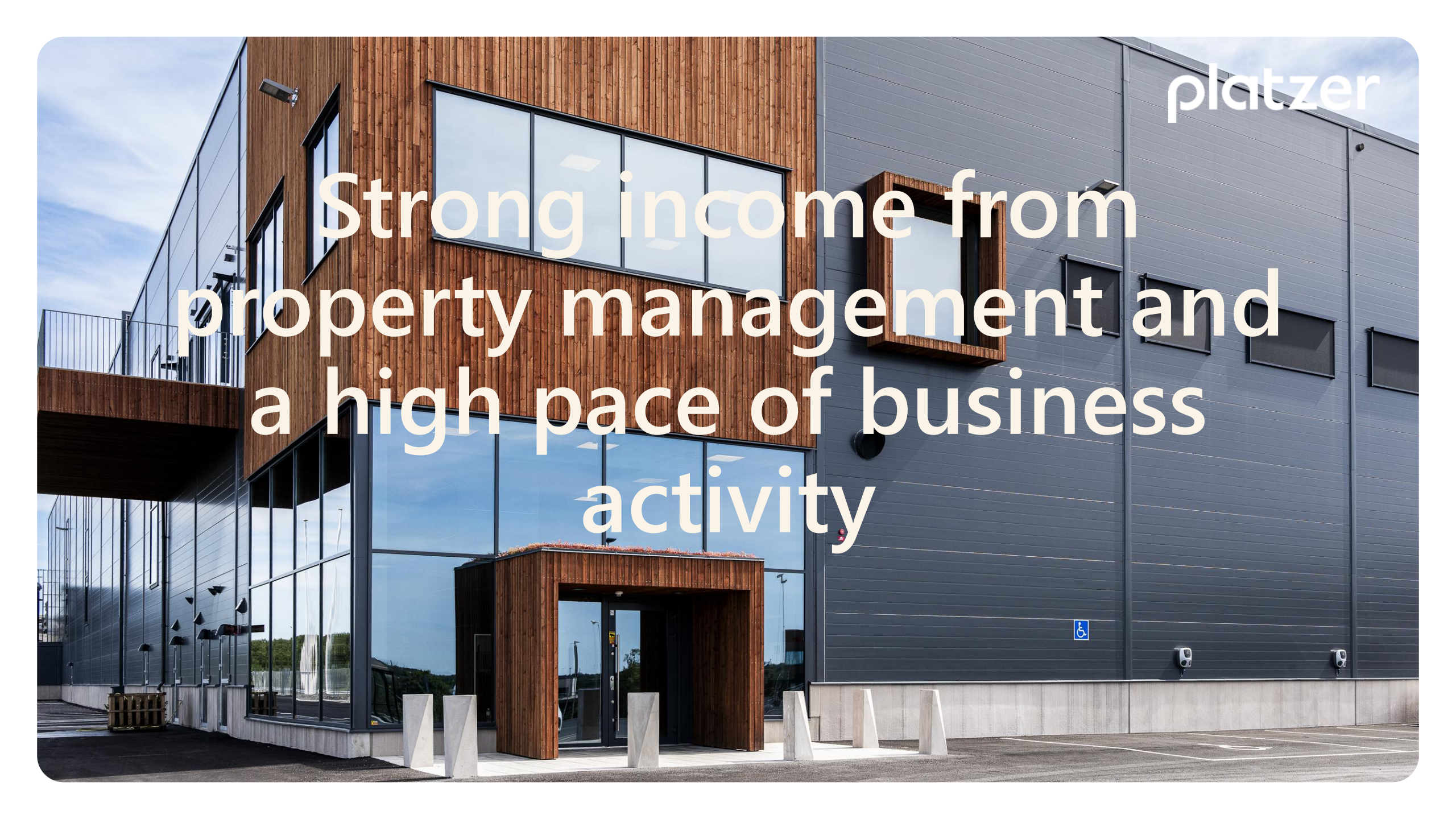


Interim Report

1 January – 30 September 2026

Johanna Hult Rentsch, CEO & Jakob Nilsson, CFO

16 October 2026



platzer

Strong income from
property management and
a high pace of business
activity

Quarterly summary – key figures

Net letting

