



INTEA.

Q2
2026

INTEA FASTIGHETER AB (PUBL)

Interim report January – June 2026

January – June 2026

- Rental income increased by 27.3 percent (22.8) and amounted to SEK 913 million (717), of which SEK 101 million (101) related to project properties. In a like-for-like portfolio, rental income increased by 1.8 percent.
- Profit from property management increased by 33.8 percent (62.2) to SEK 542 million (405). Growth per Class A and Class B share amounted to 27.2 percent (32.5).
- Changes in the value of investment properties amounted to SEK 372 million (289), of which SEK 117 million (225) was attributable to project properties.
- Profit after tax for the period totalled SEK 677 million (348).
- Profit for the period attributable to the parent company's shareholders amounted to SEK 2.70 per Class A and Class B share²⁾ (1.40) and SEK 1.00 per Class D share²⁾ (1.00). Dividend per Class D share amounted to SEK 1.00³⁾ (1.00).
- Growth in long-term net asset value (EPRA NRV) per Class A and Class B share amounted to 16.2 percent (7.9).
- Total investments in existing investment properties during the period amounted to SEK 764 million (531).
- Property value at the end of the period was SEK 29.7 billion compared with SEK 25.3 billion as of June 30, 2026.

April – June 2026

- Rental income increased by 26.6 percent (24.0) and amounted to SEK 457 million (361), of which SEK 50 million (53) related to project properties. In a like-for-like portfolio, rental income increased by 1.2 percent.
- Profit from property management increased by 34.3 percent (67.0) to SEK 278 million (207). Growth per Class A and Class B share amounted to 29.9 percent (34.9).
- Changes in the value of investment properties amounted to SEK 155 million (143), of which SEK 55 million (175) was attributable to project properties.
- Profit after tax for the quarter totalled SEK 207 million (38).
- Profit for the quarter attributable to the parent company's shareholders per Class A and Class B share amounted to SEK 0.71²⁾ (0.03) and to SEK 0.50 per Class D share²⁾ (0.50). Dividend per Class D share amounted to SEK 0.50³⁾ (0.50).
- Growth in long-term net asset value (EPRA NRV) per Class A and Class B share amounted to 16.2 percent (7.9).
- Total investments in existing investment properties during the quarter amounted to SEK 473 million (274).

SELECTED KEY PERFORMANCE INDICATORS

	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jul 2025-Jun 2026	Jan - Dec 2025
Rental income, SEKm	457	361	913	717	1,757	1,561
Profit from property management, SEKm	278	207	542	405	1,041	904
Profit from property management per Class A and Class B share, SEK	1.12	0.86	2.18	1.71	4.20	3.74
Growth in profit from property management per Class A and Class B share, % ¹⁾	29.9	34.9	27.2	32.5	30.0	34.7
Profit/loss for the period/year, SEKm	207	38	677	348	1,633	1,304
Profit/loss for the period/year shareholders of the parent, SEKm	189	36	654	341	1,600	1,287
Profit/loss for the period/year shareholders of the parent per Class A and Class B share, SEK ²⁾	0.71	0.03	2.70	1.40	6.77	5.54
Long-term net asset value (EPRA NRV) per Class A and Class B share, SEK	56.14	49.19	56.14	49.19	56.14	53.84
Growth in long-term net asset value (EPRA NRV) per Class A and Class B share, % ³⁾	16.2	7.9	16.2	7.9	16.2	18.4
Property value, SEKbn	29.7	25.3	29.7	25.3	29.7	28.0
Loan-to-value ratio, %	47.6	46.8	47.6	46.8	47.6	46.5
Adjusted debt ratio, times	7.7	9.0	7.8	9.2	7.8	8.9
Interest coverage ratio, multiple	4.2	3.5	4.0	3.5	3.9	3.7

For the basis of the key performance indicators and definitions, please see pages 27–28 and 31–32. Comparative figures in parentheses refer to the corresponding period of the previous year for income statement items and the end of the previous year for balance items. Figures in financial statements, tables and charts may not add up due to rounding.

1) Growth in profit from property management per Class A and Class B share is calculated in relation to the corresponding period of the previous year.

2) There are no dilutive instruments.

3) The calculation includes reinstated dividends during the period. As of the first quarter of 2026, growth in long-term net asset value is calculated compared with the corresponding period in the previous year. Comparative figures have been recalculated in the table above.

RENTAL INCOME,
SEKM

913
(717)

SURPLUS RATIO,
%

82.7
(83.8)

PROPERTY VALUE,
SEKBN

29.7
(25.3)

GROWTH IN NET ASSET VALUE PER
CLASS A AND CLASS B SHARE, %

16.2
(7.9)

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Significant events during the quarter

- In April, Intea acquired the Skärholmen police station with a lettable floor area to approximately 6,400 sqm. The underlying property value in the transaction was SEK 442 million. The lease runs until August 2039 with an annual rental value of approximately SEK 26 million. Closing took place in May 2026.
- In the quarter, it was determined that a further investment of approximately SEK 260 million will be required for the ongoing redevelopment of the Viskan prison. The annual rental value of the additional investment is estimated at just over SEK 28 million and is calculated based on the costs incurred in the project.
- In April, Intea signed an agreement with the Prison and Probation Service to expand the Ringsjön Prison from 105 to 185 places. The lease covers approximately 3,750 sqm, of which 1,550 sqm are included in a previous letting. The investment is estimated at SEK 79 million and the initial lease term is six years. The annual rental value is based on the costs incurred in the project and is estimated at SEK 16 million.
- In April, Intea entered into an agreement to divest all hydroelectric power plants at an underlying property value of SEK 68 million. Closing took place in the end of April. As a result, the sustainability target of being self-sufficient in self-produced electricity has been removed.
- In April, Intea signed a lease agreement with the Prison and Probation Service in Skövde comprising approximately 1,500 sqm with an annual rental value of SEK 2.6 million. The tenant took possession in July 2026.
- In June, Intea signed a lease agreement with the Swedish Police in Värnamo regarding the construction of a new police station of just over 8,600 sqm with an estimated annual rental value of SEK 25 million. The total investment for Intea is estimated to amount to approximately SEK 400 million.

Significant events after the end of the period

- In June, Intea issued two green bonds totalling SEK 1,650 million with maturities of two and five years respectively and margins of 60 and 109 bps respectively. Under the company's existing MTN programme, repurchases of outstanding bonds were also carried out for a total nominal amount of SEK 1,100 million. The settlement date was July 1, 2026.



Kristianstad University

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Intea in brief

Intea is an entrepreneurial property management company that owns and develops highly specialised social infrastructure for its own long-term management.

By social infrastructure, Intea means premises for essential services that are often customised for their purpose and where the tenant of the premises is a public sector operator. The company's property portfolio is categorised into justice, higher education, health care, and other public services, with tenants mainly comprising government bodies and authorities, regions, and other public sector institutions.

As a long-term and reliable partner to the public sector, we have built a strong market presence and a solid property portfolio prioritising sustainability and social benefit. Through close collaboration with our tenants, we develop tailored solutions that address their specific needs – properties that not only satisfy current demands but are also prepared for future challenges.

Intea was founded in 2016 and has consistently grown its business since then. Currently, the company's property portfolio comprises about one hundred property units with a combined lettable floor area of approximately 704,000 sqm.

The company's Class B and Class D shares have been listed on Nasdaq Stockholm since December 2024.

BUSINESS CONCEPT & TARGETS

Intea's business concept is to manage and develop social infrastructure properties using a long-term approach. The Board of Directors of Intea has set financial and operational targets, financial risk limits and dividend policy.

Financial and operational targets

- Annual growth in long-term net asset value per Class A ordinary share and Class B ordinary share over time of at least 12 percent (including any value transfers).
- Annual growth in profit from property management per Class A ordinary share and Class B ordinary share over time of at least 12 percent.
- At least 90 percent of rental income must come from public-sector tenants over time.

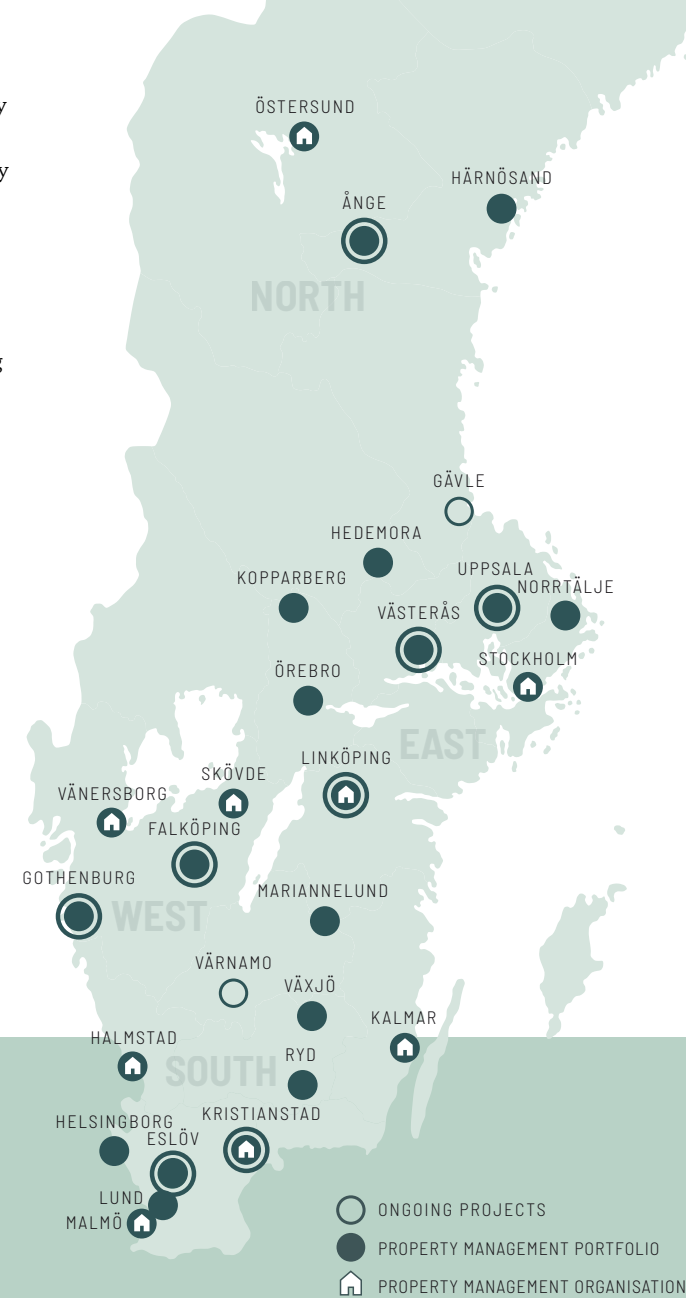
Financial risk limits

- The loan-to-value ratio shall be in the range of 50-55 percent in the long term, and shall not exceed 60 percent.
- The interest coverage ratio shall exceed 2 times in the long term.

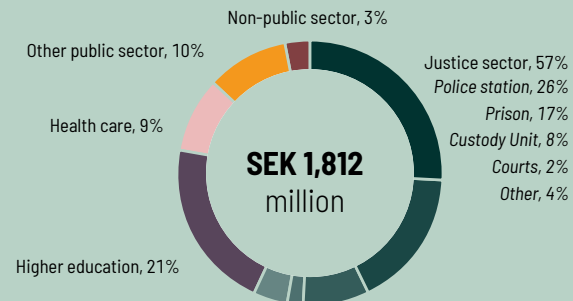
Dividend policy

- The total dividend shall be within the range of 30–50 percent of the profit from property management, of which Class D shares entitle the holder to a dividend of a maximum of SEK 2.00 per Class D share.

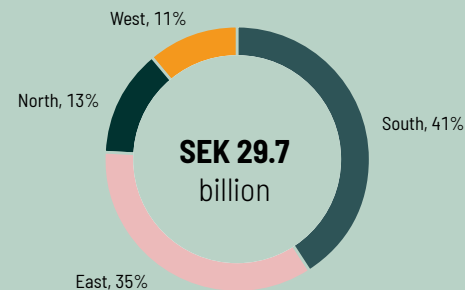
Target	Outcome Rolling 12 months
Annual growth in long-term net asset value per Class A and Class B share over time of at least 12 percent	16.2 %
Annual growth in profit from property management per Class A and Class B share over time of at least 12 percent	30.0 %
At least 90 percent of rental income must come from public-sector tenants over time	97.0 %
The loan-to-value ratio shall be in the range of 50-55 percent in the long term, and shall not exceed 60 percent	47.6 %
The interest coverage ratio shall exceed 2 times in the long term	3.9x



INTEA'S TENANTS, SHARE OF CONTRACTUAL ANNUAL RENTAL VALUE



INTEA'S REGIONAL PRESENCE, SHARE OF PROPERTY VALUE



INTEA.



The CEO's comments

During the second quarter, we completed acquisitions amounting to SEK 440 million and invested approximately SEK 500 million in our ongoing projects while continuing to develop existing properties.

Project operations

In June, a lease agreement was signed with the Swedish Police for a new police station of just over 8,600 sqm in Värnamo. Intea was awarded the project in December 2023. Since then, design and local development planning have been underway, and we are now entering the next phase of the project with procurement of the contractor, after which construction can begin.

The Swedish Police have announced that they will not proceed with the new police building in Linköping as the authority's needs have changed since the procurement was conducted. The project, which Intea won in competition during the second quarter of 2025, will therefore be discontinued.

On July 1, Intea's infrastructure project in Falköping was completed, where we have developed the existing train depot on behalf of Västtrafik in two phases. The first phase was completed a year ago and, in connection with this milestone, the lease agreement for the entire facility was extended until 2050.

Acquisitions within our core operations

In May, we closed on the acquisition of the police station in Skärholmen. The underlying property value was just over SEK 440 million.

Further development of the existing property portfolio

Developing and refining existing properties is an important component of our business. In Östersund, we welcomed a new tenant, the National Government Service Centre, to 475 sqm of offices in our beautiful timber building on the campus, which was completed in 2023.

In April, we signed an agreement with the Prison and Probation Service for an almost doubling of the Ringsjön Prison.

At our prisons in Tygelsjö outside Malmö and Asptuna in southern Stockholm, the Prison and Probation Service has announced that it has initiated feasibility studies regarding capacity expansion.

Half-year summary

Rental income increased by just over 27 percent compared with the previous year. Growth in profit from property management per Class A and Class B share amounted to just over 27 percent.

The financial position remains strong. The interest coverage ratio increased to 4.0 times and the average interest rate amounts to 2.85 percent. The level of interest-rate hedging remains high. In June, we issued two green bonds totalling SEK 1.6 billion on favourable terms while repurchasing bonds of SEK 1.1 billion under the existing MTN programme.

The property value increased by SEK 1.7 billion to SEK 29.7 billion, corresponding to an average initial yield of 5.8 percent.

