

## Nivika Fastigheter AB (publ) Interim Report January – June 2026

**The second quarter of 2026 was marked by a high level of transaction activity, including property acquisitions exceeding SEK 250 million, share repurchases of approximately SEK 188 million, and the completion of the divestment of a residential and office property portfolio for SEK 597 million.**

### April – June 2026

(Figures in brackets refer to the same period last year)

- Total rental income increased by 16% to SEK 223 million (193)
- Net letting was SEK 3,9 million (17)
- Net operating income increased by 15% to SEK 165 million (143)
- Profit from property management increased by 17% to SEK 76 million (65)
- Cash flow from operating activities before changes in working capital increased by 15% to SEK 152 million (132)
- Changes in fair value for investment properties amounted to SEK 31 million (39), of which realised changes in value amounted to SEK 0 million (0)
- Changes in fair value of interest rate derivatives amounted to SEK -60 million (-68)
- Comprehensive income for the period amounted to SEK 110 million (30)
- Earnings per share SEK 1.15 (0.32)

### January – June 2026

(Figures in brackets refer to the same period last year)

- Total rental income increased by 16% to SEK 443 million (382)
- Net letting was SEK 4.0 million (24)
- Net operating income increased by 15% to SEK 311 million (271)
- Profit from property management increased by 18% to SEK 138 million (117)
- Cash flow from operating activities before changes in working capital increased by 16% to SEK 280 million (242)
- Changes in fair value for investment properties amounted to SEK 103 million (42), of which realised changes in value amounted to SEK 0 million (0)
- Changes in fair value of interest rate derivatives amounted to SEK -18 million (-53)
- Comprehensive income for the period amounted to SEK 234 million (87)
- Earnings per share SEK 2.45 (0.90)

- Nivika continues to grow, and our key figures continue to strengthen. I feel very confident in the strategy we have established for Nivika, to optimize the existing portfolio while growing through acquisitions of high-yielding properties within our geographic markets. We will continue to improve our key figures step by step and create increased value for our shareholders. The markets for both leasing and property acquisitions remain strong, and we are highly competitive in both areas, which gives me confidence going forward, says Sverker Källgården, CEO of Nivika.

## Key Figures

	2026 6 months Jan-June	2025 6 months Jan-June	2025/26 R-12 July-June	2025 12 months Jan-Dec
MSEK				
Rental Income	443	382	849	789
Net operating income	311	271	616	576
Profit from property management	138	117	278	256
Comprehensive income	234	87	321	255
Property value	13 712	12 593	13 712	13 413
Cash flow from operating activities before changes in working capital	280	242	546	508
Economic occupancy rate residential, %	97	97	97	99
Economic occupancy rate commercial, %	94	95	94	95
Net loan-to-value ratio, %	52.6	49.3	52.6	51.4
Interest coverage ratio, times	2.0	2.0	2.0	2.0
Long-term net asset value per share, SEK	72.4	67.2	72.4	68.3
Earning per share, SEK*	2.5	0.9	3.4	2.7

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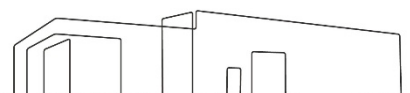
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*This information is information that Nivika Fastigheter AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 07:00 CET on 9 of July 2026.*

## About Nivika

Nivika is a real estate company based in Småland with the aim of long-term ownership, management, and development of properties, while creating profitable and sustainable value growth. The company operates in Jönköping, Värnamo, Växjö, and the West Coast, areas with strong growth potential and stable rental markets. The diversified property portfolio amounts to just over SEK 13.7 billion, of which two-thirds of the rental value consists





of commercial properties. The commercial properties mainly comprise industrial, warehouse, office, and community service properties. Read more at <http://www.nivika.se>