-9 SEKm

Rental income

+4%

Net operating
income

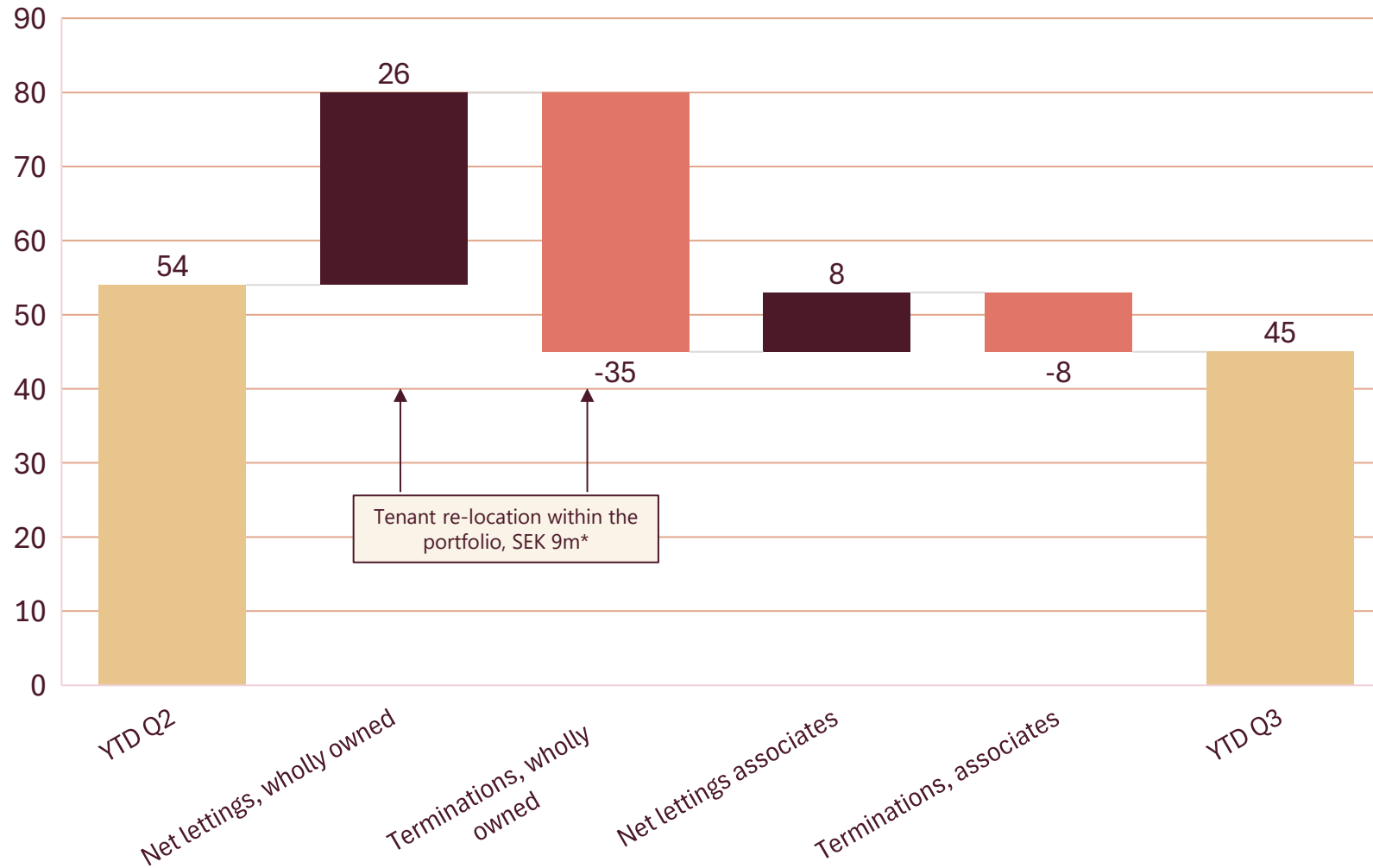
+6%

Income from property
management/share

+13%

Net letting development

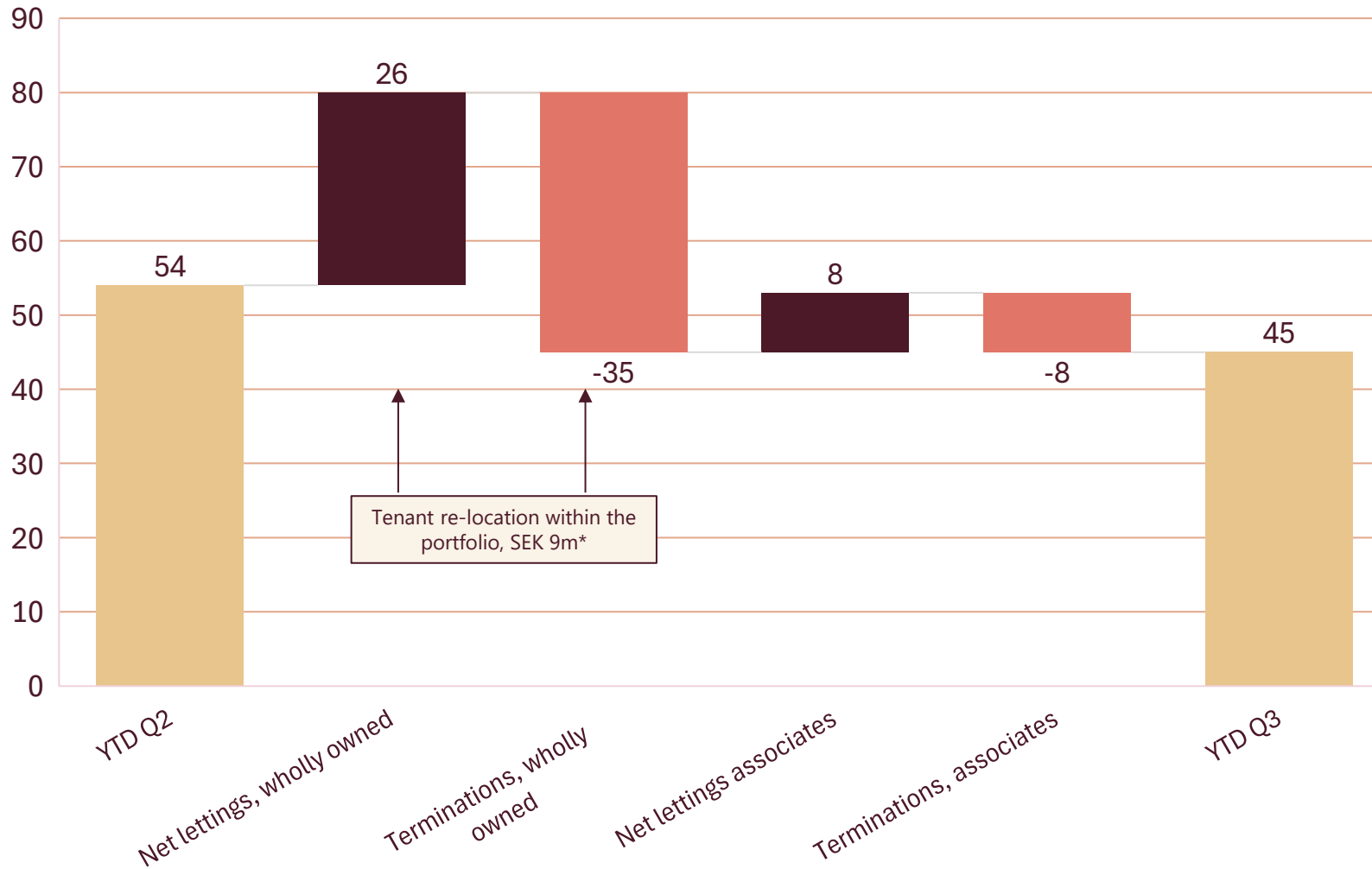
From YTD Q2 to YTD Q3



SEK Million
-9 mkr
 Net letting
 Q3

Net letting development