Outlook

The project portfolio, consisting of ongoing projects worth nearly SEK 13 billion, of which SEK 10.5 billion remains to be invested, provides stable and predictable growth for many years to come. In addition, demand for new and modernized facilities remains strong among several of Intea's tenants, creating further growth opportunities. We are also seeing increased activity in the transaction market. Our financial position is strong, and we are well positioned to continue growing. We look forward with confidence to a second half of the year filled with new business opportunities and projects.

Finally, I would like to wish everyone a wonderful summer!

Charlotta Wallman Hörlin, CEO



“During the second quarter, we completed acquisitions amounting to SEK 440 million and invested approximately SEK 500 million in our ongoing projects while continuing to develop existing properties.”

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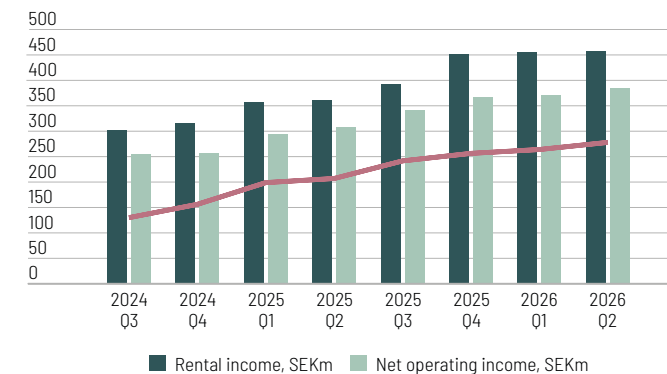


CONSOLIDATED INCOME STATEMENT

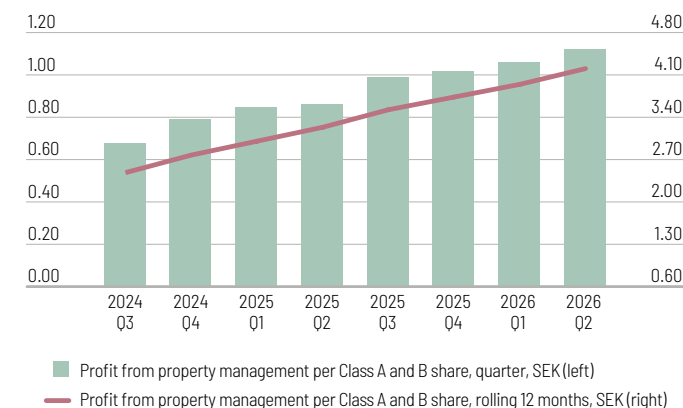
Amounts in SEKm	Note	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jul 2025-Jun 2026	Full year 2025
Rental income		457	361	913	717	1,757	1,561
Property expenses, of which		-72	-54	-158	-116	-295	-253
Operating costs		-51	-37	-120	-82	-214	-176
Maintenance costs		-12	-9	-20	-17	-46	-43
Property tax		-7	-6	-14	-13	-14	-27
Rental and property administration		-2	-2	-4	-4	-7	-7
Net operating income		385	307	755	601	1,462	1,308
Central administration		-19	-16	-33	-31	-63	-61
Profit/loss before financial items		366	291	722	570	1,399	1,247
Finance income		1	1	2	2	5	5
Finance expenses		-89	-85	-181	-166	-360	-345
Interest expense on lease liability		0	0	-1	-1	-3	-3
Profit from property management		278	207	542	405	1,041	904
Changes in value							
Unrealised investment properties	1	155	143	372	289	933	850
Unrealised derivative instruments	2	-184	-286	-67	-227	121	-39
Other non-current assets		-	-17	-7	-17	-41	-51
Profit before tax		249	47	840	450	2,054	1,664
Tax		-42	-9	-163	-102	-421	-360
Profit/loss for the period/year		207	38	677	348	1,633	1,304
Profit/loss for the period/year attributable to:							
Shareholders of the parent		189	36	654	341	1,600	1,287
Non-controlling interests ¹⁾		18	2	23	7	33	17
Profit/loss for the period/year²⁾		207	38	677	348	1,633	1,304
Profit per Class A and Class B share ³⁾		0.71	0.03	2.70	1.40	6.77	5.54
Profit per Class D share ³⁾		0.50	0.50	1.00	1.00	2.09	2.23

1) Intea owns 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde including, among others, University of Skövde as tenant.
 2) Profit for the period/year is in line with comprehensive income for the period/year; consequently, only one income statement is presented.
 3) There are no dilutive instruments. The weighted average number of shares for the period on which the calculation is based amounts to 214,233,936 Class A and Class B shares (201,858,245) and 75,072,290 Class D shares (59,072,290).

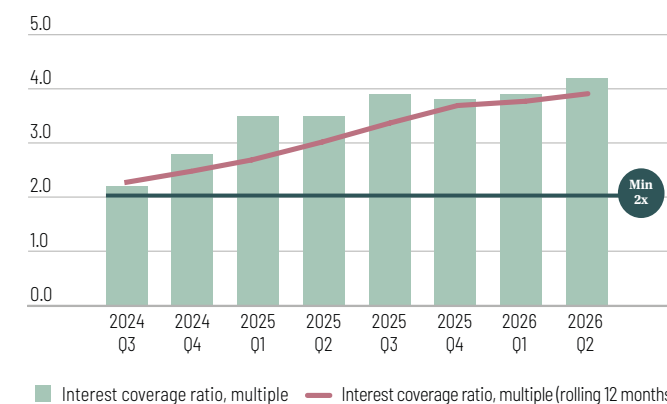
RENTAL INCOME, NET OPERATING INCOME AND PROFIT FROM PROPERTY MANAGEMENT, SEKm



PROFIT FROM PROPERTY MANAGEMENT PER CLASS A AND CLASS B SHARE, SEK



INTEREST COVERAGE RATIO, MULTIPLE





Comments on income statement January – June 2026

The improvement in net operating income compared with the same period last year is mainly explained by completed projects¹⁾ and properties which have been added successively over 2025 and 2026²⁾.

Rental income

Rental income amounted to SEK 913 million (717), of which SEK 25 million (18) refers to invoicing other than contractual annual rental value. The increase in rental income compared with the previous year amounted to 27.3 percent (22.8) and was mainly attributable to index adjustments, as well as rental income from completed projects and from acquired properties.

Income for a like-for-like portfolio amounted to SEK 689 million, representing an increase of 1.8 percent, mainly attributable to index adjustments, re-invoicing of utility costs and the completion of the Optometry and Audiology clinic in Linköping within the existing property.

Income from project properties amounted to SEK 101 million and includes completed parts of the Viskan Prison project in Ånge, phase 1 of the Depot 2 project in Falköping and a project within the justice sector.

Income from Intea's hydroelectric power company³⁾ amounted to SEK 3 million (3) and refers to the period up to the divestment in April 2026.

The economic occupancy rate amounted to 98.9 percent (98.7) as at June 30.

CHANGE IN RENTAL INCOME

Amounts in SEKm	Jan-Jun 2026	Jan-Jun 2025	Change %
Like-for-like portfolio	689	677	1.8%
Project properties ⁴⁾	101	32	–
Acquired properties	121	5	–
Other	3	3	–
Rental income	913	717	27.3%

Property expenses

Property expenses amounted to SEK -158 million (-116), an increase of 36.2 percent (10.4) compared to the previous year. The increase is mainly attributable to property expenses related to completed project properties and acquired properties.

Direct property expenses for a like-for-like portfolio totalled SEK -115 million, an increase of 9.5 percent. The increase is mainly attributable to costs related to property maintenance and utilities.

Expenses relating to Intea's hydroelectric power company³⁾ amounted to SEK -1 million (-3) and refer to the period up to the divestment of the companies in April 2026.

CHANGE IN PROPERTY EXPENSES

Amounts in SEKm	Jan-Jun 2026	Jan-Jun 2025	Change %
Like-for-like portfolio	115	105	9.5%
Project properties ⁴⁾	5	2	–
Acquired properties	30	1	–
Other	4	4	–
Direct property expenses	154	112	37.5%
Property administration	4	4	–
Property expenses	158	116	36.2%

Net operating income

Net operating income amounted to SEK 755 million (601), an increase of 25.6 percent (25.5). The surplus ratio amounted to 82.7 percent (83.8). Net operating income for a like-for-like portfolio amounted to SEK 570 million, an increase of 0.4 percent. The surplus ratio for a like-for-like portfolio was 82.7 percent.

NET OPERATING INCOME TREND

Amounts in SEKm	Jan-Jun 2026	Jan-Jun 2025	Change %
Like-for-like portfolio	570	568	0.4%
Project properties ⁴⁾	96	30	–
Acquired properties	91	4	–
Other	-1	-1	–
Net operating income	755	601	25.6%

Central administration

Central administration relates to acquisition and business development activities, as well as administration, accounting, finance and management functions.

Central administration totalled SEK -33 million (-31).

Finance income and expenses

Finance income amounted to SEK 2 million (2) and mainly refers to interest on excess liquidity.

Finance expenses amounted to SEK -181 million (-166) and mainly comprise interest expenses. The increase is mainly attributable to higher interest-bearing liabilities, which at the end of the period were SEK 2,212 million higher than at the corresponding time in the previous year.

The Group's average interest rate on external borrowings amounted to 2.85 percent (2.95) at the end of the period. Interest excluding unutilised credit facilities amounted to 2.74 percent (2.84). Interest expense for the period for lease liabilities totalled SEK -1 million (-1).

Profit from property management

Profit from property management totalled SEK 542 million (405) with the increase mainly attributable to completed projects and acquired properties.

Changes in value

Property value at the end of the period was SEK 29.7 billion (28.0). Unrealised changes in value of investment properties for the period amounted to SEK 372 million (289), comprising value changes on existing properties of SEK 255 million (9) and on project properties and acquired properties of SEK 117 million (280).

Unrealised changes in the value of derivatives amounted to SEK -67 million (-277). Other non-current assets of SEK -7 million (-17) relate to the impairment of Intea's hydroelectric power plant as reported in the first quarter of 2026. The hydroelectric power companies were fully divested in April 2026 with no material impact on profit.

Taxes

The Group recognised a tax expense for the period of SEK -163 million (-102), of which SEK -133 million (-54) relates to changes in deferred tax and SEK -30 million (-48) relates to current tax. Current tax for the interim period has been calculated based on an estimated effective tax rate for the full year, reflecting historical levels of tax positions and current judgements.

Profit for the period

Profit for the period after tax amounted to SEK 677 million (348), of which non-controlling interests represented SEK 23 million (7).

KEY PERFORMANCE INDICATORS FOR THE BUSINESS

	Jan-Jun 2026	Jan-Jun 2025
Rental income, SEKm	913	717
Net operating income, SEKm	755	601
Surplus ratio, % ⁵⁾	82.7	83.8
Profit from property management, SEKm ⁵⁾	542	405
Changes in value of investment properties, SEKm	372	289
Changes in value of derivative instruments, SEKm	-67	-227
Tax, SEKm	-163	-102
Profit for the period, SEKm	677	348

1) Viskan Prison in Ånge, the Optometry and Audiology clinic in Linköping, phase 1 of Depot 2 in Falköping and a project within the justice sector.

2) The prison in Kristianstad, security properties in several locations, a property for police operations in Växjö and a police station in Stockholm.

3) Intea owned eleven hydroelectric power plants at the beginning of 2026. All hydroelectric power plants were divested in April 2026.

4) Reclassification from project property to completed property is made on January 1 of the year following completion. In the tables, the comparative year has been adjusted for the reclassification between the like-for-like portfolio and project properties. In the interim report January-June 2025, SEK 101 million was recognised as rental income from project properties and SEK 7 million as property expenses, corresponding to 101 and 5, respectively, in the tables above. The total rental income and property expenses in the tables remain unchanged.

5) For the basis of the key performance indicators and definitions, please see pages 27-28 and 31-32.

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CONSOLIDATED BALANCE SHEET

Amounts in SEKm	Note	Jun 30 2026	Jun 30 2025	Dec 31 2025
Assets				
Investment properties	1	29,739	25,275	28,021
Right-of-use assets		119	83	82
Other non-current assets		4	114	79
Derivatives	2	246	249	383
Total non-current assets		30,108	25,721	28,565
Derivatives	2	42	0	0
Current receivables		227	122	196
Cash and cash equivalents		247	329	507
Total current assets		516	451	703
Total assets		30,624	26,172	29,268
Equity and liabilities				
Equity attributable to shareholders of the parent		12,917	11,201	12,626
Non-controlling interests ¹⁾		332	302	311
Total equity		13,249	11,503	12,937
Deferred tax liability		1,853	1,433	1,720
Interest-bearing liabilities		7,667	6,884	6,645
Lease liability		113	77	78
Derivatives	2	9	90	49
Provisions		3	3	3
Total non-current liabilities		9,645	8,487	8,495
Interest-bearing liabilities		6,750	5,321	6,924
Derivatives	2	13	13	0
Other current liabilities		967	848	912
Total current liabilities		7,730	6,182	7,836
Total equity and liabilities		30,624	26,172	29,268

1) Intea owns 57 percent of the shares in Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde including, among others, University of Skövde as tenant.



University of Skövde

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Comments on the balance sheet as at June 30, 2026

Investment properties

Investment properties amounted to SEK 29,739 million (28,021), of which SEK 116 million (131) relates to building rights and SEK 2,904 million (1,914) to ongoing projects. During the period, investments of SEK 764 million¹⁾ (531) were made in the property portfolio, of which SEK 473 million (274) in the second quarter. In addition, acquisitions amounting to SEK 582 million (855) have been completed, of which SEK 429 million (720) in the second quarter.

Right-of-use assets

Right-of-use assets amounted to SEK 119 million (82). The increase in right-of-use assets mainly relates to a newly acquired site leasehold. As a lessee, the Group has a limited number of lease agreements, consisting of two site leasehold agreements, one leasehold agreement, one rental agreement and car leases.

Other non-current assets

Other non-current assets totalled SEK 4 million (79). The decrease in other non-current assets mainly refers to the divestment of the Group's hydroelectric power companies.

Current assets

Current receivables totalled SEK 227 million (196) and cash and cash equivalents SEK 247 million (507).

Shareholders' equity

Shareholders' equity totalled SEK 13,249 million (12,937), of which non-controlling interests amounted to SEK 332 million (311). Non-controlling interests relate to Kalkstenen Fastighets AB, which owns the properties Stora Mörke 18 and Ringaren 6 in Skövde with the University of Skövde as its tenant. Intea holds 57 percent of the shares, while the remaining 43 percent is held by a private individual.

The long-term net asset value attributable to Class A and Class B shares amounted to SEK 12,027 million (11,535), corresponding to SEK 56.14 (53.84) per share, representing growth in long-term net asset value of 6.1 percent compared with the end of the previous year. The number of Class A and Class B shares totalled 214 million shares at the end of the period.

