices and expanding existing office space are currently on hold or taking a long time, but Ericsson is hereby stating that not all office jobs will be replaced by AI and also that it is not beneficial for large organisations to have a high degree of working from home. The second positive effect of the move is that it will attract a large number of companies that want to be located in a cluster close to Ericsson. We are perfectly positioned to offer these companies somewhat smaller office spaces with all the desired attributes, at a very competitive price compared to being very close to the city centre. The fact that we have a very strong range of office space in our Solna properties was also confirmed last spring, when it was announced that the armed forces had bought Mengu's property in Frösundavik and the tenants there would need to find new premises. During the spring, we signed a number of new tenancy agreements for slightly smaller office sizes in Solna, and expanded Verisure's rented space from around 700 m^2 to approximately 1,600 m^2. We are very hopeful that we can continue to agree similar lettings in the autumn.

Municipalities around central Stockholm
We are seeing continuing strong demand for premises in the category of public-services properties, which refers to premises for both public authorities and nursing homes. We have several letting processes underway in this segment. There is also strong demand in the retail industry. Examples of this are that Willys recently opened a new supermarket in Vallentuna Centrum and Clas Ohlson expanded its retail space in Märsta Centrum. Another example is Rusta, which has just opened a new store in Torsvik Centrum on Lidingö.

Valuations
We had negative changes in the value of our properties of SEK 220m in the quarter. This is mainly explained by the fact that property values in Kista and Akalla have decreased sharply (minus 12%) after the announcement of Ericsson's move, which to some extent affects the values of our four properties in the area, but also by the fact that the values in Solna have been adjusted downwards slightly. In both cases, it is higher yield requirements as well as a lower expectations regarding future rental levels that justify the value changes. It had already been announced that NCC will end its lease in the property Herrjärva 3. The lease will run until the end of September 2029.

Financing
During the quarter, we repaid a bond loan of SEK 1,246m. During the first quarter of the year, we raised a large amount of the financing required to cover this. Furthermore, we have hedged more than 30% of our loan portfolio, which means that we have achieved another of our financial targets.

Financing conditions remain very good, with strong liquidity and relatively low margins. Due to developments in the Middle East, the interest rate market has been volatile, with a clear correlation between the oil price and the interest rate market. The ongoing peace negotiations have calmed the market, and inflation and interest rate changes have come down to more normal levels, with the 3M rate again below 2%, which is of great importance for us as we still have a relatively large amount of variable rate borrowing.

Our view regarding the interest rate market is that the Riksbank will not have to raise interest rates in line with its forecast. This is partly because energy prices will now fall when transport through the Strait of Hormuz resumes, but also because of the caution among consumers, who have not forgotten the interest rate shock in 2022, as well as the still weak labour market.

Second quarter of 2026
Rental income for the quarter decreased by 2.7 per cent to SEK 545.7m (560.7), due to Nasdaq leaving its lease in Frihamnen. Net operating income decreased by 2.4 per cent to SEK 407.1m (417.0) and the surplus ratio increased to 74.6 per cent (74.4).

Profit from property management for the quarter decreased by 7.2 per cent and totalled SEK 209.4m (225.7) or SEK 1.18 (1.24) per class A ordinary share. The decrease in profit from property management is mainly due to lower rental income offset by lower property costs.

Unrealised changes in value in the property portfolio for the quarter totalled SEK –219.9m (–195.7).

Financial items for the quarter totalled SEK –217.8m (–218.2).

Income before tax for the quarter totalled SEK –45.8m (–12.0).

Christopher Johansson, CEO

Performance January – June 2026

Rental income
Rental income totalled SEK 1,098.0m (1,132.2), representing a decrease compared to the same period in the previous year of SEK 34.2m, or 3.0%. The decrease is mainly due to lower rental income of SEK 45.0m for the property Ladugårdsgärdet 1:48, where Nasdaq left its premises.

In a comparable portfolio, income decreased by SEK 28.6m, or 2.5%.

The economic occupancy rate at 30 June 2026 was 89.3% (91.3). Adjusted for Fastpartner's project properties, the economic occupancy rate was 89.6% (91.8).

Property expenses
Property expenses totalled SEK 334.9m (341.7), representing a decrease of SEK 6.8m, or 2.0%, compared with the same period in the previous year. The decrease is mainly due to slightly lower operating expenses, as well as 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 (excluding property administration) decreased by SEK 0.7m, or 0.2%.

Central administration
Central administration expenses totalled SEK 29.8m (27.4), representing an increase of SEK 2.4m, or 8.6%, compared with the same period in 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 –219.9m (–195.7). The weighted direct yield requirement for valuations of the property portfolio was approximately 5.2% (5.1).

Financial items
Financial items totalled SEK –349.6m (–390.2). 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 3.7m (15.9).

Financial expenses totalled SEK 337.9m (350.1), 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.

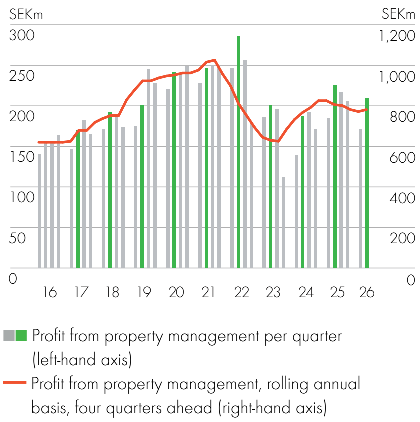
Realised changes in the value of financial investments totalled SEK –6.4m (19.3). Unrealised changes in the value of financial investments and interest-rate derivatives totalled SEK 9.6m (–57.4).

Tax
Tax for the period totalled SEK –58.8m (–57.3). Tax consists of current tax of SEK –42.8m (–46.6) on the profit for the period and deferred tax of SEK –16.0m (–10.7). The corporation tax rate for the 2026 tax year is 20.6% (20.6).

Cash flow
Cash flow for the period from current management before changes in working capital totalled SEK 295.0m (314.9). Cash flow after changes in working capital totalled SEK 392.4m (412.7). The change in cash and cash equivalents for the period totalled SEK 3.6m (123.7), and this is mainly due to lower profit from property management resulting from lower rental income, and the sale of long-term holdings of securities. Other factors responsible for the change include investments in existing properties and repurchasing of own shares.

Q2 IN BRIEF
- Rental income was SEK 545.7m (560.7).
- Net operating income totalled SEK 407.1m (417.0).
- The surplus ratio totalled 74.6% (74.4).
- Profit from property management totalled SEK 209.4m (225.7).
- Unrealised changes in value in the property portfolio totalled SEK −219.9m (−195.7).
- Financial items totalled SEK −217.8m (−218.2).
- Profit before tax totalled SEK −45.8m (−12.0).
- After-tax profit totalled SEK −50.1m (−21.7).
- Earnings / class A ordinary share totalled SEK −0.39 (−0.22).

PROFIT FROM PROPERTY MANAGEMENT PER QUARTER



SEK 1,098 m

Rental income for the period totalled SEK 1,098.0m.

Property portfolio

Fastpartner's property portfolio is geographically concentrated in the Stockholm area. Approximately 77% 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 4%).

The largest segment in our property portfolio is offices, which account for about 42% 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: 19% logistics/warehousing, 14% retail/restaurants, 13% healthcare/schools, 7% 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 1,564,948 m^2 is distributed among the three regions. Region 1 has 486,543 m^2, Region 2 has 490,831 m^2 and Region 3 has 587,574 m^2. See Note 1 for the property management area of each region.