From YTD Q2 to YTD Q3



SEK Million

+45

Net letting
Q1-Q3

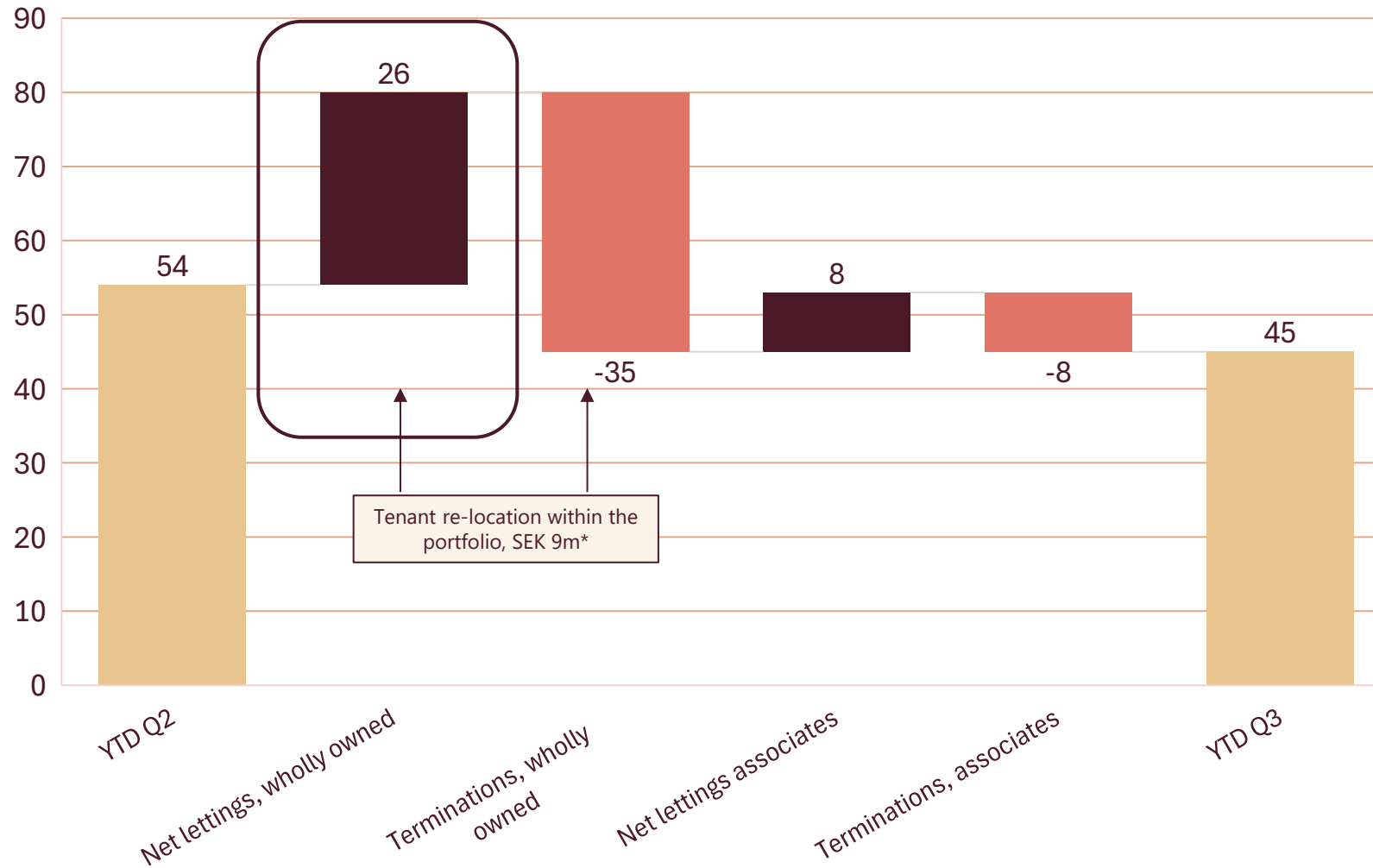
SEK Million

-9 mkr

Net letting
Q3

Net letting development

From YTD Q2 to YTD Q3



SEK Million
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Net letting
Q1-Q3