For the Class D shares, the long-term net asset value amounted to SEK 2,477 million (2,477), corresponding to SEK 33.00 (33.00) per Class D share. The number of Class D shares totalled 75 million at the end of the period.

Deferred tax liability

Deferred tax liabilities totalled SEK 1,853 million (1,720). The increase compared with the end of the previous year mainly relates to deferred tax attributable to changes in the value of investment properties including ongoing projects.

Interest-bearing liabilities

Intea's external borrowings consist of bonds, commercial paper and secured bank loans. In addition, there are binding credit commitments such as credit facilities totalling SEK 5,050 million (5,050). Total interest-bearing liabilities amounted to SEK 14,417 million (13,569).

Non-current interest-bearing liabilities amounted to SEK 7,667 million (6,645), including bond loans of SEK 3,400 million (3,350), secured bank loans of SEK 4,267 million (3,295) and utilised credit facilities of SEK 0 million (0).

Current interest-bearing liabilities amounted to SEK 6,750 million (6,924), including bond loans of SEK 2,102 million (2,200), secured bank loans of SEK 0 million (825), utilised credit facilities of SEK 0 million (0) and commercial paper totalling SEK 4,648 million (3,899). Unutilised credit facilities amounted to SEK 5,050 million (5,050) at the end of the period.

Derivatives

Derivatives totalled SEK 266 million (334), of which SEK 288 million (383) is recognised as an asset and SEK 22 million (49) as a liability.

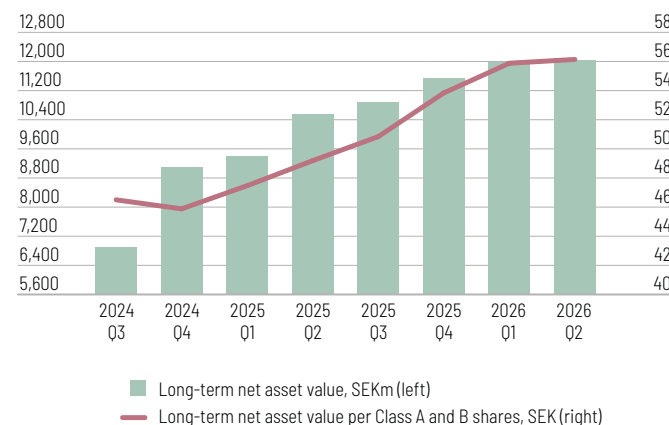
Other current liabilities

Other current liabilities amounted to SEK 967 million (912).

CHANGES IN PROPERTY VALUE

Amounts in SEKm	Jun 30 2026	Jun 30 2025	Dec 31 2025
Property value at beginning of year	28,021	23,600	23,600
Acquired properties	582	855	2,354
Investments in new builds, extensions and redevelopment ¹⁾	764	531	1,217
Changes in value	372	289	850
Property value at end of period, of which	29,739	25,275	28,021
<i>Investment properties excl projects</i>	26,719	23,804	25,976
<i>Ongoing projects²⁾</i>	2,904	1,352	1,914
<i>Unused building rights</i>	116	119	131
Property value at end of period	29,739	25,275	28,021

DEVELOPMENT OF NET ASSET VALUE, SEK AND SEK PER CLASS A AND CLASS B SHARE



PROPERTY VALUES AND YIELDS, SEK AND %



¹⁾Including capitalised interest in projects of SEK 29 million (22) during the period, of which SEK 16 million (11) relates to the second quarter.

²⁾Including ongoing projects under management (Phase 2 of Depot 2 in Falköping, Viskan Prison expansion, Police facility in Gothenburg, NFC in Linköping, Ringsjön Prison expansion and Redevelopment within higher education) as well as the carrying amount of ongoing projects in an early stage. The carrying amount includes capitalised investments of SEK 2,343 million (1,402).

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INTEA.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

Amounts in SEKm	Share capital ¹⁾	Other contributed capital	Retained profit incl. profit/loss for the period/year	Equity attributable to shareholders of the parent	Non-controlling interests	Total equity
Opening equity at Jan 1, 2025	29	6,836	3,174	10,038	296	10,335
Total comprehensive income for the year	–	–	1,287	1,287	17	1,304
New issue ²⁾	3	1,530	–	1,533	–	1,533
Dividend	–	–	–232	–232	–2	–234
Closing equity at Dec 31, 2025	32	8,366	4,229	12,626	311	12,937
Opening equity Jan 1, 2026	32	8,366	4,229	12,626	311	12,937
Total comprehensive income for the period/year	–	–	654	654	23	677
Payments received for warrants ³⁾	–	2	–	2	–	2
Dividend	–	–	–365	–365	–2	–367
Closing equity at June 30, 2026	32	8,368	4,518	12,917	332	13,249

1) As at June 30, 2026 the total number of shares was 6,390,000 Class A shares, 207,843,936 Class B shares and 75,072,290 Class D shares at a nominal value of SEK 0.11. As at December 31, 2025, the total number of shares amounted to 6,390,000 Class A shares, 207,843,936 Class B shares and 75,072,290 Class D shares with a nominal value of SEK 0.11.

2) Other contributed equity includes costs of approximately SEK 18 million attributable to the directed share issue carried out in the second quarter of 2025 and approximately SEK 8 million attributable to the directed share issue carried out in the fourth quarter of 2025.

3) Payments received for warrants refer to the purchase consideration paid for warrants acquired by employees during the second quarter under the company's long-term incentive program (LTIP 2026).



Malmö University



CONSOLIDATED STATEMENT OF CASH FLOWS

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Full year 2025
Operating activities					
Profit/loss before financial items	366	291	722	570	1,247
Reversal of amortisation and impairment losses	2	2	4	4	7
Interest received	1	1	2	2	5
Interest paid	-117	-98	-219	-200	-398
Income tax paid	-7	-2	-22	-16	0
Cash flow before changes in working capital	245	194	487	360	861
Change in current receivables	-17	92	-29	127	53
Change in current liabilities	38	-12	-23	104	226
Total changes in working capital	21	80	-52	231	279
Cash flow from operating activities	266	274	435	591	1,140
Investing activities					
Acquisition of investment properties	-429	-720	-582	-855	-2,354
Investments in existing properties ¹⁾	-457	-263	-736	-511	-1,181
Acquisition of property, plant and equipment	-	-	-	-1	-1
Disposal of property, plant and equipment	67	-	67	-	-
Cash flow from investing activities	-819	-983	-1,251	-1,367	-3,536

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Full year 2025
Financing activities					
New borrowing	1,461	2,100	3,041	3,053	4,949
Repayment of loans	-834	-2,212	-2,192	-3,066	-3,599
Repayment of lease liability	-2	-1	-3	-2	-3
New share issue	-	1,056	-	1,056	1,560
Expenses related to new share issue	-	-16	-	-17	-26
Dividend	-254	-130	-292	-160	-219
Payments received from employees for warrants	2	-	2	-	-
Cash flow from financing activities	373	797	556	864	2,662
Cash flow for the period/year	-180	88	-260	88	266
Cash and cash equivalents at start of period/year	427	241	507	241	241
Cash and cash equivalents at end of period/year	247	329	247	329	507

Comments on the statement of cash flows January – June 2026

Cash flow before change in working capital amounted to SEK 487 million (360).

Cash flow from operating activities amounted to SEK 435 million (591).

Investing activities affected cash flow by SEK -1,251 million (-1,367), mainly attributable to property acquisitions of SEK -582 million (-855) and investments in existing properties and projects of SEK -736 million (-511).

Financing activities had a positive impact on cash flow of SEK 556 million (864), mainly attributable to newly raised loans. In addition, cash flow was affected in the opposite direction by loan repayments and dividends on shares.

Total cash flow for the period amounted to SEK -260 million (88), and cash and cash equivalents amounted to SEK 247 million (329) at the end of the period.

1) Capitalised planned maintenance (CAPEX) amounted to SEK 25 million (16) during the period, of which SEK 14 million (10) in the second quarter.

Intea's property portfolio

Interim report
January - June 2026

- Intea in brief
- The CEO's comments
- Financial reports
- Intea's property portfolio**
 - **Intea's property portfolio**
 - Projects and development
 - Property value and transactions
 - Earning capacity
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- Sustainability
- Parent company financial statements
- The share and shareholders
- Notes and other information
- Key performance indicators
- Basis for key performance indicators
- Quarterly review
- Definitions

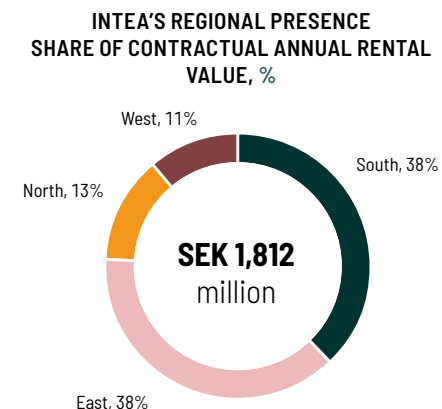
Intea's property portfolio comprised 59 properties (57) at the end of the period, of which 2 properties (1) had site leasehold rights. The properties are divided into 131 property units (129) with a total lettable floor area of 702,000 sqm (694,000).

Contractual annual rental value amounted to SEK 1,812 million (1,522), distributed across the following categories: Justice sector 57 percent, Higher education 21 percent, Health care 9 percent, Other public sector 10 percent and Non-public sector 3 percent. The Justice sector is further broken down as follows: Police station 26 percent, Prison 17 percent, Custody Unit 8 percent, Courts 2 percent and Other justice sector-related¹⁾ 4 percent.

The remaining contract period for public-sector tenants amounted to 7.8 years (8.1).

KEY PERFORMANCE INDICATORS

	Jan-Jun 2026	Jan-Jun 2025	Full year 2025
Acquisitions and investments in properties, SEKm	1,346	1,386	3,571
Changes in the value of properties, SEKm	372	289	850
Property value, SEKbn	29.7	25.3	28.0
Lettable floor area, 000 sqm	702	604	694
Economic occupancy rate, %	98.9	98.7	98.9
Share of public-sector tenants, %	97.0	96.5	97.0
Remaining contract period public-sector tenants, years	7.8	8.1	8.1
Rental value, SEK/sqm	2,610	2,553	2,592
Rental value excl annuity rent, SEK/sqm	2,273	2,177	2,252



SHARE OF PUBLIC-SECTOR TENANTS, %

97.0
(96.5)

REMAINING CONTRACT PERIOD PUBLIC-SECTOR TENANTS, YEARS

7.8
(8.1)

INTEA'S PROPERTY PORTFOLIO	Property units	Lettable floor area, 000 sqm	Property value, SEKm	Property value, SEK/sqm	of which ongoing projects and building rights, SEKm	Rental value, SEKm	Rental value, SEK/sqm	Occupancy rate, %	Contractual annual rental value, SEKm ²⁾	Net operating income, SEKm ³⁾	Yield, %
By property category											
Justice	43	325	14,514	44,655	320	1,018	3,131	99.9	1,016	899	6.3
Higher education	25	199	6,750	33,886	71	434	2,176	99.0	429	347	5.2
Health care	15	74	3,142	42,201	1	185	2,485	99.5	184	160	5.1
Other public sector	30	87	2,469	28,492	137	169	1,955	93.7	159	126	5.4
Non-public sector	15	16	373	22,639	1	26	1,568	89.8	23	17	4.6 ⁴⁾
Total/average property units under management	128	702	27,249	38,825	530	1,831	2,610	98.9	1,812	1,549	5.8
By region											
South	23	273	11,408	41,741	108	695	2,543	98.7	686	601	5.3
East	44	227	8,996	39,556	116	692	3,041	99.7	690	588	6.6
West	25	101	3,168	31,379	183	197	1,947	99.5	196	163	5.5
North	36	100	3,677	36,714	122	248	2,478	96.7	240	197	5.5
Total/average property units under management	128	702	27,249	38,825	530	1,831	2,610	98.9	1,812	1,549	5.8
Ongoing projects (not yet under management) ⁵⁾	3	–	2,491	–	2,491	–	–	–	–	–	–
Total/average property portfolio	131	702	29,739	–	3,020	1,831	–	98.9	1,812	1,549	–

The summary relates to the properties owned by Intea at the end of the period. The properties Stora Mörke 18 and Ringaren 6 in Skövde are 57-percent owned. Contractual annual rental value refers to contracted rental income on an annual basis, including rent discounts but excluding vacancy rent. Rental value refers to contractual rental income on an annual basis, excluding rent discounts, including vacancy rent. Net operating income refers to contractual annual rental value less property expenses, including property administration, where property expenses for properties owned during the past twelve months are included at actual outcome, and where properties acquired and projects completed during the past twelve months have been annualised. The information in this table is based on assessments and assumptions and should not be regarded as a forecast.

1) Includes, among others, the tenant National Board of Institutional Care, SIS.

2) The contractual annual rental value of SEK 1,812 million includes rent discounts of approximately SEK 1 million per year.

3) Refers to net operating income according to earning capacity. See page 16 for a description of earning capacity.

4) The lower yield of 4.6 percent for non-public sector can mainly be attributed to a lower net operating income due to vacant property units.

5) Ongoing projects (not yet under management) consist of project properties for the Custody Unit in Västerås, the Prison in Kristianstad and a project for a government agency in Uppsala. The Gävle Custody Unit and the carrying amount for projects in early stages are also included.



INTEA.



PROJECTS AND DEVELOPMENT

Intea works continuously in close collaboration with its tenants to both develop the existing property portfolio and identify needs that create opportunities for new construction projects. The project organisation has extensive experience in property development across all phases and within various types of projects. Intea is currently carrying out projects including new builds and redevelopments, with an estimated total lettable floor area of approximately 190,600 sqm (193,100). Total estimated investment in the project portfolio amounted to approximately SEK 12.9 billion (12.8) at the end of June 2026.

The carrying amount of properties under development in ongoing projects was SEK 2.9 billion (1.9) at the end of the period. Changes in value attributable to ongoing projects amounted to SEK 117 million (225) at the end of the period.

Intea's property portfolio includes unutilised building rights of approximately 142,000 sqm GFA (141,000) on existing properties and the value of investment properties includes building rights of SEK 116 million (131) at the end of the period.

Investments in the existing property portfolio of SEK 764 million (531) were made during the period.