ACQUISITIONS

No properties were acquired during the period.

SALES

No properties were divested during the period.

1,564,948 m^2

Total lettable area.

OVERVIEW BY GEOGRAPHIC AREA AT 30/06/2026

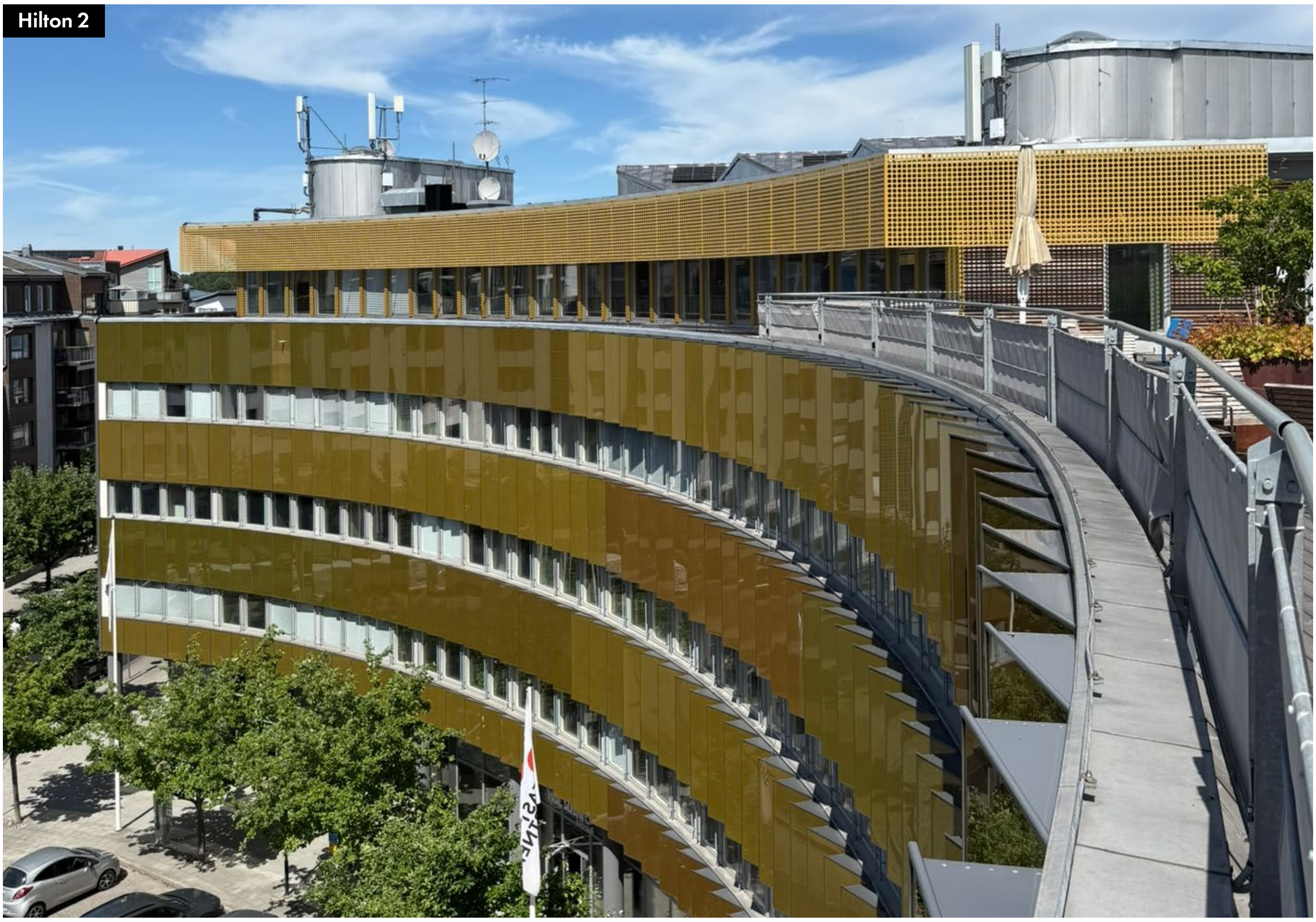
		Lettable area, m^2									
	Plot area	Total lettable area	Offices	Logistics & warehousing	Retail & restaurants	Industry & manufacturing	Residential & hotels	Healthcare & schools	Other	Rental value SEKm[1]	Value SEKm
Stockholm	984,712	869,847	383,307	176,815	107,373	69,779	38,788	87,639	6,145	1,683.1	25,808.9
Gävle	495,588	235,547	48,605	61,910	16,229	58,091		47,398	3,313	238.4	2,700.9
Uppsala & Mälardalen	193,135	108,469	31,739	42,019	16,461	7,737	3,449	7,053	11	164.6	2,210.4
Gothenburg	231,146	110,654	16,591	79,301	11,436	1,848		1,479		90.2	1,082.3
Norrköping	370,214	144,590	21,538	89,265	9,814	12,649	210	11,052	62	124.8	1,363.7
Malmö	89,931	51,860	16,564	25,860	3,174	2,250		3,202	810	54.6	590.8
Other	138,096	43,981	6,267	21,872	10,589	2,561	2,339	339	14	40.6	422.2
Total	**2,502,822**	**1,564,948**	**524,611**	**497,042**	**175,076**	**154,915**	**44,786**	**158,162**	**10,355**	**2,396.3**	**34,179.2**

[1] Rental value at 01/07/2026, 12 months ahead.

OVERVIEW BY TYPE OF PREMISES

30/06/2026	Area	Rental value, SEKm[1]	Rental value/m²
Offices	524,612	1,019.6	1,944
Logistics & warehousing	497,042	454.0	913
Industry & manufacturing	154,915	161.3	1,041
Retail & restaurants	175,076	331.4	1,893
Healthcare & schools	158,162	314.2	1,987
Residential & hotels	44,786	78.8	1,760
Other	10,355	37.0	3,571
Total	**1,564,948**	**2,396.3**	**1,531**

[1] Rental value at 01/07/2026, 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 30/06/2026, Fastpartner has had the value of all its properties assessed through external evaluations made by the independent valuation institutions Cushman & Wakefield and Newsec. All property values have been subject to the company's assessment in order to achieve a market value that is as accurate as possible. Fastpartner internally adjusted the value of 22 properties,which deviate from the independent valuations by an amount of 1.8% of the Group's reported property value. The deviations consist mainly of adjusted values for development rights and an adjusted yield requirement for five properties. The total value of the Group's properties as at 30 June 2026 is SEK 34,179.2m (34,142.7).

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 5.2% (5.1) on actual cash flow. For Region 1, the average required rate of return is approximately 4.7% (4.5), for Region 2 it is approximately 5.5% (5.4) and for Region 3 it is approximately 6.1% (6.1).

The value of the Group's properties includes SEK 736m (736) 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.

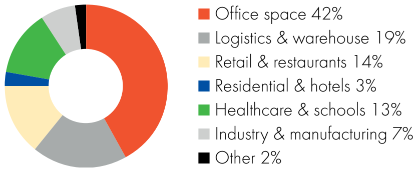
Unrealised changes in value in the property portfolio for the period totalled SEK –219.9m (–195.7).