SEK Million
-9 mkr
Net letting
Q3

New letting

Historically strong Q3 – highest level of new letting since Q3 2021

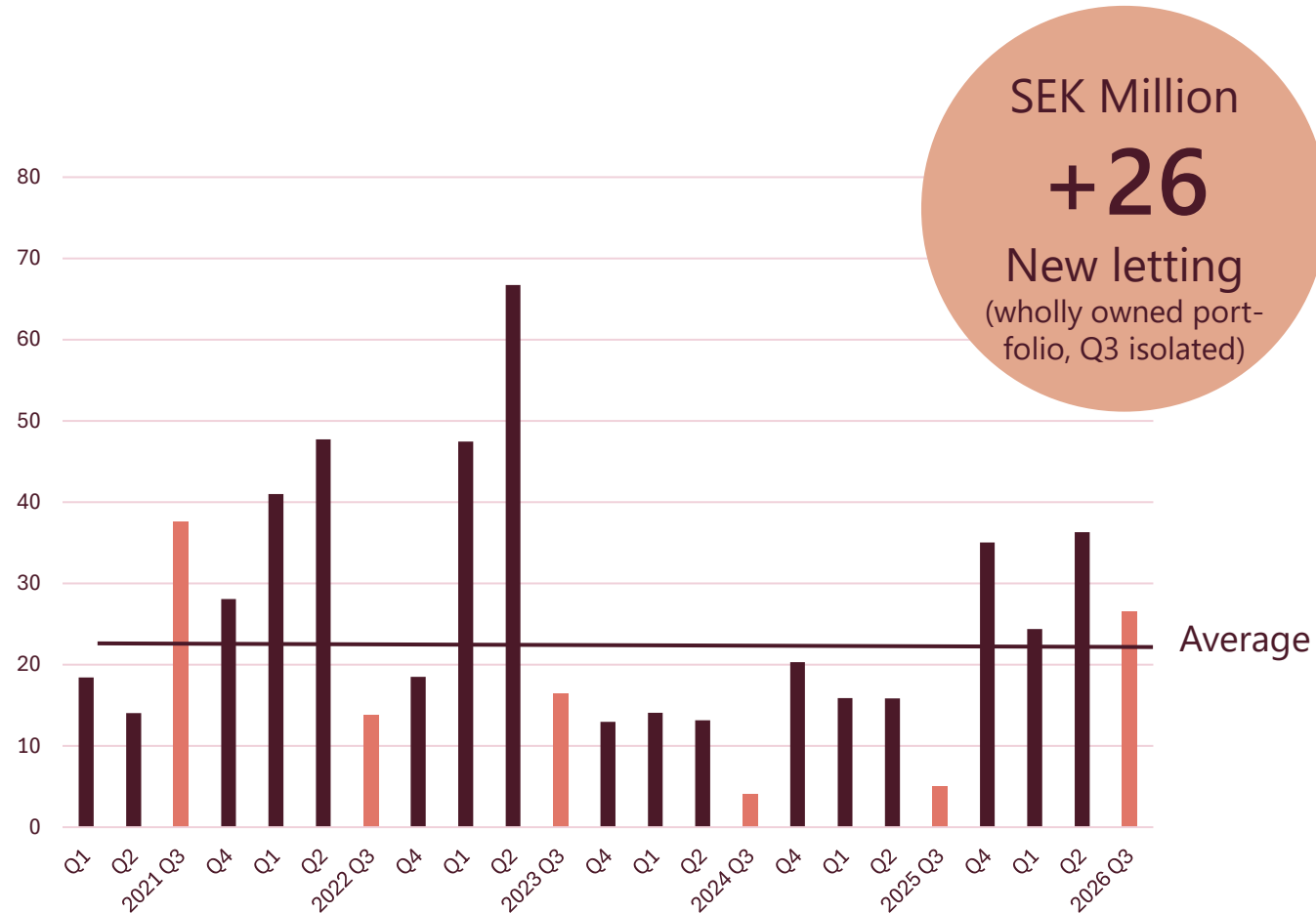


Table: New leases signed in the quarter, wholly owned portfolio (SEK m)