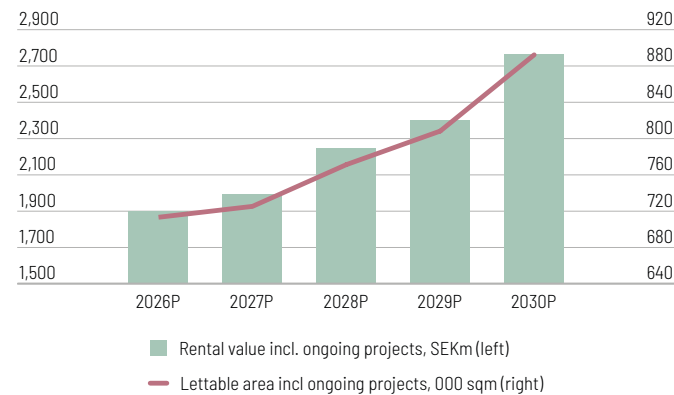
Significant events during the quarter

The project previously referred to as "Construction within the justice sector" relates to the construction of a new police station in Värnamo, where a lease agreement has now been signed. Intea was awarded the project in 2023 through a landlord procurement process. The planned facility comprises approximately 8,600 sqm and the total investment is estimated to amount to approximately SEK 400 million. The annual

rental value is estimated at approximately SEK 25 million based on invested project costs. Completion is expected in the first quarter of 2029.

Intea has entered into an agreement with the Prison and Probation Service regarding the expansion of Ringsjön Prison from 105 to 185 beds, as well as the adaptation of existing space to accommodate the expanded operations. Intea acquired the facility in 2022 and has since gradually expanded its capacity. The lease agreement covers a total of approximately 3,740 sqm, of which 1,550 sqm comprises existing space. The annual rental value is estimated at approximately SEK 16 million, corresponding to an increase of approximately SEK 15 million compared to the existing lease agreement. The project is expected to be completed in the first quarter 2027.

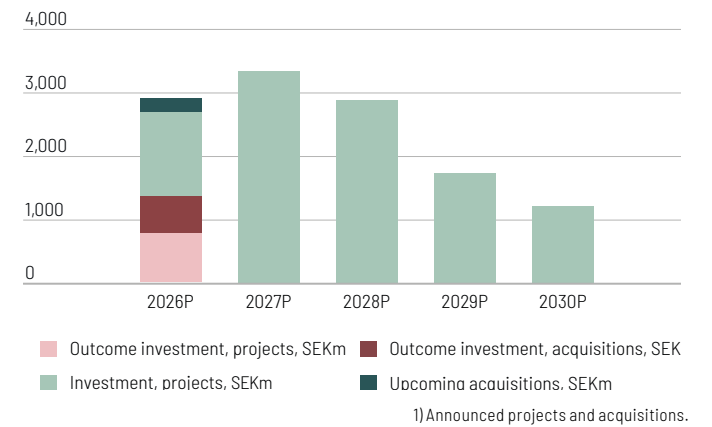
ESTIMATED RENTAL VALUE AND LETTABLE FLOOR AREA INCLUDING ONGOING PROJECTS, SEK M AND 000 SQM



During the quarter, a tenant improvement project was completed in the Garnisonen area in Linköping, with the Swedish Police Authority as tenant. The investment amounted to approximately SEK 50 million.

The Swedish Police have announced that they will not proceed with the new police building in Linköping as the authority's needs have changed since the procurement was conducted. The project, which Intea won in competition during the second quarter of 2025, will therefore be discontinued.

ESTIMATED ANNUAL INVESTMENT, SEK M¹⁾



MAJOR ONGOING PROJECTS



Police station, Värnamo

In Värnamo, Intea will build a new police station comprising approximately 8,600 sqm of lettable floor area. The new building will replace the existing police station, focusing on meeting current requirements and standards in terms of space, functionality, quality and security. The project is scheduled for completion in the first quarter of 2029.



Viskan Prison, Ånge

Last spring, Intea signed an agreement with the Swedish Prison and Probation Service to expand the prison by an additional 120 places. The project has increased in scope and now comprises an investment of approximately SEK 515 million. The expansion includes newly constructed prison rooms as well as adaptations of communal areas and work areas to accommodate the increased occupancy. The project is planned to be commissioned in stages in the fourth quarter of 2027.



Police facility, Gothenburg

Intea is carrying out a complete renovation of several existing buildings as well as a new build in Västra Frölunda outside Gothenburg. The premises will house training and exercise activities for the Swedish Police. The project is scheduled for completion in the fourth quarter of 2027.



Custody Unit project, Västerås

In Västerås, Intea is constructing a custody unit on behalf of the Prison and Probation Service. Once completed, the custody unit will comprise approximately 160 custody rooms, as well as areas for probation services, education, a transport unit and administration, together with a garage. The project is scheduled for completion in the fourth quarter of 2028.



National Forensic Centre, Linköping

Intea is carrying out an extension for the Swedish Police's National Forensic Centre, NFC, at the Garrison area in Linköping. NFC already leases premises within the Garrison area, and the extension will meet the Police's need for additional laboratory space. The project is scheduled for completion in the fourth quarter of 2028.



MAJOR ONGOING PROJECTS FOR WHICH LEASE OR PROJECT DEVELOPMENT AGREEMENTS HAVE BEEN SIGNED¹⁾

The company's assessment

Projects	Municipality	Property category	Share public sector, %	Completion	Lettable floor area, sqm	Rental value, SEKm	Average contract period, years	Total investment, SEKm	Remaining investment, SEKm
Projects for which leases have been signed									
A. Falköping Depot 2 phase 2	Falköping	Other public sector	100	Q3 2026	–	14	24	245	20
B. Kristianstad Prison phase 1	Kristianstad	Justice	100	Q4 2026	11,200	55	25	810	154
C. Kristianstad Prison phase 2	Kristianstad	Justice	100	Q2 2029	29,000	131	25	1,818	1,811
D. Viskan Prison extension	Ånge	Justice	100	Q4 2027	2,900	56	17	515	388
E. Police facility Gothenburg	Gothenburg	Justice	100	Q3 2028	5,800	18	18	359	310
F. National Forensic Centre, Linköping	Linköping	Justice	100	Q4 2028	5,000	17	15	221	202
G. Västerås Custody Unit	Västerås	Justice	100	Q4 2028	34,600	217	20	2,739	1,660
H. Värnamo Prison	Värnamo	Justice	100	Q3 2030	29,000	163	25	2,312	2,307
I. Gävle Custody Unit	Gävle	Justice	100	Q2 2030	21,900	96	25	1,450	1,450
J. Government agency	Uppsala		100	Q4 2027	6,600	17	6	266	112
K. Police station, Värnamo	Värnamo	Justice	100	Q1 2029	8,600	25	12	402	390
L. Ringsjön Prison expansion	Eslöv	Justice	100	Q1 2027	2,200	15	6	79	72
M. Redevelopment higher education		Higher education	100	Q1 2027	500	3	10	30	28
Total/average			100		157,300	828	22	11,246	8,904
Other ongoing projects									
N. Gävle Police Station	Gävle	Justice	100	2030	33,300	104	15	1,615	1,614
Total/average			100		33,300	104	15	1,615	1,614
Total ongoing projects			100		190,600	932	21	12,861	10,518

A. Estimated rental value is based on expected investment. Phase 2 comprises the rail yard area. The tenant took possession in July 2026.

B. Estimated rental value is based on expected investment.

C. Estimated rental value is based on expected investment. The lease agreement is subject to, among other things, a building permit. Government approval has been obtained.

D. The estimated rental value includes a non-indexed preliminary annuity-based rental supplement of approximately SEK 49 million per year, payable during the initial 17-year contract period, calculated based on invested project costs as well as an operating supplement of approximately SEK 4 million. The lease agreement is subject to a building permit.

E. The estimated rental value is based on the expected investment divided into phases with different estimated completion times, with the entire police facility expected to be completed in the third quarter of 2028. The project comprises the adaptation of existing buildings and new construction with signed lease agreements, as well as one additional new construction covered by a signed project development agreement²⁾. The facility includes existing lease agreements. The project is part of a larger project portfolio where the total rental value amounts to SEK 46 million, and the total investment including land

acquisition amounts to approximately SEK 780 million.

F. Estimated rental value is based on expected investment.

G. The estimated rental value includes a non-indexed preliminary annuity-based rental supplement of approximately SEK 133 million per year, payable during the initial 20-year contract period, calculated based on invested project costs.

H. The estimated rental value includes a non-indexed preliminary annuity-based rental supplement of approximately SEK 117 million per year, payable during the initial 25-year contract period, calculated based on invested project costs. The lease agreement is subject to, among other things, a building permit. Government approval has been obtained.

I. The estimated rental value includes a non-indexed preliminary annuity-based rental supplement of approximately SEK 59 million per year, payable during the initial 25-year contract period, calculated based on invested project costs. The lease agreement is subject to, among other things, a building permit. Government approval has been obtained.

J. The rental value consists of fixed base rent.

K. The estimated rental value is based on the expected investment. The lease agreement is subject to, among other things, a building permit and government approval.

L. The lease agreement covers a total of approximately 3,700 sqm, of including 2,190 sqm of additional space. The total rental value is estimated to amount to approximately SEK 16 million, of which approximately SEK 15 million pertains to additional space. The rental value includes a non-indexed preliminary annuity-based rental supplement of approximately SEK 11 million per year, payable during the initial 6-year contract period, calculated based on invested project costs. The lease agreement is subject to, among other things, the granting of a building permit.

M. The lease agreement covers a total of approximately 3,200 sqm, of which about 500 sqm comprises additional space. The total rental value is estimated to amount to approximately SEK 9 million, of which approximately SEK 3 million pertains to additional space and consists of a base rent adjusted for project cost.

N. Award in landlord procurement includes a project development agreement²⁾. Implementation and rental agreements will be signed after completion of the project planning stage. Estimated rental value is based on expected investment. The lease agreement will be conditional upon various terms, including government approval.

1) Refers to ongoing projects exceeding SEK 20 million.

2) Project development agreements aim to culminate in leases. The involved parties share the project costs, in case the project should be cancelled.



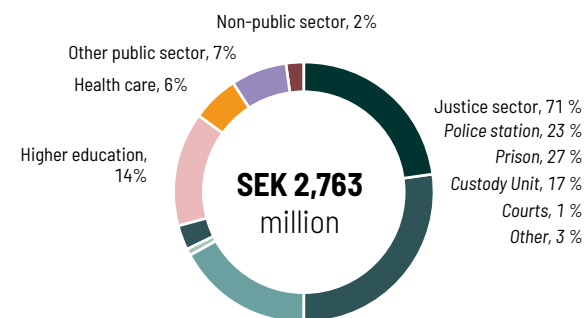
MAJOR ONGOING PROJECTS BY PROPERTY CATEGORY ¹⁾	Lettable floor area, sqm	Rental value, SEKm	Share public sector, %	Average contract period, years	Estimated net operating income, SEKm	Investment, SEK million		Carrying amount ²⁾ , SEKm
						Estimated	Accrued	
Justice	190,100	914	100	21	869	12,587	2,117	2,771
Higher education	500	3	100	10	3	30	2	2
Other public sector	–	14	100	24	14	245	224	131
Total/average ongoing projects	190,600	932	100	21	886	12,861	2,343	2,904

UNUTILISED BUILDING RIGHTS, CURRENT LOCAL DEVELOPMENT PLAN	Gross area (GFA) 000 sqm	Lettable floor area, 000 sqm	Carrying amount,	
			SEKm	SEK/sqm GFA
Garrison area, Linköping	51	43	29	561
Campus area, Östersund	21	18	11	500
University campus, Halmstad	40	34	63	1,584
Växjö	6	5	3	417
Uppsala	16	14	8	492
Other	8	6	4	500
Total	142	120	116	820

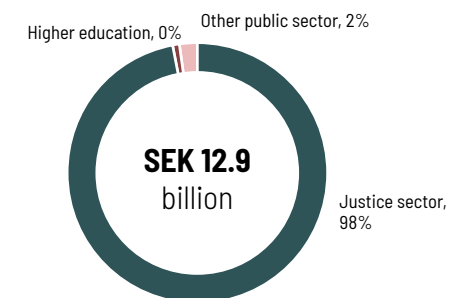
1) Refers to ongoing projects exceeding SEK 20 million.

2) Refers to the current carrying amount of the project, including, where applicable, the accumulated unrealised change in value.

RENTAL VALUE INCLUDING ONGOING PROJECTS, SHARE PER PROPERTY CATEGORY, SEK¹⁾



ONGOING PROJECTS, SHARE OF ESTIMATED INVESTMENT, SEKBN



ASSESSMENTS AND ASSUMPTIONS – ONGOING PROJECTS AND BUILDING RIGHTS

Information about ongoing projects and unused building rights in the interim report is based on assessments of size, focus and scope, and when projects are expected to start and be completed. Furthermore, the information is based on assessments of future project costs and rental value. Estimates and assumptions should not be regarded as a forecast.

Estimates and assumptions involve uncertainties regarding the implementation, design and size of projects, timetables, project costs and future rental value. Estimates and assumptions about ongoing and planned projects are regularly reviewed and the information is adjusted as conditions change and projects may be modified, added or cancelled.

The valuation of ongoing projects varies depending on the stage of the project and the risk that the project will not meet the financial calculations underlying the project's implementation. The decisive factors are whether the project includes land with a right of disposal, a signed

lease, an adopted local development plan and a granted building permit. The share of estimated project profit is calculated as the sum of three project risk mitigating events:

- 20 percent of the estimated project profit when land with a right of disposal for Intea is available and a lease has been signed. If the property is only partially let and the estimated project profit is based on full letting, 20 percent of the estimated project profit is multiplied by the letting rate.
- 5 percent of the estimated project profit when a final local development plan is in place.
- successive profit settlement on the remaining 0–75 percent of the project profit when a building permit has been obtained. This is done by multiplying 75 percent of the estimated project profit by the accumulated investment divided by the estimated total investment. Where applicable, in the case of additional leases signed, an allowance is made for the share of estimated project profit not previously

taken into account. Early-stage ongoing projects without signed leases are valued on the basis of the carrying amount of the costs incurred plus the estimated market value of the building rights/potential building rights. Building rights consist of land or the right to land and the associated local development plan. Potential building rights include an ongoing process for a new or amended local development plan. Building rights and potential building rights are valued at an estimated fair value equal to a price that would be received in a sales transaction arranged under current market conditions. The starting point for calculating the value of the building rights is the market value of the building rights if the legally valid local development plan had been in place. If the local development plan has not gained legal force, the value is an assessed value of building rights that have gained legal force, less uncertainties in the planning process and development costs that are likely to be borne by the property owner.



PROPERTY VALUE AND TRANSACTIONS

Property values and valuations

Property value at the end of the period was SEK 29.7 billion (28.0). Changes in the value of investment properties totalled SEK 372 million (289) during the period.

An external valuation was carried out as at June 30, 2026 (see Note 1 Valuation properties). In the valuation, the initial yield amounted to 5.8 percent (5.5) and the exit yield to 5.0 percent (5.0). The weighted discount rate for calculating the present value of cash flow and residual value amounted to 7.0 percent (7.0) for the investment portfolio.