The value of the property portfolio has changed as follows:

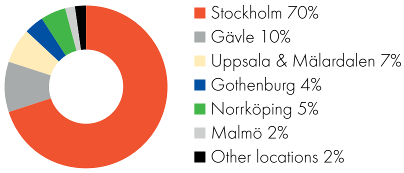
SEKm	
Carrying amount at the beginning of the year, including properties under construction	34,142.7
+ Acquisition of new properties	–
+ Investments	256.4
– Sales	–
+/– Unrealised changes in value of properties	–219.9
Carrying amount at the end of the period, including properties under construction	**34,179.2**

Brahelund 2

DISTRIBUTION OF RENTAL VALUE – BY TYPE OF PREMISES



DISTRIBUTION OF RENTAL VALUE – BY REGION



Project and property development

The development of Fastpartner's properties as a result of 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 and Brahelund 2. All these projects are being environmentally certified under Miljöbyggnad or Breeam. In the property Ladugårdsgärdet 1:48, we are refurbishing the premises for Magasin X and H&M, and in the Robertsfors 2 property the premises are being adapted for Best Transport.

In 2026, Fastpartner maintained a focus on project and property development. During the period, Fastpartner invested SEK 256.4m (175.3) in its existing properties. At 30/06/2026, current project investments in properties totalled SEK 940.1m (783.2). The remaining investment volume for these current project investments totalled around SEK 495m (425).

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 30 June 2026, Fastpartner estimated its development rights to be around 418,000 m^2 (417,000), including about 127,000 m^2 (127,000) of residential development rights and about 291,000 m^2 (290,000) 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 30 June 2026, the development rights were valued at SEK 736m (736), of which SEK 282m (280) related to residential development rights, corresponding on average to SEK 2,220/m^2 (2,205), and SEK 454m (456) related to commercial development rights, corresponding on average to SEK 1,560/m^2 (1,572). The development rights relate to properties held by Fastpartner with both ownership and leasehold rights.

Hilton 2

INVESTMENTS IN EXISTING PORTFOLIO

	SEKm
New construction	13.8
Tenant adjustments	206.8
Environmental and planning projects	35.8
Total	**256.4**

"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."

FASTPARTNER'S LARGE CURRENT PROJECTS AS AT 30 JUNE 2026

Property	Type of project	Project area (m²)	Estimated investment (SEKm)	Estimated remaining investment (SEKm)	Estimated completion, year
Brahelund 2	Refurbishment Verisure, Centric	1,800	17	8	Q3 26
Västerbotten 19*	Refurbishment Rusta and others	3,100	8	1	Q3 26
Vallentuna-Rickeby 1:58*	Refurbishment Willys	2,800	56	1	Q3 26
Målaren 14*	Refurbishment multiple tenants	3,400	10	1	Q4 26
Hilton 5	Refurbishment multiple tenants	2,900	23	10	Q4 26
Kärra 90:1*	Refurbishment multiple tenants	10,300	12	6	Q4 26
Centrum 13	Refurbishment Handelsbanken, Fastoffice	1,000	16	12	Q4 26
Näringen 22:2	Refurbishment FLB, TPM	10,900	14	14	Q4 26
Robertsfors 2	Refurbishment Best Transport	6,600	26	25	Q1 27
Ladugårdsgärdet 1:48	Refurbishment Magasin X, H&M	21,900	73	69	Q2 27
Norr 22:2	Refurbishment Handelsbanken, energy	2,600	62	33	Q3 27

* 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[1]	Additional area (m², GFA)[2] Residential	Commercial	Total	Addit. qty.[2] 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	2030	8,600	900	9,500	108
Stockholm	Västberga	Timpenningen 6	Leasehold	Commercial	Initial construction job	2021[3]	–	40,000	40,000	–
Stockholm	Liljeholmen	Syllen 4	Leasehold	Residential/commercial	Prior to local development plan	2030	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	–	19,300	19,300	–
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	2028	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	2027	–	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	–
Total							**102,200**	**219,600**	**321,800**	**1,482**

[1] 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, including investment decisions.
[2] 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.
[3] The clearance and demolition work started in 2021.

Financing

Shareholders' equity

The Group's equity at the end of the period totalled SEK 14,546.1m (14,968.0). Equity increased by SEK 105.0m as a result of the profit for the period and decreased by SEK –526.9m, with SEK –245.1m resulting from Fastpartner repurchasing 6,182,778 class A ordinary shares and SEK –281.8m from payment to shareholders of the decided dividend.

Loan financing

Fastpartner's interest-bearing liabilities at the end of the period totalled SEK 16,739.9m (16,588.8), of which SEK 8,728.3m (8,681.4) or 52.1% (52.3) comprised green financing. Interest-bearing net liabilities totalled SEK 15,899.2m (15,665.9), corresponding to 46.5% (45.9) of the market value of the properties as of 30 June 2026. Interest-bearing gross liabilities to banks totalled SEK 10,911.9m (10,681.8), corresponding to 31.9% (31.3) of the market value of the properties at 30 June 2026. The remaining gross liability, corresponding to 17.1% (17.3) of the market value of the properties, consisted of listed bond loans of SEK 5,190.0m (5,206.0) and commercial paper of SEK 638.0m (701.0). The average interest rate for all loans as of 30 June 2026 was 3.8% (3.6).

Below is a summary of the outstanding listed bond loans.

Amount (SEKm)	Interest (%)	Maturity of the bond loan
1,200.0	Stibor 3M + 1.45[1]	Feb. 27
400.0	2.288[1, 2]	Feb. 27
200.0	Stibor 3M + 1.99[1]	June 27
500.0	Stibor 3M + 1.28[1]	Aug. 27
1,250.0	Stibor 3M + 2.50[1]	April 28
690.0	Stibor 3M + 2.0[1]	Sept. 28
550.0	Stibor 3M + 2.10[1]	Sept. 29
400.0	Stibor 3M + 2.33[1]	Feb. 31
5,190.0		

[1] The figure refers to percentage points.
[2] 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 16,739.9m (16,588.8). This amount includes loans totalling SEK 4,661.2m (2,847.1) that are due or are to be repaid within 12 months and are therefore classified as current liabilities to credit institutions as of 30 June 2026. 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 on 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.

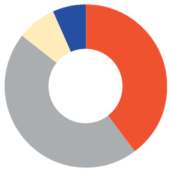
The Group's loan structure as of 30 June 2026 is presented below.

LOAN STRUCTURE AT 30/06/2026 (SEKM)

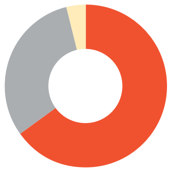
	Loan agreement	Amount utilised	Loan agreement term
	759.9	759.9[1]	2026
	8,226.1	6,206.1[2]	2027
	5,417.2	4,707.2[3]	2028
	2,342.6	2,342.6[4]	2029
	244.3	244.3	2030
	400.0	400.0[5]	2031
	1,038.5	1,038.5	2032
	1,041.3	1,041.3	2034
Total	**19,469.9**	**16,739.9**	

[1] Of which 638.0 relates to commercial paper.
[2] Of which 2,300.0 relates to green bond loans.
3 Of which 1,940.0 relates to green bond loans.
[4] Of which 550.0 relates to green bond loans.
5 Of which 400.0 relates to green bond loans.