New letting

Historically strong Q3 – highest level of new letting since Q3 2021

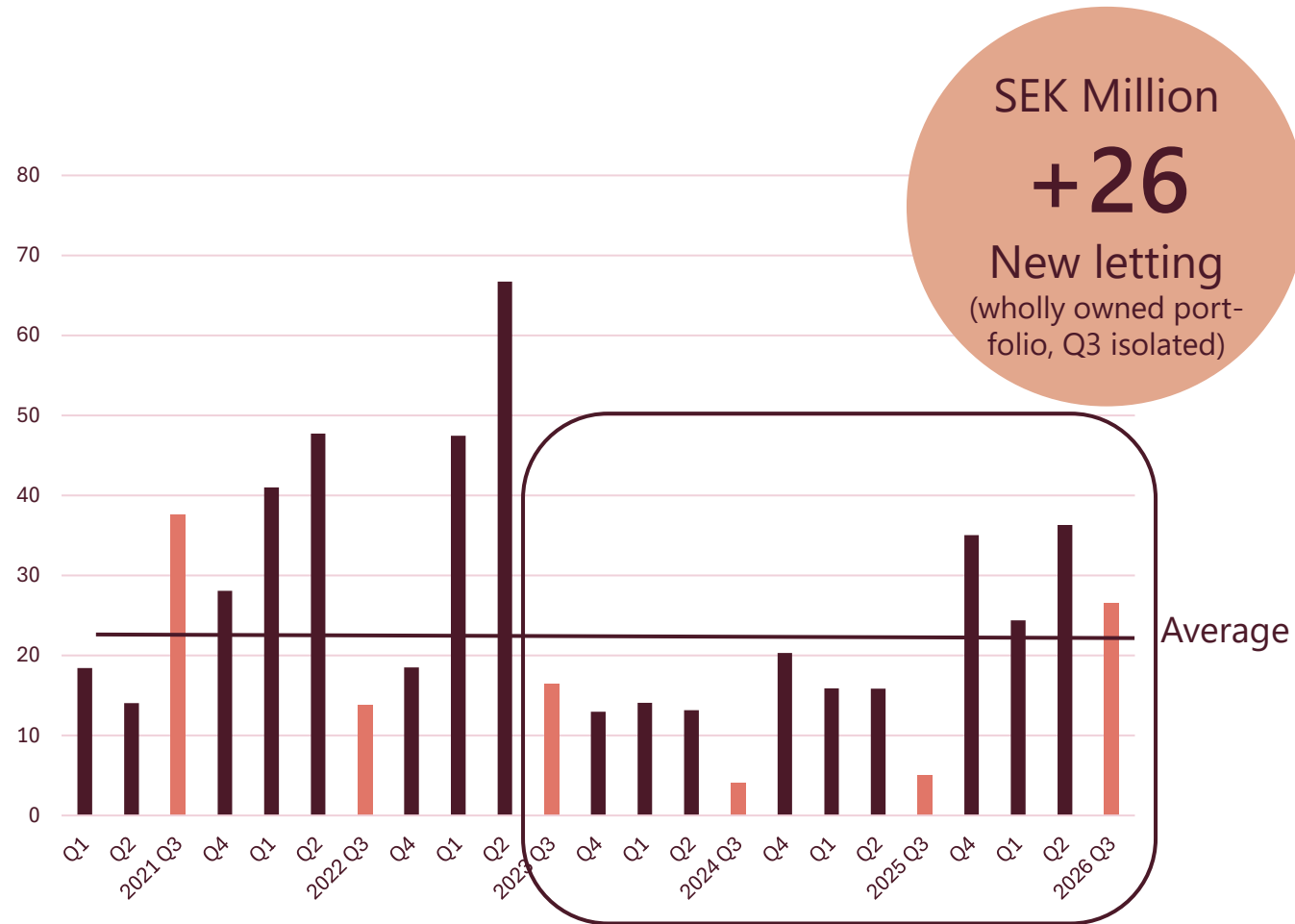


Table: New leases signed in the quarter, wholly owned portfolio (SEK m)



New lease, 2,600 sqm, HK Gamlestaden

Tenant: **ICOMERA**

Annual rental value: **SEK 5,6 million**

Lettable area: **2,600 sqm**

Occupancy: **June 2027, 5 year lease**

CAPEX: **SEK 22 million**

Net letting – summary

Strong letting activity, higher volume of lease terminations

Highest level of newly signed leases since 2021

- +SEK 26 million (wholly owned portfolio, Q3 only), +SEK 34 million incl. associates

Higher volumes of 'notice of lease terminations' in Q3

- Low volumes of 'lease terminations' in Q1 & Q2
- SEK -43 million in 'lease terminations' in Q3

Looking ahead:

- NCC has announced their intention to give notice (expected in Q4, SEK -17 million, leaving Kineum)
- Ramboll (SEK -19 million)

SEK Million
+45
Net letting
Q1-Q3

SEK Million
-9 mkr
Net letting
Q3

91%
Retention rate
Q1-Q3

Rental development from re-negotiations

Improved retention and occupancy rates

Major re-negotiation Swedish Migration Agency

- Additional 1,500 sqm
- 15-year lease agreement
- Annual rental value increases by approximately SEK 2 million
- CAPEX approx. SEK 365 million

Positive renegotiation effect year to date

- -8% in Q3, (due to lease Swedish Migration Agency)
- +3% year to date

91.1%
Economic
occupancy rate
Q3



Stable and diversified tenant base



4.0
years
remaining
contract period

Our 10 largest customers

	Share of total
ESS Group AB	5%
Västra Götalandsregionen	4%
AB Volvo	4%
Migrationsverket	4%
DFDS Logistics Contracts AB	3%
Göteborgs Stad	3%
Göteborgs universitet	3%
NTEX AB	2%
Volvo Personvagnar AB	2%
Försäkringskassan	2%
Total	32 %



Increased investments in Industrial & Logistics

- Assa Abloy – the Rigg project (see picture)
- Sörred 8:15 acquired on 1 July, SEK 570 million
- Port of Gothenburg - progress according to plan, prel. date of occupation Q1 2027