The increase in the initial yield is mainly attributable to the completion of a project in the second quarter of 2025 within the justice sector with an annual rental value of approximately SEK 102 million, including a non-indexed annuity-based rent supplement of approximately SEK 84 million payable during the initial contract period of 6 years. The project's investment totalled approximately SEK 400 million, leading to a high initial direct yield that affects Intea's overall initial direct yield. The acquisition of the portfolio of security properties from Specialfastigheter Sverige AB in the fourth quarter of 2025 has also added to a higher initial yield, thereby influencing Intea's overall initial yield.

Acquisitions and transactions

In December 2025, Intea entered into an agreement to acquire a district court in Hämösand with a lettable floor area of just over 4,100 sqm. The property is fully leased to the Swedish National Courts Administration, with an underlying property value in the transaction of approximately SEK 223 million. Possession is scheduled for the beginning of the third quarter of 2026.

In January 2026, Intea acquired a property with an ongoing project in Uppsala. Upon completion, the lettable floor area will amount to approximately 6,600 sqm and will be fully leased by a government agency. The underlying property value in the transaction was SEK 160 million. The tenant is expected to take possession of phase 1 during the second half of 2026 and phase 2 in the fourth quarter of 2027.

In April 2026, Intea acquired the Skärholmen police station with a lettable floor area of approximately 6,400 sqm. The underlying property value in the transaction was SEK 442 million. Possession took place in May 2026.

YIELD

Amounts in SEKm	Jun 30 2026	Jun 30 2025	Dec 31 2025
Investment properties	29,739	25,275	28,021
Unused building rights and ongoing projects	-3,020	-1,471	-2,045
Property value excl. unused building rights and ongoing projects	26,719	23,804	25,976
Net operating income, earnings capacity	1,549	1,318	1,541
Yield, %	5.8	5.5	5.9

FACTORS INFLUENCING VALUE

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Full year 2025
Change in the yield requirement/discount rate	60	2	207	2	22
Change in net operating income	40	-34	48	7	-2
Projects and acquired properties (incl. building rights)	55	175	117	280	830
Changes in value of investment properties	155	143	372	289	850

CHANGE IN VALUE BY CATEGORY AND REGION

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Full year 2025
<i>By property category</i>					
Justice	89	-449	50	-268	407
Higher education	41	-50	53	-67	-126
Health care	-28	513	211	507	-24
Other public sector	-3	-28	-11	-91	1
Non-public sector	2	-17	-48	-17	1
Total property management	100	-31	255	64	257
Projects	55	175	117	225	593
Total	155	143	372	289	850
<i>By region</i>					
South	14	-12	161	39	53
East	47	-29	66	16	226
West	36	-5	42	4	-5
North	3	15	-14	5	-17
Total property management	100	-31	255	65	257
Projects	55	175	117	225	593
Total	155	143	372	289	850

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INTEA.

EARNING CAPACITY

Earning capacity

The Earning Capacity table reflects the company's earning capacity on a twelve-month basis. This information should not be regarded as a forecast for the coming twelve months, as no assessments have been made regarding future vacancies, interest rates, currency effects, rental trends, changes in value, etc. The table is based on the following assumptions:

Rental income is based on the contractual annual rental value at the end of the period (on an annual basis excluding rent discounts and vacancies) as well as on other income from re-invoiced property expenses.

Property expenses are based on actual outcome over the last twelve months, where property expenses for properties owned in the last 12 months are included at actual cost. Projects completed and taken over in the last twelve months have been annualised.

Central administration is based on actual outcome over the last twelve months taking a normal year into account.

Net financial items are based on Intea's average interest rate on outstanding borrowings at the balance sheet date and on estimated investments in the current project portfolio over the next 12 months. From this, deductions are made for capitalised interest related to ongoing projects in accordance with the current project portfolio. Capitalised interest is estimated to amount to approximately SEK 75 million on a twelve-month basis, but the level varies over time depending on the investment volume and the progress of the projects.

Profit from property management for minority interest relates to the Stora Mörke 18 and Ringaren 6 properties in Skövde, of which Intea owns a 57-percent stake.

EARNING CAPACITY

Amounts in SEKm	July 1 2026	Apr 1 2026	July 1 2025	Change 12 months, %
Contractual annual rental value	1,812	1,778	1,522	19
Other income	18	17	11	64
Rental income	1,830	1,795	1,533	19
Property expenses ¹⁾	-281	-266	-215	31
Net operating income	1,549	1,529	1,318	18
Central administration ²⁾	-68	-68	-63	8
Profit/loss before financial items	1,481	1,461	1,255	18
Net financial items	-369	-366	-339	9
Profit from property management, incl. minority interest	1,112	1,095	916	21
(-) Dividend Class D shares	-150	-150	-118	27
(-) Profit from property management attributable to non-controlling interests	-16	-15	-13	21
Profit/loss from property management attributable to Class A and Class B shares	946	931	785	21
(/) Number of Class A and Class B shares at end of period, millions	214	214	214	0
Profit from property management per Class A and Class B share, SEK	4.42	4.34	3.66	21

1) Rental income and property expenses in the table above exclude costs related to the hydroelectric power plants, whereas on page 29 these costs are included up until the divestment in April 2026.

2) For 2026, consideration has been given to a growing business.



Linnaeus University, Kalmar

Intea's tenants

Through long-term leases with public-sector tenants, Intea creates predictable income with limited risk over time. The share of income from public-sector tenants at the end of the period was 97.0 percent (96.5) and the remaining contract period public-sector tenants was 7.8 years (8.1).

Of Intea's total contractual annual rental value, an average of 73 percent (68) is adjusted using the consumer price index (CPI). 86 percent of the contractual annual rental value has an annual indexation of an average of 84 percent. 13 percent is not subject to index adjustment, with the majority pertaining to annuity-based rental supplements totalling SEK 236 million.

The company's largest tenants are the Swedish Police, the Prison and Probation Service, Linnaeus University, Halmstad University and Region Skåne. The Swedish Police and the Prison and Probation Service are tenants in several locations and the total number of leases with these tenants amounts to 93. The remaining and average contract period varies between contracts.

Net lettings, i.e. new contractual annual rental value less annual rent under contracts terminated for vacancy, amounted to SEK 9 million (10) during the period. New lettings amounted to SEK 16 million (17) and terminations to SEK -7 million (-7).

At the end of the period, the known impact of net lettings on the presentation of the lease maturity structure was SEK 4 million for 2026, SEK 9 million for 2027 and SEK 10 million for 2028.

LARGEST TENANTS AS AT JUNE 30, 2026

	Contractual annual rental value, SEKm	Share ¹⁾ , %	Remaining contract period, years	Average contract period, years	No. of leases
Swedish Police	461	25.4	7.2	13.8	54
Swedish Prison and Probation Service	454	25.0	11.0	18.6	39
Linnaeus University	96	5.3	3.1	7.3	3
Halmstad University	92	5.1	5.6	13.6	15
Region Skåne	75	4.2	6.9	20.0	1
Malmö University	59	3.3	9.1	20.3	1
Mid Sweden University	58	3.2	2.1	21.3	19
Kristianstad University	46	2.5	3.7	25.3	15
SIS ³⁾	44	2.4	10.0	24.3	4
Västtrafik AB	41	2.3	24.0	25.0	1
Other public sector	332	18.3	5.5	15.3	173
Total public sector	1,758	97.0	7.8	16.5	325
Non-public sector	54	3.0	3.9	10.1	192
Total	1,812	100.0	7.7	16.3	517

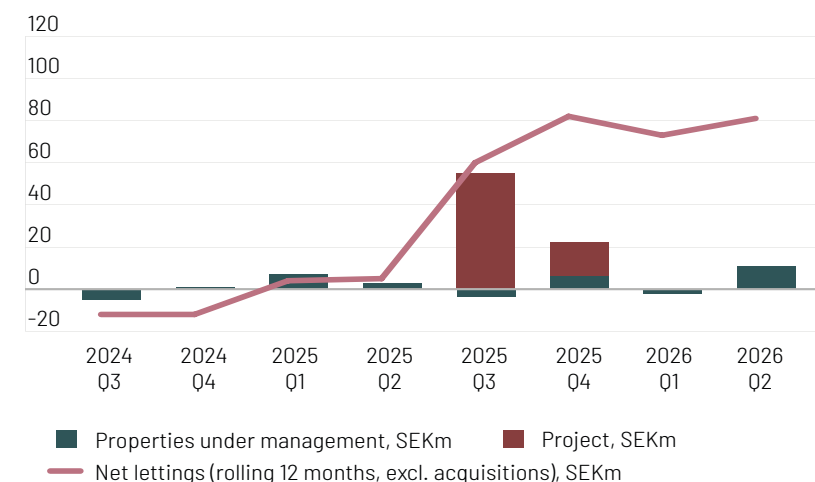
CONTRACT INDEXATION AT JUNE 30, 2026

	Contractual annual rental value, SEKm	Share ¹⁾ , %	Annual indexation ⁴⁾ , %
CPI-indexed contracts	1,566	86	84
Non-CPI-indexed contracts	3	0	–
Fixed upward adjustment 1-2 %	1	0	100
Fixed upward adjustment 2.5-5%	6	1	100
Annuity-based rent supplement	236	13	–
Total/average	1,812	100	73

LEASE MATURITY STRUCTURE AS AT JUNE 30, 2026

	No. of leases	Leased area, 000 sqm	Contractual annual rental value, SEKm	Of which annuity-based rent supplement ²⁾ , SEKm	Share ¹⁾ , %
Public sector, maturity					
2026	26	2	2	6	0.1
2027	88	61	111	3	6.1
2028	54	80	206	14	11.4
2029	54	87	183	1	10.1
2030	31	67	149	5	8.2
2031	29	82	326	87	18.0
>2031	43	266	780	120	43.1
Total public sector	325	645	1,758	235	97.0
Non-public sector	192	30	54	0	3.0
Total	517	675	1,812	236	100.0

NET LETTINGS, SEKm



INTEA.

1) Share of total contractual annual rental value.

2) For annuity-based rent supplements maturing after 2031, 10 percent will mature in 2037, 21 percent in 2045 and 14 percent in 2049. Certain annuity-based rent supplements may be included in lease agreements where the contractual annual rental value falls due at a later date.

3) National Board of Institutional Care.

4) Average annual indexation.



Financing

During the first quarter, two bond issues totalling SEK 1,300 million were carried out. In parallel, short-term bonds totalling SEK 1,348 million were repurchased and redeemed.

During the second quarter, the company strengthened its financing structure further through two new bond issues totalling SEK 1,650 million. One amounted to SEK 800 million with a two-year term and a margin of +0.60 percentage points over three-month Stibor, while the other amounted to SEK 850 million with a five-year term and a margin of +1.09 percentage points over three-month Stibor. In parallel, repurchases of short-term bonds totalling SEK 1,100 million were carried out. The settlement date was July 1, 2026, the issues and the repurchases will therefore be recognised in the third quarter. As a result of the repurchases, a large portion of debt due within one year has been refinanced.

During the second quarter, the volume of outstanding commercial papers increased by SEK 469 million to SEK 4,648 million. Furthermore, a bank loan of SEK 825 million was refinanced. The loan was increased by SEK 167 million to SEK 992 million with a term of five years.

Shareholders' equity

Total equity amounted to SEK 13,249 million (12,937) as at June 30, 2026, of which non-controlling interests amounted to SEK 332 million (311). The long-term net asset value attributable to Class A and Class B shares at the end of the period amounted to SEK 12,027 million (11,535), corresponding to SEK 56.14 (53.84) per Class A and Class B share. For the Class D shares, the long-term net asset value at the end of the period amounted to SEK 2,477 million (2,477), corresponding to SEK 33.00 (33.00) per Class D share.

Interest-bearing liabilities

Intea's external borrowings include bonds, secured bank loans and commercial papers. In addition, there are binding credit commitments such as credit facilities totalling SEK 5,050 million (5,050). The Group's total interest-bearing liabilities at the end of the period amounted to SEK 14,417 million (13,569) and consist of bond loans of SEK 5,502 million (5,550), secured bank loans of SEK 4,267 million (4,120), utilised credit facilities of SEK 0 million (0) and commercial papers of SEK 4,648 million (3,899). A one percentage point rise in short-term market rates would increase Intea's average borrowing rate by +0.02 percentage points (+0.24) and finance expenses by SEK 3.1 million (29.8) on an annual basis.

Interest-rate derivatives

Derivative instruments, mainly in the form of interest rate swap contracts, are used to reduce Intea's interest rate exposure. At the end of the period, the average fixed-interest period, including interest rate derivatives, was 2.7 years (4.0). On June 30, 2026, derivative contracts amounted to a total nominal amount of SEK 14,300 million (13,300). These relate to interest rate swap contracts in which a variable rate is exchanged for a fixed rate, of which SEK 4,300 million (4,300) also contains an option whereby the counterparty has the right to extend the derivative on unchanged terms for a further number of years.

The fair value of the derivative portfolio at the end of the period was SEK 266 million (334). Interest expense is recognised in the income statement under the line item "Finance expenses," while changes in the fair value of derivatives are recognised under "Unrealised derivative instruments". Unrealised changes in the value of the derivatives amounted to SEK -67 million (-227) during the period.

Cash and cash equivalents

As at June 30, 2026, the Group's cash and cash equivalents amounted to SEK 247 million (507).

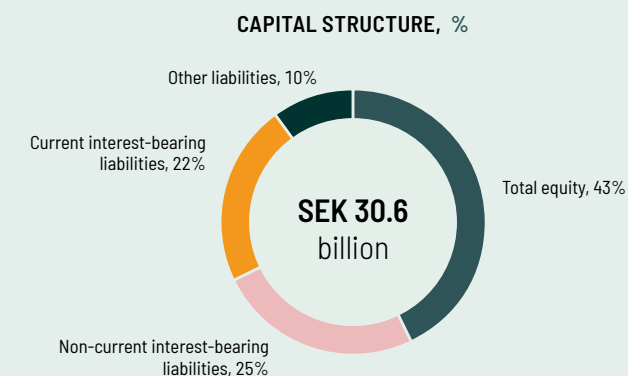
Rating

Intea has a long-term rating of BBB with a stable outlook from Nordic Credit Rating AS (NCR). Moreover, Intea has a short-term rating of N3. The credit ratings refer to both secured and unsecured debt.

Green financing

Green financing consists of green bonds and green loans with the Nordic Investment Bank. Intea's green financing amounted to SEK 7,477 million (6,474), corresponding to 52 percent (48) of the total debt volume. Of the outstanding bonds, 92 percent (72) correspond to green bonds.