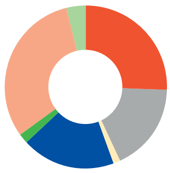
CAPITAL STRUCTURE



BREAKDOWN OF FINANCING



BREAKDOWN OF LENDERS



THE GROUP'S CURRENT INTEREST RATE SWAP AGREEMENTS AS OF 30 JUNE 2026

Amount (SEKm)	Interest[1] (%)	Swap duration
300	2.30	Dec. 26
500	2.20	April 27
200	2.19	Dec. 27
200	2.10	Feb. 28
100	2.05	Feb. 28
200	1.97	Feb. 28
250	2.56	April 28
50	2.29	June 28
300	2.71	Dec. 28
200	2.41	Dec. 28
500	2.62	April 29
400	2.20	Aug. 29
300	2.12	Aug. 29
100	2.17	Sept. 29
500	1.99	Dec. 29
200	2.38	Feb. 31
200	2.30	Feb. 31
500	2.72	Dec. 33
5,000		

[1] 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.

39.8%

The equity/assets ratio in the Group at the end of the period totalled 39.8%.

47.8%

The equity/assets ratio in the Group adjusted in terms of NRV at the end of the period totalled 47.8%.


Hilton 2

Financial position

The equity/assets ratio in the Group at the end of the period totalled 39.8% (41.0). The equity/assets ratio in the Group adjusted in terms of NRV at the end of the period totalled 47.8% (49.0). Cash and cash equivalents, including unutilised overdraft facilities, totalled SEK 560.4m (556.8) at the end of the period. In addition, Fastpartner has unutilised credit facilities with Swedish banks totalling SEK 2,730m (2,930).

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.

The conflict between the United States and Iran has led to sharply fluctuating oil prices, which has had a significant influence on the development of interest rates, especially long-term rates. The correlation has been strikingly strong, which is why the risk relating to interest rates has increased. However, ongoing peace negotiations have calmed the market and the 3-month Stibor is now below 2% again.

Liquidity in the financial system remains very good and poses no major risk at present.

There is also cautious improvement regarding economic activity, which strengthens the ability to pay among our tenants.

Related party transactions

During the period, 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 period.

Employees

As of 30 June 2026, the Group had 81 (80) employees, including 51 (51) men.
All of them are employed by the Parent Company.

Change in pledged assets and contingent liabilities

Pledged assets increased to SEK 12,382.7m (12,352.2) during the period as a result of Fastpartner taking out secured bank loans.

Events after the end of the period
On 1 July 2026, Fastpartner divested and disposed of the property Färgelanda Prästgård 1:430.

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 period totalled SEK 323.2m (318.7) and profit after financial items totalled SEK 32.3m (231.5). As of 30 June 2026, cash and cash equivalents totalled SEK 101.9m (147.1). The risk assessment for the Parent Company is the same as for the Group.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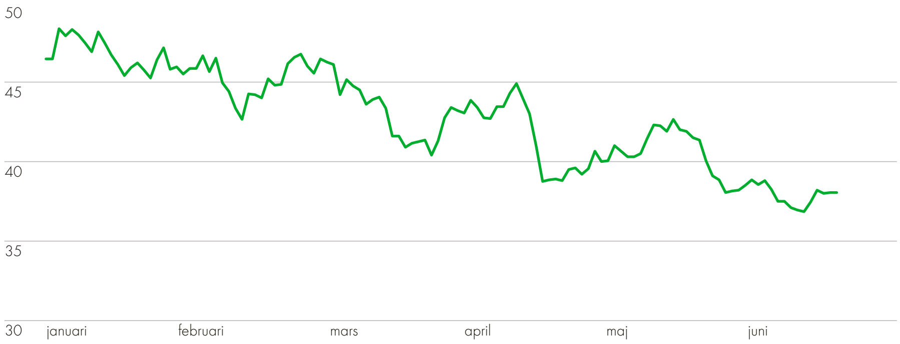
Company share information

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. The company's Chair of the Board Sven-Olof Johansson has been the principal owner since 1995 and owned a 79.0% stake via Compactor Fastigheter AB as of 30 June 2026.

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

SHARE PRICE 1 JANUARY – 30 JUNE 2026 (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 period, 6,182,778 class A ordinary shares were repurchased at an average price of SEK 39.56 per share. No own class A ordinary shares were divested. The holding at the end of the period was 8,116,414 class A ordinary shares, corresponding to 4.4% of the total number of class A ordinary shares issued.

No class D ordinary shares have been repurchased.

Number of shares outstanding

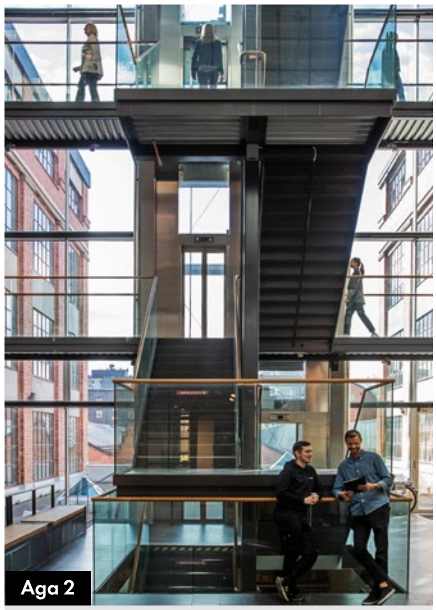
The total number of class A ordinary shares outstanding at the end of the period was 175,117,222.

The total number of class D ordinary shares outstanding at the end of the period was 14,659,140.

THE FIVE LARGEST OWNERS AT 31/05/2026

(LATEST AVAILABLE DATA)	Number of shares, class A	Holding, %
Compactor Fastigheter AB[1]	138,279,459	79.0
Länsförsäkringar Fondförvaltning	4,500,000	2.6
Alcur Fonder AB	2,081,026	1.2
Carnegie Fonder AB	1,612,260	0.9
State Street Bank and Trust Co	1,503,592	0.8
Other	27,140,885	15.5
Number of ordinary shares outstanding	**175,117,222**	**100.0**
Fastpartner AB	8,116,414	
Total ordinary shares issued	**183,233,636**	

[1]Of which 180,000 (180,000) shares are on loan to Carnegie in conjunction with the signing of a liquidity guarantee.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REASONS FOR BEING A FASTPARTNER SHARE-HOLDER

Clear focus on Stockholm

Around 77 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 dividend

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 Q2 2026, Fastpartner's rolling profit from property management is approximately 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, 2 July 2026

Sven-Olof Johansson *Chairman of the Board*	Charlotte Bergman *Board Member*	Katarina Staaf *Board Member*
Cecilia Vestin *Board Member*	Carina Åkerström *Board Member*	Christopher Johansson *Chief Executive Officer*

This information is information that Fastpartner AB is obliged to disclose under the EU Market Abuse Regulation and the Swedish Securities Market Act. The information was submitted for publication, through the agency of the contact person set out below, at 1.30 p.m. CET on 2 July 2026.