Arendal 5.0

Next step of our growth plan in Industry and logistics

Total investment: approx. SEK 2 billion

New development: approx. 200,000 sqm

Demolition of older properties: -25,000 sqm

Implementation period: 2026–2032

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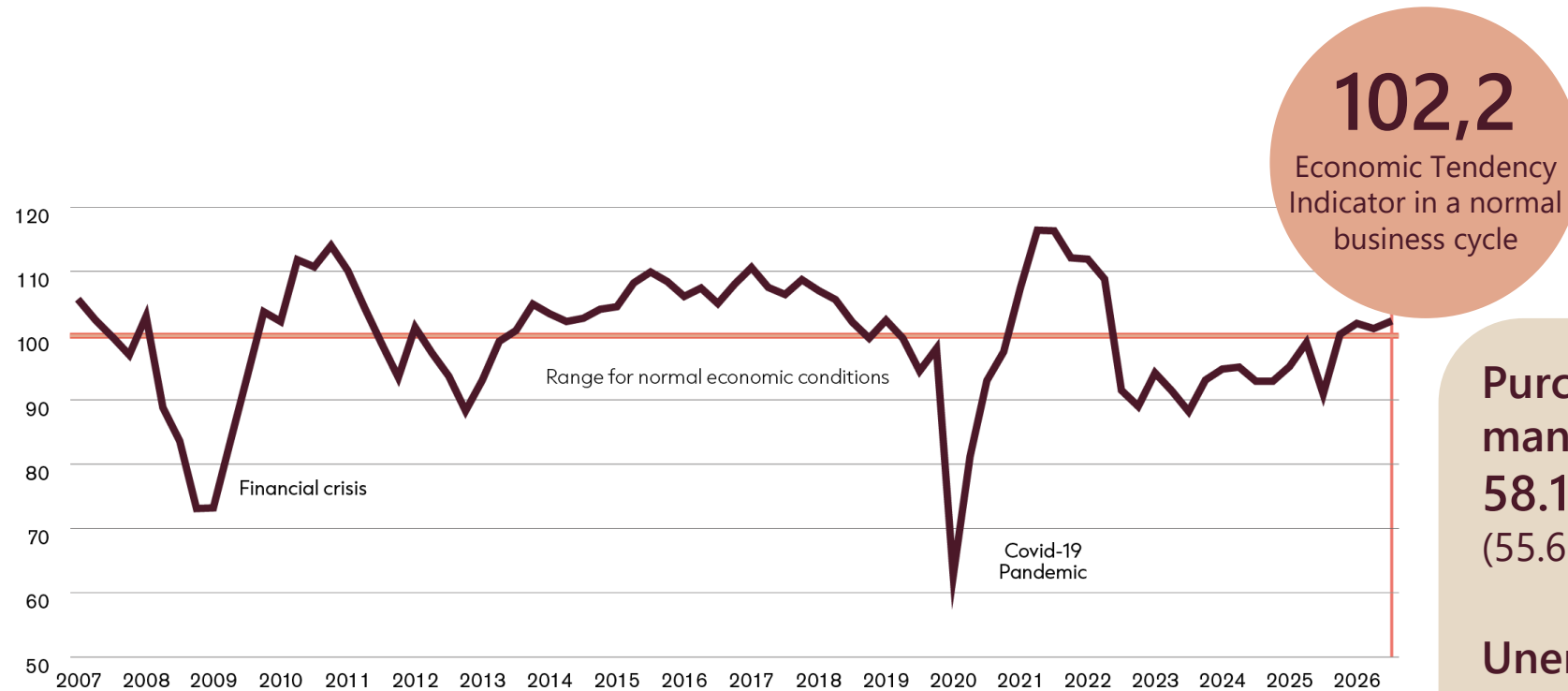
The Gothenburg market

Insights and outlook



Economic Tendency Indicator

Gradual recovery in the Gothenburg region



Purchasing Managers' Index for manufacturing strengthens
58.1
 (55.6 in Sep 2025)

Unemployment declining
6.4% in the Gothenburg region
 (6.7% in Sep 2025)

Strong transaction market and high demand

The Gothenburg market

Strong demand in the letting market

Low vacancy rate

Strong investor interest



Stronger activity, high competition & stable rentals

The Gothenburg market

Rents stable,
super-prime rents
increasing

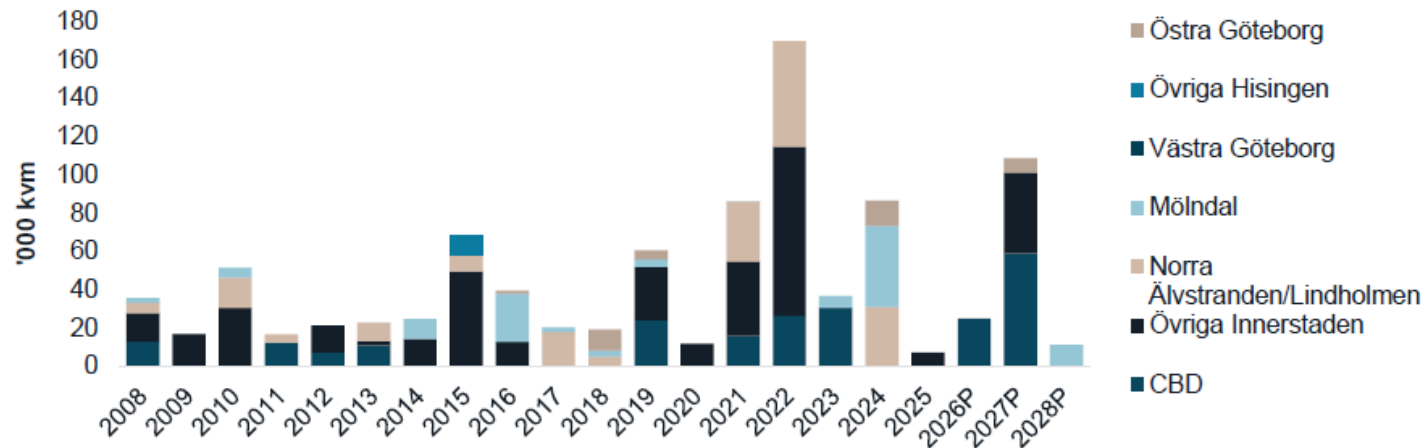
New lettings
increasing, strong
competition

Active
transaction
market

The Office market

Gothenburg – limited new project starts ahead

New office development in Gothenburg



14.3%

Vacancy rate
(floor)