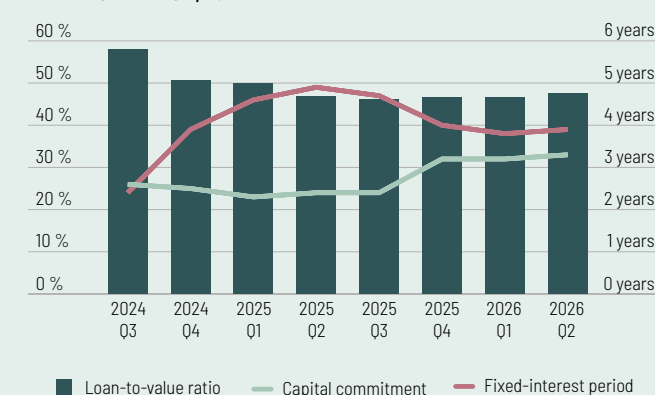
For the Nordic Investment Bank to consider financing to be green, the properties financed must be better adapted, provide greater social benefit and have a sufficiently high environmental certification compared to other environmentally certified properties. In June 2023, Intea established a green financing framework that enables the issuance of green bonds. The framework was updated in June 2026. A property may qualify for Intea's pool of green properties by either achieving a specified environmental certification rating or holding an energy class of A or B. The full policy statement is available on the Intea website. For more information on Intea's green financing, see the report "Green financing framework June, 2026" on Intea's website.



INTEREST-BEARING LIABILITIES AND AVERAGE INTEREST RATE, SEK M AND %



LOAN-TO-VALUE RATIO, CAPITAL COMMITMENTS AND FIXED-INTEREST PERIOD, % AND YEAR





FINANCIAL KEY PERFORMANCE INDICATORS

Key performance indicators	Finance policy	Jun 30 2026	Jun 30 2025	Dec 31 2025
Interest-bearing liabilities, SEKm	–	14,417	12,205	13,569
Net debt, SEKm	–	14,170	11,876	13,062
Equity/assets ratio, %	–	43.3	44.0	44.2
Loan-to-value ratio, %	50-55	47.6	46.8	46.5
Share of secured debt, %	< 30.0	13.9	12.0	14.1
Interest coverage ratio, multiple	> 2.0	4.0	3.5	3.7
Debt maturity, years	> 2.0	3.3	2.4	3.2
Fixed-interest period, years	> 2.0	3.9	4.9	4.0
Average interest rate, %	–	2.85	2.95	2.87
Average interest rate excl. unutilised credit facilities, %	–	2.74	2.84	2.76
Average interest rate, excl. interest rate derivatives, %	–	3.05	3.22	3.02
Fair value of derivatives, SEKm	–	265	146	334

INTEREST MATURITY STRUCTURE AS AT JUNE 30, 2026, INCL. DERIVATIVES

Maturity	Amount, SEKm	Average interest rate, %	Average fixed-interest period, years
0–1 year	1,000	2.83	0.2
1–2 years	3,725	2.59	0.8
2–3 years	1,500	2.04	1.8
3–4 years	850	3.18	3.0
4–5 years	1,000	2.20	3.7
> 5 years	6,650	2.99	6.4
Total/average	14,725	2.74	3.9
Unutilised credit facilities	5,050	0.31	–
Incl. unused credit facilities	19,775	2.85	3.9

INTEREST RATE DERIVATIVES AS AT JUNE 30, 2026¹⁾

Interest rate derivatives, maturity years	Fixed interest rate, %	Nominal amount, SEKm	Fair value, SEKm
2026	2.02	1,000	35
2027	1.54	3,300	8
2028	0.91	1,500	0
2029	1.01	850	26
2030	1.12	1,000	37
2031	1.19	1,400	37
2032	1.49	1,500	61
2033	2.21	1,000	–4
2034	2.12	2,500	62
2035	2.23	250	4
Total		14,300	266

CREDIT DEFAULT STRUCTURE AT JUNE 30, 2026, SEKm

Credit agreements	Bank	MTN/Cert	Total interest-bearing liabilities	Unutilised credit facilities	Total available loans
0–1 year	–	6,300	6,300	–	6,300
1–2 years	1,585	1,550	3,135	2,350	5,485
2–3 years	–	500	500	1,000	1,500
3–4 years	–	1,800	1,800	1,000	2,800
4–5 years	1,272	–	1,272	700	1,972
> 5 years	1,410	–	1,410	–	1,410
Total	4,267	10,150	14,417	5,050	19,467

1) Variable interest is paid on interest rate derivatives corresponding to Stibor 3 months, which amounted to 1.97 percent on June 30, 2026.

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Sustainability

Intea seeks to integrate sustainability throughout its operations, embedding it in both strategic decisions and day-to-day activities. As a long-term owner of public-service properties, this entails a clear focus on developing, owning and managing buildings that are energy efficient, climate smart and safe for both tenants and society.

The company works systematically with energy efficiency, climate adaptation and security matters, prioritising solutions that reduce environmental impact throughout the entire life cycle of its properties. Through local management, the company maintains close and continuous dialogue with its tenants, fostering effective collaboration towards shared sustainability objectives. This also helps to identify needs at an early stage, drive joint initiatives and strengthen the long-term value of the properties.

During the period, a nationwide energy forum was established with representatives from all management areas. The forum's purpose is to identify and prioritize buildings from an energy perspective, with a focus on optimization initiatives and value-adding investments.

EPBD

The revised Energy Performance of Buildings Directive (EPBD) is being progressively transposed into Swedish legislation, introducing increasingly stringent requirements for building energy performance. Intea monitors developments in the Swedish regulatory framework and continuously assesses the potential impact of these new requirements on its property portfolio and the need for future energy-efficiency investments.

Climate risk analysis of the company's properties

Climate and vulnerability assessments for Intea's property portfolio have been carried out in close collaboration with the property management organisations. The assessments serve as an important

basis for the proactive identification, prevention and mitigation of climate-related risks within the portfolio. Action plans have been developed for the properties considered most at risk, creating favourable conditions for a structured and long-term climate adaptation effort.

EU taxonomy

Approximately 21 percent of Intea's property value is estimated to perform in line with the EU taxonomy. The estimate is based on taxonomy objective 1 (climate change mitigation) and activity 7.7 (acquisition and ownership of buildings), reflecting how the management portfolio contributes to reducing the climate footprint. The assessment does not constitute full taxonomy reporting but serves as an overall indication of the portfolio's current position in relation to the regulatory framework.

Leases with sustainability partnerships

Currently, 41 percent of the company's leases, measured in contractual annual rental value, include a sustainability cooperation addendum with the tenant. One of Intea's sustainability goals is for all new leases over 200 sqm to include such collaboration, thereby supporting joint efforts to reduce the properties' climate impact and drive sustainable improvements over time.

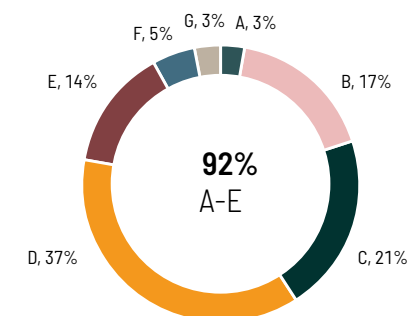
EMISSIONS

Outcome	Jul 2025- Jun 2026	Jan - Dec 2025
Total emissions, tonnes CO ₂ e	2,645	2,068
Scope 1 ¹⁾	26	302
Scope 2 ²⁾	2,618	1,766

ENERGY

Outcome	Jul 2025- Jun 2026	Jan - Dec 2025
Total energy consumption, GWh	66	52
Electricity, GWh	22	15
District heating, GWh	39	31
District cooling, GWh	5	5
kWh/sqm	139	140

ENERGY CLASS BREAKDOWN AS AT JUNE 30, 2026³⁾



1) CO2 emissions from company cars, boilers and refrigerant leakage. The reduction in emissions within Scope 1 is mainly attributable to lower refrigerant leakage.

2) CO2 emissions due to electricity, district heating and district cooling distributed over the lettable floor area for which Intea has contracts for the respective utilities. The increase in emissions within Scope 2 is mainly attributable to the inclusion of properties acquired from Specialfastigheter (in the fourth quarter 2025) in the reporting for the first time.

3) Share of property value, excluding project properties as they do not have an energy performance certificate.





CONDENSED PARENT COMPANY INCOME STATEMENT

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jul 2025- Jun 2026	Jan - Dec 2025
Income	19	18	38	37	77	76
Administrative expenses	-21	-18	-38	-36	-74	-72
Operating profit/loss	-2	0	0	1	3	4
Profit/loss from investments in Group companies	-2	2	-2	2	-41	-37
Other interest income and similar profit or loss items	204	151	397	305	749	657
Interest expenses and similar profit or loss items	-126	-112	-252	-222	-489	-459
Profit/loss after financial items	74	41	143	86	222	165
<i>Appropriations</i>						
Group contributions	-	-	-	-	57	57
Profit before tax	74	41	143	86	279	222
Tax	-	-	-	-	0	0
Profit/loss for the period/year¹⁾	74	41	143	86	279	222

Comments on the parent company income statement January – June 2026

Property management income from subsidiaries during the period totalled SEK 38 million (37) and the operating result was SEK 0 million (1).

Other interest income and similar profit or loss items amounted to SEK 397 million (305), of which interest income from subsidiaries was SEK 395 million (303) and other financial income SEK 2 million (2). Interest expenses and similar profit or loss items amounted to SEK -252 million (-222), of which internal interest expenses to subsidiaries were SEK -44 million (-37) and external interest expenses including finance expenses were SEK -208 million (-185).

No current tax was calculated for the period.

Profit after tax for the period totalled SEK 143 million (86).

¹⁾ Profit for the period/year is in line with comprehensive income for the period/year; consequently, only one income statement is presented.



Mid Sweden University in Östersund



CONDENSED PARENT COMPANY BALANCE SHEET

Amounts in SEKm	Jun 30 2026	Jun 30 2025	Dec 31 2025
Assets			
<i>Non-current assets</i>			
Property, plant and equipment	0	0	1
Investments in Group companies	9,170	7,107	8,614
Investments in associated company	0	0	0
Receivable from Group companies	13,598	10,496	12,154
Receivables from associated company	0	0	0
Deferred tax assets	5	5	5
Total non-current assets	22,773	17,608	20,774
<i>Current assets</i>			
Receivables from Group companies	1,692	4,025	2,858
Other current receivables	7	2	3
Prepaid expenses and accrued income	53	46	46
Cash and bank balances	203	324	467
Total current assets	1,955	4,397	3,374
Total assets	24,728	22,005	24,148

Amounts in SEKm	Jun 30 2026	Jun 30 2025	Dec 31 2025
Equity and liabilities			
<i>Shareholders' equity</i>			
Restricted equity	32	30	32
Non-restricted equity	7,487	7,092	7,705
Total equity	7,519	7,122	7,737
<i>Non-current liabilities</i>			
Interest-bearing liabilities	7,587	6,884	6,565
Liabilities to Group companies	1,280	1,280	1,280
Total non-current liabilities	8,867	8,164	7,845
<i>Current liabilities</i>			
Interest-bearing liabilities	6,750	5,236	6,924
Liabilities to Group companies	1,355	1,277	1,505
Other current liabilities	155	121	83
Accrued expenses and deferred income	82	85	54
Total current liabilities	8,342	6,719	8,566
Total equity and liabilities	24,728	22,005	24,148

Comments on the parent company balance sheet as at June 30, 2026

The parent company's fixed assets consist mainly of investments in Group companies and receivables from them, totalling SEK 22,768 million (20,768). External interest-bearing liabilities totalled SEK 14,337 million (13,489).



The share and shareholders

The share

On December 12, 2024, Intea's Class B and Class D shares were listed on Nasdaq Stockholm. The price per Class B share in connection with the listing was set at SEK 40.00. The price per Class D share was set at SEK 27.50, corresponding to a yield of 7.3 percent.

During 2025, directed share issues of Class B and Class D shares were carried out, raising a total of SEK 1,560 million before transaction costs

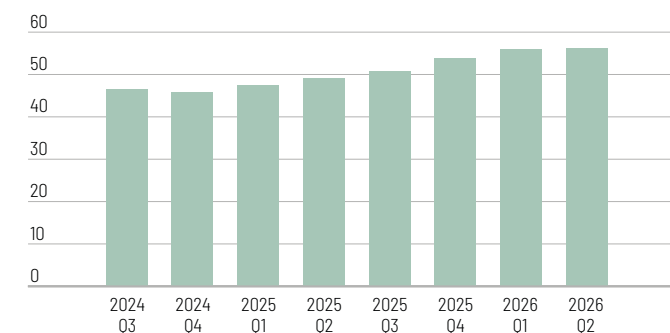
As at June 30, 2026, the share price for the Class B share was SEK 73.70 and for the Class D share SEK 32.90. The market capitalisation as at June 30, 2026 was SEK 18,259 million.

The shareholders

Intea had 5,382 shareholders as at June 30, 2026. The company has three different classes of shares: Class A, Class B and Class D ordinary shares. Class A ordinary shares carry one vote per share, while Class B and Class D ordinary shares carry one-tenth (1/10) of a vote per share. The ten single largest shareholders in terms of voting rights as at June 30, 2026 are shown in the table below.

According to the Articles of Association, each Class D share entitles the holder to five times the total dividend on the Class A and Class B shares, but not more than SEK 2.00 per Class D share per year, to be paid in four equal instalments with record dates on the last banking day of March, June, September and December each year. The next record date is September 30, 2026.

LONG-TERM NET ASSET VALUE (EPRA NRV) PER CLASS A AND CLASS B SHARE, SEK



LARGEST SHAREHOLDERS AT JUNE 30, 2026¹⁾

Shareholder	Class A shares	Class B shares	Class D shares	Capital, %	Votes %
Henrik Lindekrantz with related parties	3,195,000	5,305,372	1,020,650	3.3	11.0
Christian Haglund, privately and through companies	3,195,000	5,219,747	–	2.9	10.7
Saab Pension Fund	–	10,477,840	6,467,361	5.9	4.9
Volvo Pension Fund	–	9,985,124	5,832,111	5.5	4.6
Svenska Handelsbanken Pension Fund	–	–	13,405,742	4.6	3.9
The Foundation for Baltic and East European Studies	–	7,570,006	4,096,001	4.0	3.4
Third Swedish National Pension Fund	–	11,478,716	–	4.0	3.3
Insurance company PRI Pensionsgaranti, mutual	–	11,359,450	–	3.9	3.3
Bell Rock Capital Management	–	10,597,000	–	3.7	3.1
Lantbrukarnas Ekonomi AB	–	6,197,108	4,389,457	3.7	3.1
10 largest shareholders	6,390,000	78,190,363	35,211,322	41.4	51.1
Other shareholders	–	129,653,573	39,860,968	58.6	48.9
Total	6,390,000	207,843,936	75,072,290	100.0	100.0

¹⁾Source: Modular Finance.



Notes and other information

Notes

Note 1 Valuation of properties

A full internal valuation of the Group's property portfolio is carried out every quarter. At least twice a year, the internal valuations are supplemented with external valuations performed by independent authorised property valuers. The valuations are based on established valuation methods and include assumptions regarding market-related parameters. The external valuations are normally carried out during the second and fourth quarters.