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

Further information is available from Christopher Johansson, Chief Executive Officer, phone +46 (0)8 562 517 07 (direct) or +46 (0)8 402 34 60 (reception), or on the company's website www.fastpartner.se

Condensed consolidated statement of comprehensive income

Amounts in SEKm	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Rental income	545.7	560.7	1,098.0	1,132.2	2,271.3
Property expenses					
Operating expenses	−75.1	−79.8	−203.7	−210.2	−390.9
Repairs and maintenance	−13.8	−15.1	−29.1	−30.3	−71.5
Property tax	−29.8	−30.0	−62.6	−59.1	−129.5
Leases	−2.1	−1.9	−4.6	−4.4	−9.2
Property administration and marketing	−17.8	−16.9	−34.9	−37.7	−74.5
Net operating income	**407.1**	**417.0**	**763.1**	**790.5**	**1,595.7**
Central administration	−15.2	−15.1	−29.8	−27.4	−58.0
Unrealised changes in value of properties	−219.9	−195.7	−219.9	−195.7	−351.3
Realised changes in value of properties	–	–	–	–	0.3
Share of associated companies' profit	0.0	0.0	0.0	0.0	0.0
Profit before financial items	**172.0**	**206.2**	**513.4**	**567.4**	**1,186.7**
Financial items					
Financial income	2.2	9.7	3.7	15.9	20.5
Financial expenses	−175.0	−176.9	−337.9	−350.1	−688.1
Lease expense/ground rent	−9.7	−9.0	−18.6	−17.9	−35.8
Change in value, derivatives and financial investments	−35.3	−42.0	3.2	−38.1	−2.2
Profit before tax	**−45.8**	**−12.0**	**163.8**	**177.2**	**481.1**
Tax	−4.3	−9.7	−58.8	−57.3	−162.9
Profit for the period	**−50.1**	**−21.7**	**105.0**	**119.9**	**318.2**
Other comprehensive income	–	–	–	–	–
Comprehensive income for the period	**−50.1**	**−21.7**	**105.0**	**119.9**	**318.2**
Profit for the period attributable to:					
Parent Company shareholders	−50.1	−21.7	105.0	119.9	318.2
Non-controlling interests	–	–	–	–	–
	−50.1	**−21.7**	**105.0**	**119.9**	**318.2**
Earnings/class A ordinary share, SEK	−0.39	−0.22	0.38	0.46	1.35
Number of class A ordinary shares issued	183,233,636	183,233,636	183,233,636	183,233,636	183,233,636
Number of class A ordinary shares outstanding	175,117,222	181,900,000	175,117,222	181,900,000	181,300,000
Average number of class A ordinary shares	177,178,148	181,900,000	179,239,074	182,233,333	181,891,667
Earnings/class D ordinary share, SEK	1.25	1.25	2.50	2.50	5.0
Number of class D ordinary shares issued	14,659,140	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	14,659,140
Average number of class D ordinary shares	14,659,140	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	30/06/2026	30/06/2025	31/12/2025
ASSETS			
Non-current assets			
Property, plant and equipment			
Investment properties	33,983.5	33,707.1	33,947.0
Investment properties under construction	195.7	195.6	195.7
Right-of-use asset, leasehold	1,270.0	1,190.0	1,190.0
Machinery and equipment	2.4	2.9	2.5
Total property, plant and equipment	**35,451.6**	**35,095.6**	**35,335.2**
Non-current financial assets			
Long-term holdings of securities	18.6	134.9	136.9
Interests in associated companies	637.4	604.9	617.8
Other non-current receivables	0.1	0.1	0.1
Derivative instruments	18.3	5.5	15.0
Total non-current financial assets	**674.4**	**745.4**	**769.8**
Total non-current assets	**36,126.0**	**35,841.0**	**36,105.0**
Current receivables	293.1	271.2	215.5
Cash and cash equivalents	165.4	157.1	161.8
Total current assets	**458.5**	**428.3**	**377.3**
TOTAL ASSETS	**36,584.5**	**36,269.3**	**36,482.3**
EQUITY AND LIABILITIES			
Share capital	659.6	659.6	659.6
Other contributed capital	2,051.4	2,051.4	2,051.4
Retained earnings incl. income for the period	11,835.1	12,088.9	12,257.0
Total shareholders' equity	**14,546.1**	**14,799.9**	**14,968.0**
Deferred tax liability	2,947.0	2,888.9	2,931.1
Liabilities to credit institutions and similar liabilities	12,078.7	13,762.0	13,741.7
Lease liability leasehold	1,270.0	1,190.0	1,190.0
Other non-current liabilities	46.7	44.0	44.5
Derivative instruments	11.4	31.6	7.5
Total non-current liabilities	**16,353.8**	**17,916.5**	**17,914.8**
Liabilities to credit institutions and similar liabilities	4,661.2	2,625.1	2,847.1
Other current liabilities	561.7	477.4	348.8
Accrued expenses and deferred income	461.7	450.4	403.6
Total current liabilities	**5,684.6**	**3,552.9**	**3,599.5**
Total liabilities	**22,038.4**	**21,469.4**	**21,514.3**
TOTAL EQUITY AND LIABILITIES	**36,584.5**	**36,269.3**	**36,482.3**

Condensed consolidated statement of cash flows

Amounts in SEKm	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1 – 31/12
Operating activities					
Profit before tax	**–45.8**	**–12.0**	**163.8**	**177.2**	**481.1**
Adjustment items	255.3	237.9	216.7	234.3	354.1
Tax paid/received	–42.9	–28.5	–85.5	–96.6	–127.2
Cash flow from operating activities before changes in working capital	**166.6**	**197.4**	**295.0**	**314.9**	**708.0**
Changes in working capital	93.0	–102.0	97.4	97.8	81.1
Cash flow from operating activities	**259.6**	**95.4**	**392.4**	**412.7**	**789.1**
Investing activities					
Investments in properties	–112.3	–91.0	–256.4	–175.3	–570.0
Divestment of properties	–	–	–	–	–
Divestment of non-current financial assets, proceeds obtained	122.0	–	122.0	0.8	1.1
Investment in non-current financial assets, proceeds paid	–5.6	–7.6	–19.6	–14.6	–27.5
Cash flow from investing activities	**4.1**	**–98.6**	**–154.0**	**–189.1**	**–596.4**
Financing activities					
Borrowings	1,727.5	2,800.8	3,048.9	3,185.8	4,448.8
Repayment of borrowings	–1,676.1	–2,675.6	–2,897.8	–3,092.6	–4,153.9
Repurchase of own shares	–245.1	–	–245.1	–56.4	–86.9
Dividend	–122.5	–118.4	–140.8	–136.7	–273.1
Cash flow from financing activities	**–316.2**	**6.8**	**–234.8**	**–99.9**	**–65.1**
Cash flow for the period	**–52.5**	**3.6**	**3.6**	**123.7**	**127.6**
Cash and cash equivalents, beginning of period	217.9	153.5	161.8	33.4	33.4
Acquired cash and cash equivalents	–	–	–	–	0.8
Cash and cash equivalents, end of period	**165.4**	**157.1**	**165.4**	**157.1**	**161.8**

Condensed change in consolidated equity

Amounts in SEKm	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1 – 31/12
At beginning of period	15,123.1	15,095.0	14,968.0	15,009.8	15,009.8
Repurchase of own shares	–245.1	–	–245.1	–56.4	–86.9
Dividend[1]	–281.8	–273.4	–281.8	–273.4	–273.1
Profit for the period/comprehensive income	–50.1	–21.7	105.0	119.9	318.2
At end of period	**14,546.1**	**14,799.9**	**14,546.1**	**14,799.9**	**14,968.0**
Attributable to Parent Company shareholders	**14,546.1**	**14,799.9**	**14,546.1**	**14,799.9**	**14,968.0**

[1] Of which dividend for class D ordinary shares accounts for SEK –73.3m. SEK 123.5m of the dividend amount of SEK 281.8m has been paid and the remainder was recognised as a liability as of 30/06/2026.