60%

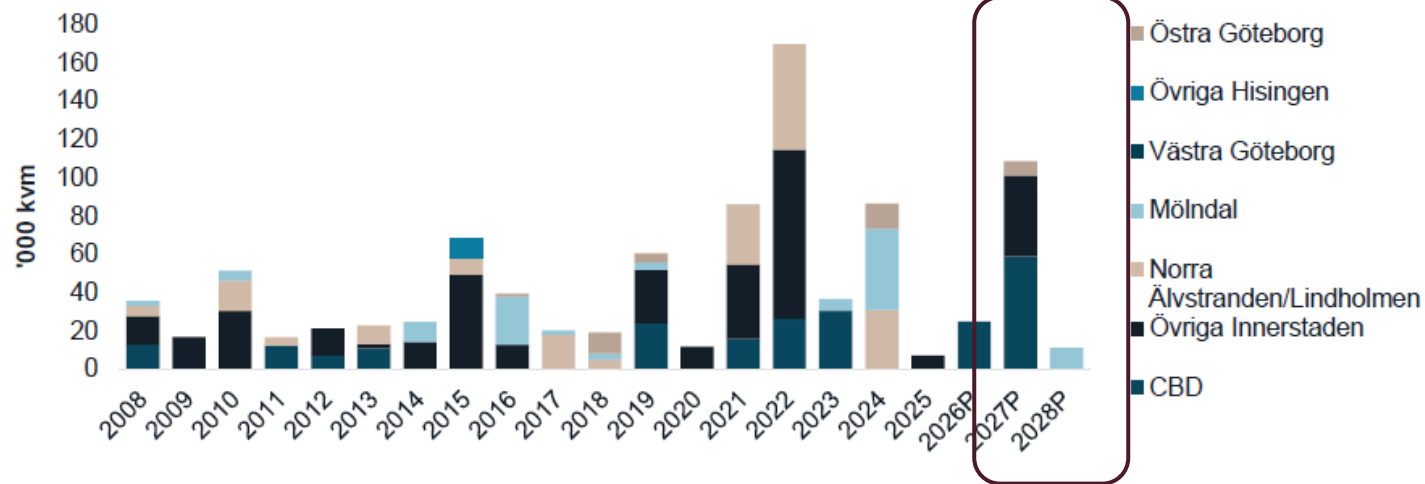
of take-up in
CBD

“Improved activity since last year. High-quality properties in attractive locations are in demand, while less attractive locations remain challenging. Competition remains high.

The Office market

Gothenburg – limited new project starts ahead

New office development in Gothenburg



14.3%

Vacancy rate
(floor)

60%

of take-up in
CBD

“Improved activity since last year. High-quality properties in attractive locations are in demand, while less attractive locations remain challenging. Competition remains high.

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Results & financing



Financial performance

Q3 2026, isolated quarter



Rental income
SEK 450 m
+4%

Net operating income
SEK 361 m
+6%

Income property mgmt
SEK 218 m
+10 % / +13%/share



Property value
SEK 30 700 m

Net investment
SEK 666 m

Loan-to-value
48%
Total assets



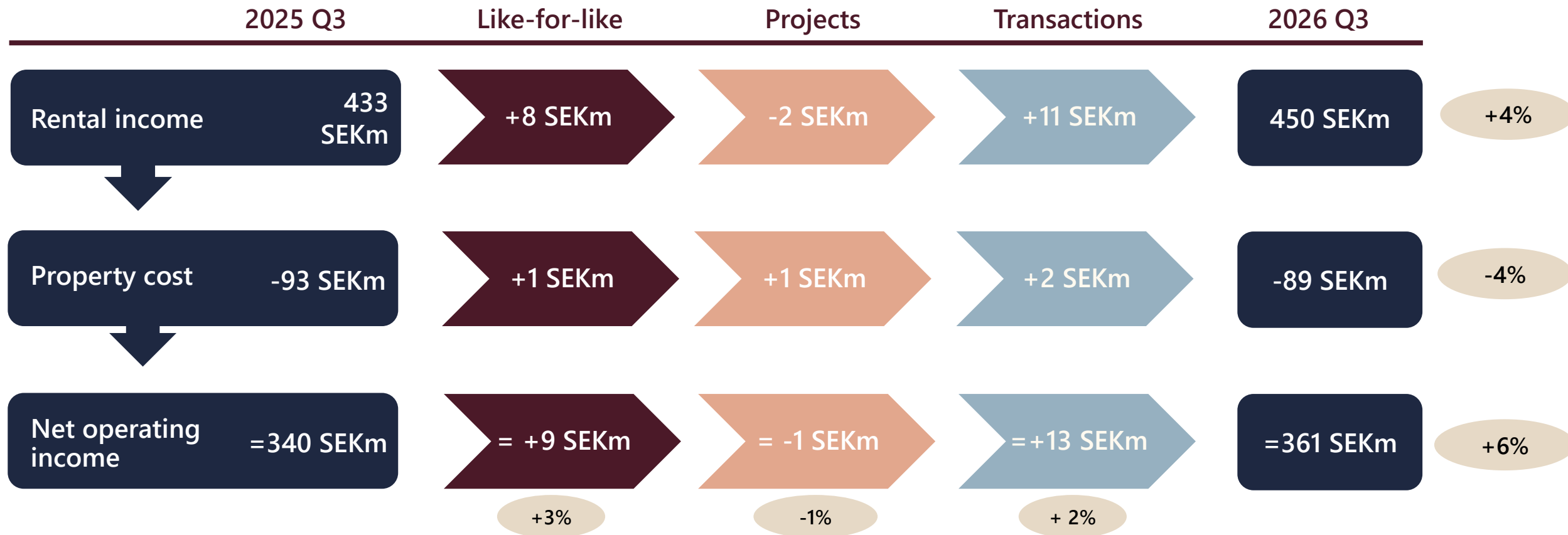
Net financial items
SEK -133 m
-1%

Interest coverage ratio
2,6x

Net debt/EBITDA
10.8

Change in net operation income

Isolated quarter (Q3/26) vs previous year (Q3/25)



Development by segment

Period Q1–Q3 2026

Segment	Net operating income	Net investment	Property value
Industrial & Logistics	SEK 240m +9%	SEK 561m	SEK 7bn
Offices	SEK 795m +2%	SEK 140m	SEK 23bn
Development	SEK 14m -62%	SEK 98m	SEK 1bn
Total	SEK 1 049m +1%	SEK 799m	SEK 31bn