A property valuation is an estimate of the price an investor would be willing to pay in a sale on an open and well-functioning market. Fair value corresponds to the price that would be received in a transaction between market participants under normal market conditions at the valuation date.

The valuation is based on a combination of the discounted cash flow method and the sales comparison method. All properties are classified in level 3 of the fair value hierarchy under IFRS 13. Changes in value are recognised in profit or loss. Valuation of ongoing projects is based on the stage of the project and the estimated risk level, with specific consideration given to factors including land tenure, signed lease agreements, the adopted local development plan and the obtained building permit.

The estimates of future cash flows and yield requirements involve a degree of uncertainty. The uncertainty mainly relates to assumptions regarding market developments, rent levels, vacancy rates and yield requirements, which means that the fair value of the properties may differ from the values recognised.

Note 2 Valuation of derivatives

Interest rate derivatives are measured at fair value in the balance sheet and classified within level 2 of the fair value hierarchy in accordance with IFRS 13. Changes in fair value are recognised in profit or loss.

The instruments measured at fair value comprise interest rate swaps and relate to OTC contracts. Fair value is determined by discounting future cash flows based on observable market data, such as relevant market interest rates and yield curves.

Other information

Employees and organisation

As at June 30, 2026, the Group had 71 employees (60), including employees of the parent company and its subsidiaries.

Related party transactions

Intea Fastigheter AB (publ) has purchased advisory services amounting to approximately SEK 1.6 million during the period in accordance with agreements with two companies owned by Henrik Lindekrantz and Christian Haglund, respectively. Henrik Lindekrantz and Christian Haglund are members of the Board of Directors and shareholders of Intea Fastigheter AB (publ).

During the period, related parties of individuals in senior management positions have also been employed by the company. All related party transactions have been conducted on an arm's length basis.

Incentive Program (LTIP 2026)

The Annual General Meeting 2026 resolved to adopt a long-term incentive program (LTIP 2026) for the company's employees. Under the program, employees acquired warrants at fair value in May 2026. The warrant program runs over three years, and the options vest by one third each year. If an employee's employment is terminated, Intea has the right, but not the obligation, to repurchase the warrants that have not vested. If Intea exercises this right, the compensation for unvested warrants shall correspond to the lower of the current market value of the warrants and the fair value determined at the grant date.

The subscription price was set at SEK 89.91, corresponding to 120 percent of the volume-weighted average price of Intea's Class B share during the five trading days preceding the offer to subscribe. The volume-weighted average price amounted to SEK 74.92.

Notification, subscription and payment for the warrants took place in May 2026. Intea funded 50 percent of the purchase price up to SEK 50,000 through salary payments to participants prior to the investment in the warrants. The salary payments have been recognised as personnel costs, and the consideration paid by participants for the warrants has been recognised in equity.

The outcome of the offering was that 233,300 warrants were acquired. The subscription price was SEK 11.07 per warrant, which corresponded to the estimated market value.

Risks and uncertainties

Intea is continuously exposed to various risks that may affect the operations, financial position and results of the company and the Group. The external environment continues to be characterised by geopolitical unrest and an uncertain security policy situation, where heightened tensions in several regions are contributing to increased uncertainty in the financial markets. At the same time, uncertainty persists in relation to macroeconomic conditions such as inflation, interest rate levels and developments in the capital market.

Management continuously monitors and evaluates the significant risks and uncertainties to which the company is exposed. Intea's business model is based mainly on public-sector tenants, providing stable and predictable cash flows. The leases are largely inflation-protected, allowing compensation for increased costs, and parts of the energy costs are borne by the tenants.

The company has a medium-term debt maturity and a long fixed interest period, which limits short-term exposure to changes in interest rates and credit margins. Overall, the company's revenue is considered stable in the near term, while the cost level may be affected by changing market conditions.

There have been no material changes in the company's assessment of risks and uncertainties since the publication of the 2025 Annual Report. For a more detailed description of risks, please refer to Intea's 2025 Annual Report, pages 71–75.



Accounting policies

This interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the applicable disclosure requirements of the Annual Accounts Act. The interim report for the parent company has been prepared in accordance with Chapter 9, Interim Reports, of the Swedish Annual Accounts Act. Disclosures in accordance with IAS 34.16A are presented in the financial statements and in other parts of the interim report.

The accounting policies and calculation methods remain unchanged from last year.

New or revised IFRS accounting standards or other IFRIC interpretations that have come into effect after January 1, 2026 have had no impact on the Group's financial statements.

Assurance and signatures of the Board of Directors and the Chief Executive Officer

The Board of Directors and the Chief Executive Officer hereby certify that this interim report provides a true and fair overview of the parent company's and Group's business operations, financial position and profit and describes material risks and uncertainties faced by the company and Group companies.

This interim report has been reviewed by the company's auditors.

This information is information that Intea Fastigheter AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication on July 10, 2026 at 7:30 CET.

Stockholm, July 10, 2026, Intea Fastigheter AB (publ).

Carina Åkerström
Chair of the Board

Jörgen Eriksson
Board member

Mattias Grahn
Board member

Christian Haglund
Board member

Henrik Lindekrantz
Board member

Pernilla Ramslöv
Board member

Charlotta Wallman Hörlin
Chief Executive Officer



Key performance indicators

Refers to alternative performance measures and reconciliation tables as defined by the European Securities and Markets Authority (ESMA), which, like other key performance indicators, are defined on pages 31-32. For reconciliation tables, see pages 27-28.

Key performance indicators	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan-Dec 2025
Property and operational key performance indicators					
Property value, SEKbn	29.7	25.3	29.7	25.3	28.0
Yield, %	5.8	5.5	5.8	5.5	5.9
Lettable floor area, sqm	701,834	603,866	701,834	603,866	694,216
Rental value, SEK/sqm	2,610	2,553	2,610	2,553	2,592
Economic occupancy rate, %	98.9	98.7	98.9	98.7	98.9
Surplus ratio, %	84.2	85.0	82.7	83.8	83.8
Share of public-sector tenants, %	97.0	96.5	97.0	96.5	97.0
Remaining contract period public-sector tenants, years	7.8	8.1	7.8	8.1	8.1
Net investments, SEKm	902	994	1,346	1,386	3,571
Profit from property management, SEKm	278	207	542	405	904
Financial key performance indicators					
Loan-to-value ratio, %	47.6	46.8	47.6	46.8	46.5
Interest coverage ratio, multiple	4.2	3.5	4.0	3.5	3.7
Debt maturity, years	3.3	2.4	3.3	2.4	3.2
Fixed-interest period, years	3.9	4.9	3.9	4.9	4.0
Average interest rate, %	2.85	2.95	2.85	2.95	2.87
Average interest rate excl. unutilised credit facilities, %	2.74	2.84	2.74	2.84	2.76
Share of secured debt, %	13.9	12.0	13.9	12.0	14.1
Equity/assets ratio, %	43.3	44.0	43.3	44.0	44.2
Debt ratio, times (net debt/EBITDA)	9.7	10.2	9.8	10.4	10.5
Adjusted debt ratio, times (net debt/EBITDA)	7.7	9.0	7.8	9.2	8.9

Key performance indicators	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan-Dec 2025
Key performance indicators per Class A and Class B share					
EPRA NRV, long-term net asset value, SEK	56.14	49.19	56.14	49.19	53.84
Growth in EPRA NRV, % ¹⁾	16.2	7.9	16.2	7.9	18.4
EPRA NTA, Net Tangible Assets, SEK	53.03	46.87	53.03	46.87	51.01
EPRA NDV, Net Disposal Value, SEK	48.74	43.18	48.73	43.18	47.37
Profit from property management, SEK	1.12	0.86	2.18	1.71	3.74
Growth in profit from property management, %	29.9	34.9	27.2	32.5	34.7
EPRA EPS, adjusted profit from property management, SEK	1.04	0.72	2.00	1.44	3.58
Dividend, SEK	1.00	0.48	1.00	0.49	0.48
Profit for the period/year attributable to shareholders of the parent, SEK	0.71	0.03	2.70	1.40	5.54
Number of shares at end of period/year, million	214	214	214	214	214
Average number of shares during the period/year, million	214	205	214	202	208
Key performance indicators per Class D share					
Equity, SEK	33.00	33.00	33.00	33.00	33.00
Profit, SEK ²⁾	0.50	0.50	1.00	1.00	2.23
Dividend, SEK	0.50	0.50	1.00	1.00	2.00
Number of shares at end of period/year, million	75	59	75	59	75
Average number of shares during the period/year, million	75	59	75	59	60

1) the calculation includes dividends added back during the period/year.

2) Earnings per Class D share are calculated as the total dividend per respective record date divided by the average number of Class D shares during the period/year.



Basis for key performance indicators

Intea publishes a number of financial key performance indicators that are not defined by IFRS Accounting Standards and are therefore alternative performance measures according to the European Securities and Markets Authority (ESMA). The company believes that these key performance indicators provide valuable additional information about its performance and position. European Public Real Estate Association (EPRA) is an interest group for listed property management companies and investors in Europe that sets standards for financial reporting as a complement to IFRS. EPRA accounting and reporting recommendations are described in the EPRA Best Practices Recommendation Guidelines (EPRA BPR). The recommendation aims to improve transparency and comparability among listed property management companies in Europe. Intea also reports key performance indicators in accordance with this recommendation in the table below.

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan - Dec 2025
PROPERTY AND OPERATIONAL KEY PERFORMANCE INDICATORS					
Share of public-sector tenants, %					
Contractual annual rental value, public-sector tenants, SEKm	1,758	1,468	1,758	1,468	1,726
(/) Contractual annual rental value, total, SEKm	1,812	1,522	1,812	1,522	1,779
Share of public-sector tenants, %	97.0	96.5	97.0	96.5	97.0
Economic occupancy rate, %					
Contractual annual rental value, SEKm	1,812	1,522	1,812	1,522	1,779
(/) Rental value, SEKm	1,831	1,542	1,831	1,542	1,799
Economic occupancy rate, %	98.9	98.7	98.9	98.7	98.9
Net investments, SEKm					
Acquisitions during the period/year, SEKm	429	720	582	855	2,354
Investments in new-builds, extensions and redevelopment, SEKm ¹⁾	473	274	764	531	1,217
Net investments, SEKm	902	994	1,346	1,386	3,571
Surplus ratio, %					
Net operating surplus for the period/year, SEKm	385	307	755	601	1,308
(/) Rental income for the period/year, SEKm	457	361	913	717	1,561
Surplus ratio, %	84.2	85.0	82.7	83.8	83.8

1) Including capitalised interest in projects.

2) Interest-bearing liabilities excluding lease liability.

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan - Dec 2025
FINANCIAL KEY PERFORMANCE INDICATORS					
Loan-to-value ratio, %					
Interest-bearing liabilities, SEKm ²⁾	14,417	12,205	14,417	12,205	13,569
(-) Cash and cash equivalents, SEKm	-247	-329	-247	-329	-507
Net debt, SEKm	14,170	11,876	14,170	11,876	13,062
Fair value of properties, SEKm	29,739	25,275	29,739	25,275	28,021
Investments in associated company, SEKm	0	0	0	0	0
Receivables from associated company, SEKm	0	0	0	0	0
Other non-current assets, SEKm	4	114	4	114	79
Assets held for sale, SEKm	-	-	-	-	-
(/) Total, SEKm	29,743	25,389	29,743	25,389	28,100
Loan-to-value ratio, %	47.6	46.8	47.6	46.8	46.5
EPRA NRV, long-term net asset value, SEKm					
Equity attributable to shareholders of the parent, SEKm	12,917	11,201	12,917	11,201	12,626
Class D shares, SEKm	-2,477	-1,949	-2,477	-1,949	-2,477
Deferred tax liabilities, SEKm	1,853	1,433	1,853	1,433	1,720
Derivatives, SEKm	-266	-146	-266	-146	-334
EPRA NRV, SEKm	12,027	10,539	12,027	10,539	11,535
EPRA NTA (Net Tangible Assets), SEKm					
EPRA NRV, SEKm	12,027	10,539	12,027	10,539	11,535
Estimated actual deferred tax, SEKm (-)	-666	-498	-666	-498	-607
Intangible assets SEKm (-)	-	-	-	-	-
EPRA NTA, SEKm	11,360	10,041	11,360	10,041	10,928
EPRA NDV (Net Disposal Value), SEKm					
EPRA NTA, SEKm	11,360	10,041	11,360	10,041	10,928
Derivatives, SEKm (+)	266	146	266	146	334
Adjustment of deferred tax in full, SEKm (-)	-1,187	-936	-1,187	-936	-1,114
Intangible assets SEKm (+)	-	-	-	-	-
EPRA NDV, SEKm	10,440	9,252	10,440	9,252	10,149

Interim report January – June 2026

- Intea in brief
- The CEO's comments
- Financial reports
- Intea's property portfolio
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- Sustainability
- Parent company financial statements
- The share and shareholders
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- Basis for key performance indicators**
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- Definitions



INTEA.

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan - Dec 2025
Average interest rate at end of period/year, %					
Interest expense on an annual basis at end of period/ year, SEKm	410	360	410	360	390
(/) Interest-bearing liabilities ¹⁾ at the end of the period/ year according to the balance sheet, SEKm	14,417	12,205	14,417	12,205	13,569
Average interest rate at end of period/year, %	2.85	2.95	2.85	2.95	2.87
Interest coverage ratio, multiple					
Profit/loss before financial items, SEKm	366	291	722	570	1,247
(/) Net financial items for the period/year excl. interest on site leasehold, SEKm	-88	-84	-179	-164	-340
Interest coverage ratio, multiple	4.2	3.5	4.0	3.5	3.7
Equity/assets ratio, %					
Equity, SEKm	13,249	11,503	13,249	11,503	12,937
(/) Assets, SEKm	30,624	26,172	30,624	26,172	29,268
Equity/assets ratio, %	43.3	44.0	43.3	44.0	44.2
Debt ratio, times (net debt/EBITDA)					
Interest-bearing liabilities, SEKm ¹⁾	14,417	12,205	14,417	12,205	13,569
(-) Cash and cash equivalents, SEKm	-247	-329	-247	-329	-507
Net debt, SEKm	14,170	11,876	14,170	11,876	13,062
Net operating income, SEKm	385	307	755	601	1,308
(-) Central administration, SEKm	-19	-16	-33	-31	-61
EBITDA, SEKm	366	291	722	570	1,247
Debt ratio, times (net debt/EBITDA), annualised	9.7	10.2	9.8	10.4	10.5
Adjusted debt ratio, times (net debt/EBITDA)					
Interest-bearing liabilities, SEKm ¹⁾	14,417	12,205	14,417	12,205	13,569
(-) Cash and cash equivalents, SEKm	-247	-329	-247	-329	-507
(-) Carrying amount, ongoing projects, SEKm	-2,904	-1,352	-2,904	-1,352	-1,914
Net debt, SEKm	11,266	10,524	11,266	10,524	11,148
Net operating income, SEKm	385	307	755	601	1,308
(-) Central administration, SEKm	-19	-16	-33	-31	-61
EBITDA, SEKm	366	291	722	570	1,247
Adjusted debt ratio, times (net debt/EBITDA), annualised	7.7	9.0	7.8	9.2	8.9

1) Interest-bearing liabilities excluding lease liability.