Key performance indicators

Financial key performance indicators	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Rolling annual profit from property management, SEKm (4 quarters ahead) [2]	790.0	820.0	790.0	820.0	790.0
Equity/class A ordinary share, SEK [2]	83.1	81.4	83.1	81.4	82.6
Long-term net asset value per class A ordinary share, NRV, SEK[2]	99.9	97.4	99.9	97.4	98.7
Return on equity, % [1, 2]	–1.4	–0.6	1.4	1.6	2.1
Return on total capital, % [1, 2]	1.4	1.8	2.7	2.9	3.2
Interest coverage ratio, multiple [2]	2.2	2.3	2.1	2.2	2.2
Net debt/EBITDA, multiple [2]	10.1	9.6	10.8	10.1	10.2
Equity/assets ratio, % [2]	39.8	40.8	39.8	40.8	41.0
Equity/assets ratio adjusted in terms of NRV, % [2]	47.8	48.8	47.8	48.8	49.0

Property-related key performance indicators	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1 – 31/12
Net operating income, % [1, 2]	5.1	5.2	4.8	5.0	5.1
Surplus ratio, % [2]	74.6	74.4	69.5	69.8	70.3
Economic occupancy rate, %	89.3	91.0	89.3	91.3	91.3
Economic occupancy rate, adjusted for project properties, %	89.5	91.6	89.6	91.8	91.6
Rental value, SEK/m²[1]	1,602.7	1,602.8	1,611.0	1,620.0	1,626.7
Property expenses, SEK/m²[1]	354.3	366.2	428.0	435.3	431.0
Operating surplus, SEK/m²[1]	1,076.9	1,092.4	1,010.6	1,043.7	1,054.2

[1] Calculated at annual rate based on respective period.
[2] Financial measures that are not defined according to IFRS. For definitions and reconciliation, see page 26.

PROPERTY PORTFOLIO AT 30/06/2025

Region	Number of properties	Area 000 m²	Rental income	Income/m²[1]	Property expenses SEKm	Expense/m²[1]	Net operating income SEKm	Fair value SEKm	Net operating income, %	Rental value[1] SEKm
Region 1	59	486.5	508.5	2,090.4	135.6	557.5	372.9	18,409.7	4.3	587.5
Region 2	85	490.8	333.6	1,359.4	119.9	488.6	213.7	9,603.3	4.9	390.2
Region 3	75	587.6	255.9	871.0	79.4	270.3	176.5	6,166.2	6.2	282.8
Total	**219**	**1,564.9**	**1,098.0**	**1,403.3**	**334.9**	**428.0**	**763.1**	**34,179.2**	**4.8**	**1,260.5**

[1] Not adjusted for properties acquired and sold during 2026.

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/Alvesta/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	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Rental income	**161.2**	**159.2**	**323.3**	**318.7**	**639.4**
Property expenses					
Operating expenses	−17.9	−17.0	−49.7	−49.6	−90.9
Repairs and maintenance	−5.6	−8.3	−13.4	−15.0	−32.0
Property tax	−8.0	−8.4	−17.3	−16.9	−37.1
Ground rents/leases	−4.1	−4.1	−8.1	−8.1	−16.2
Property administration and marketing	−13.1	−14.3	−24.7	−27.3	−58.1
Net operating income	**112.5**	**107.1**	**210.1**	**201.8**	**405.1**
Central administration	−11.2	−8.0	−21.1	−15.4	−32.8
Share of associated companies' profit	–	–	–	–	–
Profit before financial items	**101.3**	**99.1**	**189.0**	**186.4**	**372.3**
Financial items					
Sale of shares and participations	–	241.6	–	241.6	241.9
Profit from interests in subsidiaries	–	–	–	–	424.8
Other financial items	−118.7	−121.4	−156.7	−196.5	−318.0
Profit/loss after financial items	**−17.4**	**219.3**	**32.3**	**231.5**	**721.0**
Appropriations					
Group contributions	–	–	–	–	8.2
Profit before tax	**−17.4**	**219.3**			**729.2**
Tax	0.6	3.6	−12.2	0.2	−41.8
Profit for the period	**−16.8**	**222.9**	**20.1**	**231.7**	**687.4**
Other comprehensive income	–	–	–	–	–
Comprehensive income for the period	**−16.8**	**222.9**	**20.1**	**231.7**	**687.4**

Parent Company statement of comprehensive income

Amounts in SEKm	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Profit for the period according to the profit and loss accounts	−16.8	222.9	20.1	231.7	687.4
Other comprehensive income	–	–	–	–	–
Total comprehensive income for the period	**−16.8**	**222.9**	**20.1**	**231.7**	**687.4**

Condensed balance sheet, Parent Company

Amounts in SEKm	30/06/2026	30/06/2025	31/12/2025
ASSETS			
Non-current assets			
Property, plant and equipment			
Machinery and equipment	0.7	0.7	0.7
Total property, plant and equipment	**0.7**	**0.7**	**0.7**
Shares in Group companies	9,041.3	8,806.2	9,041.3
Receivables from Group companies	12,336.8	11,999.7	12,276.2
Long-term holdings of securities	18.6	134.9	136.9
Interests in associated companies	600.2	567.7	580.6
Other non-current receivables	–	7.4	0.1
Derivative instruments	18.3	5.5	15.0
Total non-current financial assets	**22,015.2**	**21,521.4**	**22,050.1**
Total non-current assets	**22,015.9**	**21,522.1**	**22,050.8**
Current receivables	42.3	24.2	15.8
Prepaid expenses and accrued income	156.6	169.9	173.2
Cash and cash equivalents	101.9	127.9	147.1
Total current assets	**300.8**	**322.0**	**336.1**
TOTAL ASSETS	**22,316.7**	**21,844.1**	**22,386.9**
EQUITY AND LIABILITIES			
Share capital	659.6	659.6	659.6
Other reserves	110.6	110.6	110.6
Share premium reserve	2,051.4	2,051.4	2,051.4
Retained earnings incl. income for the period	4,472.3	4,553.6	4,979.1
Total shareholders' equity	**7,293.9**	**7,375.2**	**7,800.7**
Liabilities to credit institutions and similar liabilities	8,610.0	10,559.5	10,739.5
Liabilities to Group companies	1,152.5	1,068.3	1,019.4
Other non-current liabilities	23.2	18.7	19.4
Derivative instruments	11.4	31.6	7.5
Total non-current liabilities	**9,797.1**	**11,678.1**	**11,785.8**
Liabilities to credit institutions and similar liabilities	4,638.1	2,335.9	2,444.6
Other current liabilities	405.9	290.7	179.3
Accrued expenses and deferred income	181.7	164.2	176.5
Total current liabilities	**5,225.7**	**2,790.8**	**2,800.4**
Total liabilities	**15,022.8**	**14,468.9**	**14,586.2**
TOTAL EQUITY AND LIABILITIES	**22,316.7**	**21,844.1**	**22,386.9**

Change in Parent Company equity

Amounts in SEKm	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
At beginning of period	7,837.6	7,425.7	7,800.7	7,473.3	7,473.3
Repurchase of own shares	−245.1	–	−245.1	−56.4	−86.9
Dividend[1]	−281.8	−273.4	−281.8	−273.4	−273.1
Profit for the period/comprehensive income	−16.8	222.9	20.1	231.7	687.4
At end of period	**7,293.9**	**7,375.2**	**7,293.9**	**7,375.2**	**7,800.7**

[1] Of which dividend for class D ordinary shares accounts for SEK −73.3m. SEK 123.5m of the dividend amount of SEK 281.8m has been paid and the remainder was recognised as a liability as of 30/06/2026.

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 2026 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

	Region 1		Region 2		Region 3		Total property management		Eliminations and Group-wide items		Total Group	
SEKm	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**	**2026**	**2025**
Rental income	508.5	538.7	333.6	343.0	255.9	250.5	1,098.0	1,132.2			**1,098.0**	**1,132.2**
Property expenses	−135.6	−140.6	−119.9	−122.5	−79.4	−78.6	−334.9	−341.7			**−334.9**	**−341.7**
Net operating income	**372.9**	**398.1**	**213.7**	**220.5**	**176.5**	**171.9**	**763.1**	**790.5**			**763.1**	**790.5**
Ground rents	−15.6	−15.0	−2.5	−2.5	−0.5	−0.4	−18.6	−17.9			**−18.6**	**−17.9**
Changes in value												
Unrealised changes in value of properties	−57.1	−170.4	−128.5	−94.7	−34.3	69.4	−219.9	−195.7			**−219.9**	**−195.7**
Realised changes in value of properties											–	**–**
Changes in value, financial instruments							3.2	−38.1			**3.2**	**−38.1**
Gross profit	**300.2**	**212.7**	**82.7**	**123.3**	**141.7**	**240.9**	**527.8**	**538.8**			**527.8**	**538.8**
Unallocated items												
Central administration									−29.8	−27.4	**−29.8**	**−27.4**
Share of associated companies' profit							–	–			–	**–**
Financial income							3.7	15.9			**3.7**	**15.9**
Financial expenses							−337.9	−350.1			**−337.9**	**−350.1**
Profit before tax											**163.8**	**177.2**
Tax									−58.8	−57.3	**−58.8**	**−57.3**
Comprehensive income for the year							**193.6**	**204.6**	**−88.6**	**−84.7**	**105.0**	**119.9**
Investment properties	18,409.7	18,294.8	9,603.3	9,612.8	6,166.2	5,995.1	34,179.2	33,902.7			**34,179.2**	**33,902.7**
Right-of-use asset, leasehold	1,074.8	994.7	166.8	166.9	28.4	28.4	1,270.0	1,190.0			**1,270.0**	**1,190.0**
Unallocated items												
Financial non-current assets											**674.4**	**745.4**
Machinery and equipment											**2.4**	**2.9**
Current assets											**293.1**	**271.2**
Cash and cash equivalents											**165.4**	**157.1**
Total assets	**19,484.5**	**19,289.5**	**9,770.1**	**9,779.7**	**6,194.6**	**6,023.5**	**35,449.2**	**35,092.7**			**36,584.5**	**36,269.3**
Unallocated items												
Shareholders' equity											**14,546.1**	**14,799.9**
Non-current liabilities											**13,406.8**	**15,027.6**
Deferred tax liability											**2,947.0**	**2,888.9**
Current liabilities											**5,684.6**	**3,552.9**
Total equity and liabilities											**36,584.5**	**36,269.3**
Acquisitions and investments for the period	76.1	63.6	135.4	72.3	44.9	39.4	256.4	175.3			**256.4**	**175.3**
Sales for the period											–	**–**

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/Åtvidaberg/Ystad/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 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 30/06/2026.

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 30/06/2026 (30/06/2025)

	Total		Level 1		Level 2		Level 3	
Shareholdings measured at fair value, beginning of year	**136.9**	(182.1)	118.3	162.4			18.6	(19.7)
Acquisition/sale during the period	**−118.3**	(−44.5)	-118.3	−43.7				(−0.8)
Unrealised change in value		(−2.7)		−2.7				
Shareholdings measured at fair value at end of period	**18.6**	**(134.9)**	**–**	**116.0**	**-**	**(–)**	**18.6**	**(18.9)**

FINANCIAL LIABILITIES MEASURED AT FAIR VALUE AS OF 30/06/2026 (30/06/2025)

	Total		Level 1		Level 2		Level 3	
Interest-rate derivatives measured at fair value, beginning of year	**7.5**	(14.8)			7.6	(14.8)		
Unrealised change in value	**−0.6**	(−40.9)			−0.6	(−40.9)		
Interest-rate derivatives measured at fair value at end of period	**6.9**	**(−26.1)**	**-**	**(–)**	**6.9**	**(−26.1)**	**-**	**(–)**

CLASSIFICATION OF FINANCIAL ASSETS AND LIABILITIES, AS WELL AS FAIR VALUE AS OF 30/06/2026 (30/06/2025)

	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			18.6	(134.9)			**18.6**	(134.9)	**18.6**	(134.9)
Other non-current receivables					0.1	(0.1)	**0.1**	(0.1)	**0.1**	(0.1)
Trade receivables					4.4	(9.6)	**4.4**	(9.6)	**4.4**	(9.6)
Other current receivables					44.3	(26.0)	**44.3**	(26.0)	**44.3**	(26.0)
Derivative instruments			18.3[1]	(5.5)[1]			**18.3**	(5.5)	**18.3**	(5.5)
Cash and cash equivalents					165.4	(157.1)	**165.4**	(157.1)	**165.4**	(157.1)
Accrued income					115.0	(115.3)	**115.0**	(115.3)	**115.0**	(115.3)
Total financial assets	**-**	**(–)**	**36.9**	**(140.4)**	**329.2**	**(308.1)**	**366.1**	**(448.5)**	**366.1**	**(448.5)**
Liabilities to credit institutions and similar liabilities					16,739.9	(16,387.1)	**16,739.9**	(16,387.1)	**16,739.9**	(16,387.1)
Lease liability leasehold					1,270.0	(1,190.0)	**1,270.0**	(1,190.0)	**1,270.0**	(1,190.0)
Other non-current liabilities					46.7	(44.0)	**46.7**	(44.0)	**46.7**	(44.0)
Derivative instruments			11.4[1]	(31.6)[1]			**11.4**	(31.6)	**11.4**	(31.6)
Trade payables					43.2	(17.3)	**43.2**	(17.3)	**43.2**	(17.3)
Other current liabilities					515.5	(456.9)	**515.5**	(456.9)	**515.5**	(456.9)
Accrued expenses					105.6	(104.3)	**105.6**	(104.3)	**105.6**	(104.3)
Total financial liabilities	**-**	**(–)**	**11.4**	**(31.6)**	**18,720.9**	**(18,217.6)**	**18,732.3**	**(18,231.2)**	**18,732.3**	**(18,231.2)**

[1]Refers to derivative instruments not intended for hedge accounting

NOTE 4 DISTRIBUTION OF INCOME

	2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1–31/12
Rental income	515.6	528.3	1,034.9	1,063.4	2,139.5
Service income	30.1	32.4	63.1	68.8	131.8
Total income	**545.7**	**560.7**	**1,098.0**	**1,132.2**	**2,271.3**

Definitions

PROPERTY-RELATED

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.

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.

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.

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

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.

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

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.

Surplus ratio, %
Net operating income as a percentage of recognised rental income.

FINANCIAL

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

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.

Equity/assets ratio (%)
Equity in relation to total assets.

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

Loan-to-value ratio, %
Liabilities to credit institutions as a percentage of the properties' carrying amount.

Net debt/EBITDA, multiple
Net debt as a multiple of EBITDA.

Net liabilities (net debt)
Interest-bearing liabilities less interest-bearing assets, cash and cash equivalents and listed shares.

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.

SHARE-RELATED

Average number of shares outstanding
Weighted average number of shares outstanding over a certain period.

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.

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.