2) Equivalent to "Non-controlling interests".

Amounts in SEKm	Apr-Jun 2026	Apr-Jun 2025	Jan-Jun 2026	Jan-Jun 2025	Jan - Dec 2025
SHARE-RELATED KEY PERFORMANCE INDICATORS					
Profit from property management per Class A and Class B share, SEK					
Profit from property management, SEKm	278	207	542	405	904
(-) Dividend Class D shares, SEKm	-38	-30	-75	-59	-126
Total	240	177	467	346	778
(/) Average number of Class A and Class B shares, million	214	205	214	202	208
Profit from property management per Class A and Class B share, SEK	1.12	0.86	2.18	1.71	3.74
EPRA EPS, adjusted profit from property management per Class A and Class B share, SEK					
Profit from property management, SEKm	278	207	542	405	904
(-) Current tax, SEKm	-14	-25	-30	-48	-18
(-) Minority interest in profit from property management, SEKm ²⁾	-4	-4	-8	-7	-15
(-) Dividend Class D shares, SEKm	-38	-30	-75	-59	-126
Total	223	149	429	291	745
(/) Average number of Class A and Class B shares, million	214	205	214	202	208
EPRA EPS per Class A and Class B share, SEK	1.04	0.72	2.00	1.44	3.58
EPRA NRV, long-term net asset value, per Class A and Class B share, SEK					
EPRA NRV, long-term net asset value, SEKm	12,027	10,539	12,027	10,539	11,535
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NRV per Class A and Class B share, SEK	56.14	49.19	56.14	49.19	53.84
EPRA NTA (Net Tangible Assets) per Class A and Class B share, SEKm					
EPRA NTA, SEKm	11,360	10,041	11,360	10,041	10,928
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NTA per Class A and Class B share, SEK	53.03	46.87	53.03	46.87	51.01
EPRA NDV (Net Disposal Value) per Class A and Class B share, SEK					
EPRA NDV, SEKm	10,440	9,252	10,440	9,252	10,149
(/) Number of Class A and Class B shares at end of period/year-end, millions	214	214	214	214	214
EPRA NDV per Class A and Class B share, SEK	48.73	43.18	48.73	43.18	47.37

Quarterly review

INCOME STATEMENT

Amounts in SEKm	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Rental income	457	456	452	392	361	356	316	301
Property expenses	-72	-86	-86	-51	-54	-62	-59	-46
Net operating income	385	370	366	341	307	294	257	255
Central administration	-19	-14	-16	-14	-16	-15	-16	-16
Profit/loss before financial items	366	356	350	327	291	279	242	239
Share in profit from associated companies	–	–	–	–	–	–	1	-1
Finance income and expenses	-88	-92	-93	-85	-84	-81	-86	-108
Profit from property management	278	264	257	242	207	198	156	130
Change in value of investment properties	155	217	393	168	143	146	81	69
<i>of which change in value of project properties</i>	55	62	209	159	175	50	6	6
Change in value of derivative instruments	-184	117	64	124	-286	59	218	-274
Other non-current assets	–	-7	-17	-17	-17	0	0	0
Profit before tax	249	591	697	517	47	403	455	-76
Tax	-42	-121	-151	-107	-9	-93	-92	63
Profit/loss for the period	207	470	546	410	38	310	363	-12
<i>of which attributable to shareholders of the parent</i>	189	465	545	401	36	305	358	-12
<i>of which non-controlling interests</i>	18	5	1	9	2	5	5	-1

BALANCE SHEET

Amounts in SEKm	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Investment properties	29,739	28,682	28,021	25,662	25,275	24,138	23,600	22,646
Right-of-use asset	119	83	82	82	83	84	85	86
Other non-current assets	4	4	79	96	114	131	128	135
Derivative instruments	288	500	383	322	249	432	372	155
Current receivables	227	204	196	292	122	217	250	207
Cash and cash equivalents	247	427	507	279	329	241	241	322
Assets held for sale	–	68	–	–	–	–	–	–
Total assets	30,624	29,968	29,268	26,733	26,172	25,243	24,678	23,550
Equity attributable to shareholders of the parent	12,917	13,091	12,626	11,601	11,201	10,344	10,038	7,722
Non-controlling interests	332	316	311	311	302	301	296	291
Deferred tax liability	1,853	1,826	1,720	1,508	1,433	1,448	1,378	1,242
Interest-bearing liabilities	14,417	13,791	13,569	12,193	12,205	12,318	12,219	13,506
Lease liabilities	113	79	78	77	77	78	79	80
Derivatives	22	50	49	53	103	0	0	0
Other liabilities	970	815	915	990	851	754	668	710
Total equity and liabilities	30,624	29,968	29,268	26,733	26,172	25,243	24,678	23,550





KEY PERFORMANCE INDICATORS

	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Property and operational key performance indicators								
Yield, %	5.8	5.8	5.9	5.5	5.5	5.2	5.2	5.2
Economic occupancy rate, %	98.9	98.8	98.9	98.7	98.7	97.5	97.5	97.8
Surplus ratio, %	84.2	81.1	81.1	86.9	85.0	82.6	81.4	84.8
Share of public-sector tenants, %	97.0	97.0	97.0	96.7	96.5	96.2	95.7	95.3
Remaining contract period public-sector tenants, years	7.8	8.0	8.1	8.5	8.1	8.3	7.8	7.4
Financial key performance indicators								
Loan-to-value ratio, %	47.6	46.5	46.5	46.3	46.8	49.8	50.5	57.9
Interest coverage ratio, multiple	4.2	3.9	3.8	3.9	3.5	3.5	2.8	2.2
Average interest rate, %	2.85	2.75	2.87	2.91	2.95	2.78	2.89	3.15
Equity/assets ratio, %	43.3	44.7	44.2	44.6	44.0	42.2	41.9	34.0
Debt ratio, times (net debt/EBITDA)	9.7	9.4	9.3	9.1	10.2	10.8	12.4	13.8
Adjusted debt ratio, times (net debt/EBITDA)	7.7	7.7	8.0	8.1	9.0	9.6	10.1	10.6
Share-related key performance indicators								
EPRA NRV, long-term net asset value, per Class A and Class B share, SEK	56.14	55.97	53.84	50.84	49.19	47.47	45.88	46.50
Profit from property management per Class A and Class B share, SEK ¹⁾	1.12	1.06	1.03	0.99	0.86	0.85	0.79	0.68
EPRA EPS per Class A and Class B share, SEK ¹⁾	1.04	0.96	1.29	0.82	0.72	0.72	1.05	0.55

1)The key performance indicators "Profit from property management per Class A and Class B share" and "EPRA EPS, adjusted profit from property management per Class A and Class B share" as reported in the interim report for January – March 2025 have been corrected. The correct values for the key performance indicators "Profit from property management per Class A and Class B share" and "EPRA EPS, adjusted profit from property management per Class A and Class B share" for the period January to March 2025 should be SEK 0.85 and SEK 0.72, respectively, which have been adjusted in the interim report for January to June 2025. The corrected key performance indicators have a calculation method that is based on deductions for dividends on Class D shares, which were not calculated correctly in the interim report for January to March 2025.



Adult psychiatry in Lund



Definitions

Key performance indicators	Definition	Purpose
Adjusted debt ratio, times (net debt/EBITDA)	Interest-bearing liabilities less cash and cash equivalents and carrying amount for ongoing projects divided by net operating income adjusted for central administration.	The performance indicator is used to illustrate earnings in relation to indebtedness.
Average contract period, years	The average contract period for public-sector tenants weighted based on contractual annual rental value.	
Average interest rate at the end of the period/year, %	Average interest rate on interest-bearing liabilities excluding lease liabilities, including costs of committed lines of credit and interest coupon derivatives.	The performance indicator is used to highlight the interest rate risk of the company's interest-bearing liabilities.
Contractual annual rental value, SEKm	Contractual rental income on an annual basis, including rent discounts, excluding vacancy rent.	
Debt maturity, years	Average remaining maturity at the end of the period/year of interest-bearing liabilities.	The performance indicator is used to highlight risk associated with refinancing. A long maturity indicates lower refinancing risk.
Debt ratio, times (net debt/EBITDA)	Interest-bearing liabilities less cash and cash equivalents divided by net operating income adjusted for central administration.	The performance indicator is used to illustrate earnings in relation to indebtedness.
Economic occupancy rate, %	Contractual annual rental value at the end of the period/year in relation to the sum of contractual income, estimated market rent for unlet space and, where applicable, discounts on an annual basis.	The performance indicator illustrates the economic utilisation rate of the Company's lettable area.
EPRA EPS – adjusted profit from property management per Class A and Class B share, SEK	Profit/loss from property management less the profit/loss for the period/year attributable to Class D shares, current tax and minority interest in profit from property management, in relation to the average number of Class A and Class B shares outstanding during the year.	The performance indicator is used to illustrate the company's profit from property management per Class A and Class B share calculated in a way that is consistent for property management companies.
EPRA NDV – Net Disposal Value, SEKm	EPRA NTA with reversal of intangible assets, derivatives and with full deferred tax according to the balance sheet.	The performance indicator shows the net value that would be realised in a hypothetical sale. Reflects the value of the company on disposal.
EPRA NRV – Net Reinstatement Value, SEKm (Long-term net asset value)	Equity attributable to shareholders of the parent less a maximum of SEK 33 per Class D share multiplied by the number of Class D shares outstanding, with reversal of interest rate derivatives and deferred tax according to the balance sheet.	The performance indicator reflects the replacement cost of properties/assets and indicates what would be required to recreate the company's assets.
EPRA NRV per Class A and Class B share, SEK	Long-term net asset value in relation to the number of Class A and Class B shares outstanding at the end of the period/year.	The performance indicator highlights the long-term net asset value share of holders of Class A and Class B shares.
EPRA NTA – Net Tangible Assets, SEKm	EPRA NRV less intangible assets and estimated actual deferred tax (for the property portfolio calculated on the basis of 25 percent of the current tax rate (i.e. 5.15 percent)).	The performance indicator reflects the company's long-term net asset value based on continued management of the property portfolio.
Equity/assets ratio, %	Total equity divided by total assets at the end of the period/year.	The performance indicator is used to show the proportion of the company's assets that are financed by equity and is included to enable investors to assess the company's capital structure.
Fixed-interest period, years	Average fixed-interest period at the end of the period/year of interest-bearing liabilities and lease liability, including the discount rate of interest-rate derivatives.	The performance indicator is used to highlight interest rate risk. A long fixed-interest period indicates lower interest rate risk.
Interest coverage ratio, multiple	Profit/loss for the period/year before financial items in relation to net financial income for the period/year excluding site leaseholds.	The performance indicator illustrates interest rate risk by highlighting the sensitivity of the company's profit from property management to changes in interest rates.
Like-for-like portfolio	Properties owned for entire comparable periods that have not been classified as project properties during those periods.	
Loan-to-value ratio, %	Interest-bearing liabilities less lease liabilities, cash and cash equivalents and short-term investments in relation to the fair value of the properties, investments in associated companies, receivables from associated companies, other non-current assets and assets held for sale.	The performance indicator is used to highlight the interest rate risk of the company's interest-bearing liabilities.

Interim report January – June 2026

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Definitions



INTEA.

Key performance indicators	Definition	Purpose
Net investments, SEKm	The sum of cash flow from investments made in project and investment properties, adjusted for any sales during the year.	Performance indicator to highlight the company's ability to achieve operational targets.
Net lettings, SEKm	The difference between the contractual annual rental value for newly signed leases and the contractual annual rental value for leases terminated during the period/year. Including projects (with fulfilled conditions in leases).	
Profit from property management, SEKm	Profit before changes in value and tax.	The performance indicator illustrates the profitability of the property management.
Profit from property management per Class A and Class B share, SEK	Profit/loss from property management less the profit/loss for the period/year attributable to Class D shares in relation to the average number of Class A and Class B shares outstanding during the period.	
Project property	Property or well-defined part of a property that has been vacated for the purpose of converting and developing the property. Project properties also include buildings under construction and properties with an investment of at least 20 percent of its fair value. Reclassification from project property to completed property is made at 1 January of the year following completion.	
Property category	Based on the main use of each property, the properties have been categorised as Justice, Higher Education, Health care, Other Public sector and Non-Public sector. For properties with multiple buildings used for different purposes, a corresponding classification is made for each building. The calculation is based on contractual annual rental value.	
Property units	A registered property, or, in cases where the registered property contains several buildings used for different purposes, an individual building.	
Public-sector tenants	Tenants for which the credit risk of the tenancy is borne by the state, region, or municipality.	The performance indicator is used to highlight the credit risk in the company's income.
Remaining contract period public-sector tenants, years	The average remaining contract period for public-sector tenants weighted based on contractual annual rental value.	The performance indicator is used to highlight the company's rental risk.
Rental value, SEKm	Contractual rental income on an annual basis, excluding rent discounts, including vacancy rent.	
Share of public-sector tenants, %	Contractual annual rental value from public-sector tenants divided by total contractual annual rental value.	The performance indicator is used to highlight the overall credit risk of the company's tenants. A high proportion of income from public-sector tenants contributes to lower credit risk.
Share of secured debt, %	Secured debt as a share of total assets.	The performance indicator is a measure of the degree of structural subordination to unsecured debt.
Surplus ratio, %	Net operating income in relation to total rental income during the period/year.	The performance indicator illustrates the profitability of the property management activities.
Tenant category	Based on the activities of each tenant, the tenants have been categorised as Justice, Higher education, Health care, Other public sector and Non-public sector. The calculation is based on contractual annual rental value per lease.	
Underlying property value	The value of a property based on its market value, without considering any debt or financial obligations associated with the property.	
Yield, %	The net operating income on an annual basis for the property portfolio at the end of the period in relation to the value of the property portfolio at the end of the period less the value of ongoing projects and unused building rights.	The performance indicator shows the profit generation before finance expenses and central administration.

Financial calendar

Interim report January – September 2026	22 October 2026
Year-end report 2026	5 February 2027

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Invitation to the presentation of the report

CEO Charlotta Wallman Hörlin and CFO Magnus Ekström will present the interim report in an audiocast July 10, 2026 at 10:30 a.m. The presentation will be held in English. Subsequent questions can be posted directly to CFO Magnus Ekström by email: magnus.ekstrom@intea.se

Link to the presentation and webcast:
<https://www.finwire.tv/webcast/intea/q2-2026-english/>

The presentation will be posted on Intea's website.