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

		2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1 – 31/12
Rolling annual profit from property management, (4 quarters ahead) 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.	Profit from property management, SEKm	209.4	225.7	380.5	411.0	834.3
	Adjustment for share of profits of associated companies, SEKm	0.0	0.0	0.0	0.0	0.0
	Adjustment to average surplus ratio, SEKm	−8.8	−6.0	4.8	9.8	1.2
	Adjustment for acquisitions and newly signed tenancy agreements that have not yet come into effect, SEKm	2.6	13.5	6.7	−19.4	−75.5
	Adjustment for rising/falling market interest rates and changes in margins on refinancing, SEKm	−5.7	−1.2	3.0	8.6	30.0
	Adjusted profit from property management, SEKm	**197.5**	**205.0**	**395.0**	**410.0**	**790.0**
	Rolling annual profit from property management, (4 quarters ahead), SEKm	790.0	820.0	790.0	820.0	790.0
Equity/ordinary share, SEK 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.	Shareholders' equity, SEKm	14,546.1	14,799.9	14,546.1	14,799.9	14,968.0
	Total number of ordinary shares outstanding	175,117,222	181,900,000	175,117,222	181,900,000	181,300,000
	Equity/ordinary share, SEK	83.1	81.4	83.1	81.4	82.6
Long-term net asset value per class A ordinary share, NRV, SEK 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.	Shareholders' equity, SEKm	14,546.1	14,799.9	14,546.1	14,799.9	14,968.0
	Adjustment for deferred tax, SEKm	2,947.0	2,888.9	2,947.0	2,888.9	2,931.1
	Adjustment for interest-rate derivatives, SEKm	−6.9	26.1	−6.9	26.1	−7.5
	Total number of class A ordinary shares outstanding	175,117,222	181,900,000	175,117,222	181,900,000	181,300,000
	Long-term net asset value per class A ordinary share, NRV, SEK	99.9	97.4	99.9	97.4	98.7
Return on equity, % 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.	Profit/loss after tax, SEKm	−50.1	−21.7	105.0	119.9	318.2
	Calculated at annual rate, SEKm	−200.4	−86.8	210.0	239.8	318.2
	Average equity, SEKm	14,834.6	14,947.5	14,757.1	14,904.9	14,988.9
	Return on equity, %	−1.4	−0.6	1.4	1.6	2.1
Return on total capital, % 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.	Profit/loss after financial items, SEKm	−45.8	−12.0	163.8	177.2	481.1
	Adjustment for financial expenses, SEKm	175.0	176.9	337.9	350.1	688.1
	Calculated at annual rate based on respective period, SEKm	516.8	659.6	1,003.4	1,054.6	1,169.2
	Average total assets, SEKm	36,719.3	36,340.7	36,533.4	36,226.6	36,333.1
	Return on total capital, %	1.4	1.8	2.7	2.9	3.2
Interest coverage ratio, multiple 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.	Profit/loss before tax, SEKm	−45.8	−12.0	163.8	177.2	481.1
	Adjustment for changes in value, SEKm	255.2	237.1	216.7	233.8	353.2
	Adjustment for interest expenses, SEKm	175.0	176.9	337.9	350.1	688.1
	Adjusted profit/loss before tax, SEKm	**384.4**	**402.0**	**718.4**	**761.1**	**1,522.4**
	Adjusted profit/loss before tax as a multiple of interest expenses, multiply by	2.2	2.3	2.1	2.2	2.2
Equity/assets ratio, % 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.	Shareholders' equity, SEKm	14,546.1	14,799.9	14,546.1	14,799.9	14,968.0
	Total assets, SEKm	36,584.5	36,269.3	36,584.5	36,269.3	36,482.3
	Equity/assets ratio, %	39.8	40.8	39.8	40.8	41.0
Equity/assets ratio adjusted in terms of NRV, % 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.	Shareholders' equity, SEKm	14,546.1	14,799.9	14,546.1	14,799.9	14,968.0
	Adjustment for deferred tax, SEKm	2,947.0	2,888.9	2,947.0	2,888.9	2,931.1
	Adjustment for interest-rate derivatives, SEKm	−6.9	26.1	−6.9	26.1	−7.5
	Adjusted shareholders' equity, SEKm	**17,486.2**	**17,714.9**	**17,486.2**	**17,714.9**	**17,891.6**
	Total assets, SEKm	36,584.5	36,269.3	36,584.5	36,269.3	36,482.3
	Equity/assets ratio adjusted in terms of NRV, %	47.8	48.8	47.8	48.8	49.0
Net liabilities, SEKm	Interest-bearing liabilities, SEKm	16,739.9	16,387.1	16,739.9	16,387.1	16,588.8
	Interest-bearing assets, SEKm	−636.6	−589.3	−636.6	−589.3	−586.3
	Cash and cash equivalents, SEKm	−165.6	−157.1	−165.6	−157.1	−161.8
	Listed shares, SEKm	−38.5	−154.1	−38.5	−154.1	−174.8
	Net liabilities, SEKm	**15,899.2**	**15,486.6**	**15,899.2**	**15,486.6**	**15,665.9**
Net debt/EBITDA, multiple	Net liabilities, SEKm	15,899.2	15,486.6	15,899.2	15,486.6	15,665.9
	EBITDA, SEKm	1,567.6	1,607.6	1,466.6	1,526.2	1,537.7

		2026 1/4 – 30/6	2025 1/4 – 30/6	2026 1/1 – 30/6	2025 1/1–30/6	2025 1/1 – 31/12
	Net debt/EBITDA, multiple	10.1	9.6	10.8	10.1	10.2
EBITDA, SEKm	Net operating income, SEKm	407.1	417.0	763.1	790.5	1,595.7
	Central administration, SEKm	−15.2	−15.1	−29.8	−27.4	−58.0
	Share of associated companies' profit, SEKm	0.0	0.0	0.0	0.0	0.0
	EBITDA, SEKm	**391.9**	**401.9**	**733.3**	**763.1**	**1,537.7**
	Calculated at annual rate, SEKm	1,576.6	1,607.9	1,466.6	1,526.2	1,537.7
Net operating income, %	Net operating income, as per profit and loss account, SEKm	407.1	417.0	763.1	790.5	1,595.7
	Reorganisation of property management	17.8	16.9	34.9	37.7	74.5
	Net operating income for dev. properties, as well as adjustment for acquisitions made during the period, SEKm	−3.6	−9.3	−7.8	−14.5	−27.6
	Adjusted net operating income for dev. properties and acquisitions for the period, SEKm	**421.3**	**424.6**	**790.2**	**813.7**	**1,642.6**
	Average value of investment properties (adjusted for dev. properties and acquisitions for the period), SEKm	33,134.1	32,415.6	33,086.9	32,373.4	32,486.0
	Net operating income, %	5.1	5.2	4.8	5.0	5.1
Surplus ratio, %	Rental income, SEKm	545.7	560.7	1,098.0	1,132.2	2,271.3
	Property expenses, SEKm	−138.6	−143.7	−334.9	−341.7	−675.6
	Net operating income, SEKm	**407.1**	**417.0**	**763.1**	**790.5**	**1,595.7**
	Surplus ratio, %	74.6	74.4	69.5	69.8	70.3

CALENDAR

Interim Report for period ended 30 September 2026	22 October 2026
Year-end Report 2026	11 February 2027
Interim Report for period ended 31 March 2027	22 April 2027
Annual General Meeting 2027	22 April 2027
Interim Report for period ended 30 June 2027	6 July 2027
Interim Report for period ended 30 September 2027	21 October 2027

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