Financing Q3

Stable financial position

Average interest rate

3,39%

Net interest-bearing
debt/EBITDA (R12)

11,3

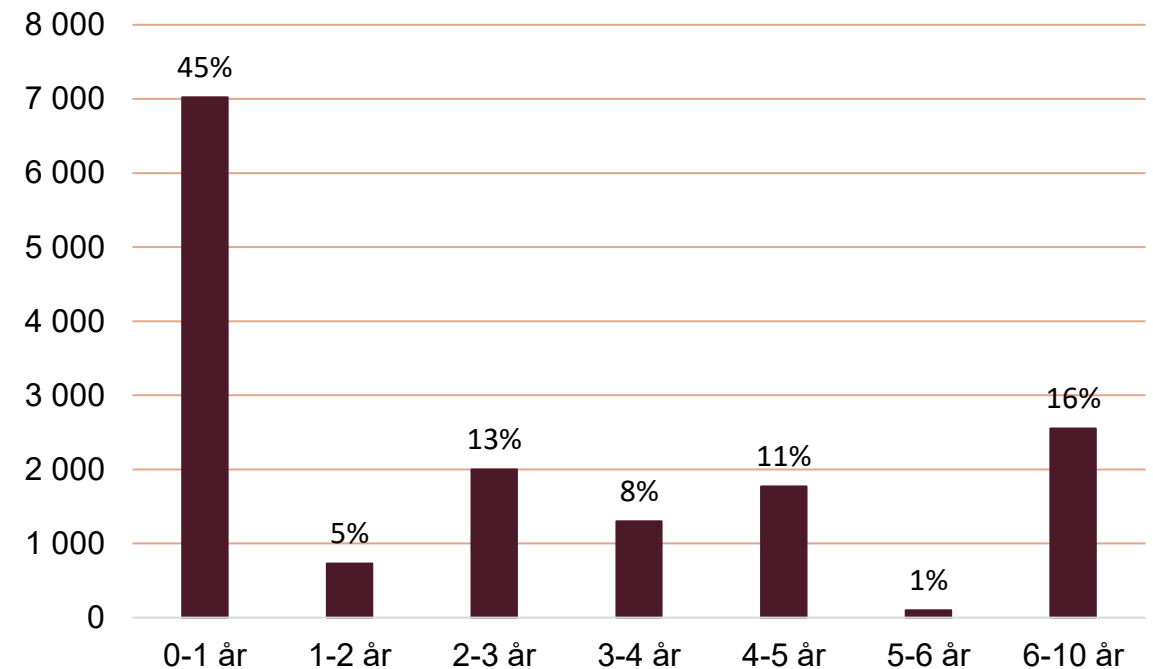
Interest coverage ratio
(R12)

2,6 ggr

Fixed interest rates

2,6 years

Interest maturity structure



Financing

Stable financial position

Capital duration
3,0 years

Loan-to-value
Total assets
48%

Loan-to-value
property
49%

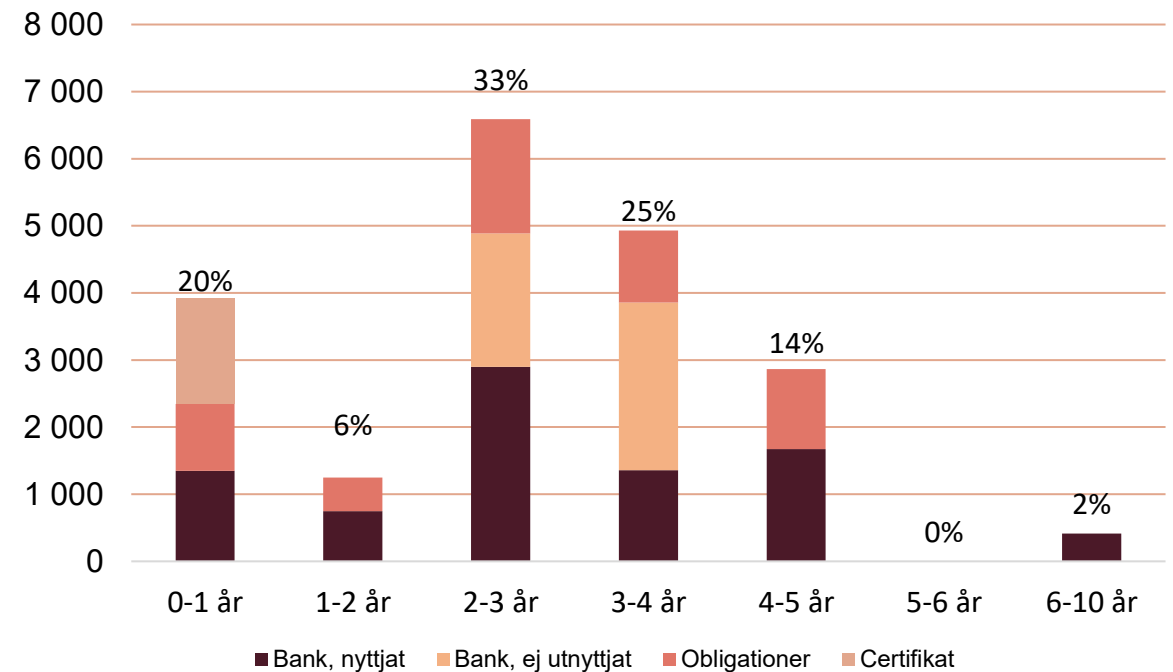
Sustainable financing
80%

Rating NCR
Company: **BBB- stable outlook**
Instrument: **BBB-**

Property value
SEK **30,700** m
+600 in Q3

Unrealised value
changes
-64 i Q3
-148 Q1-Q3

Credit maturity structure



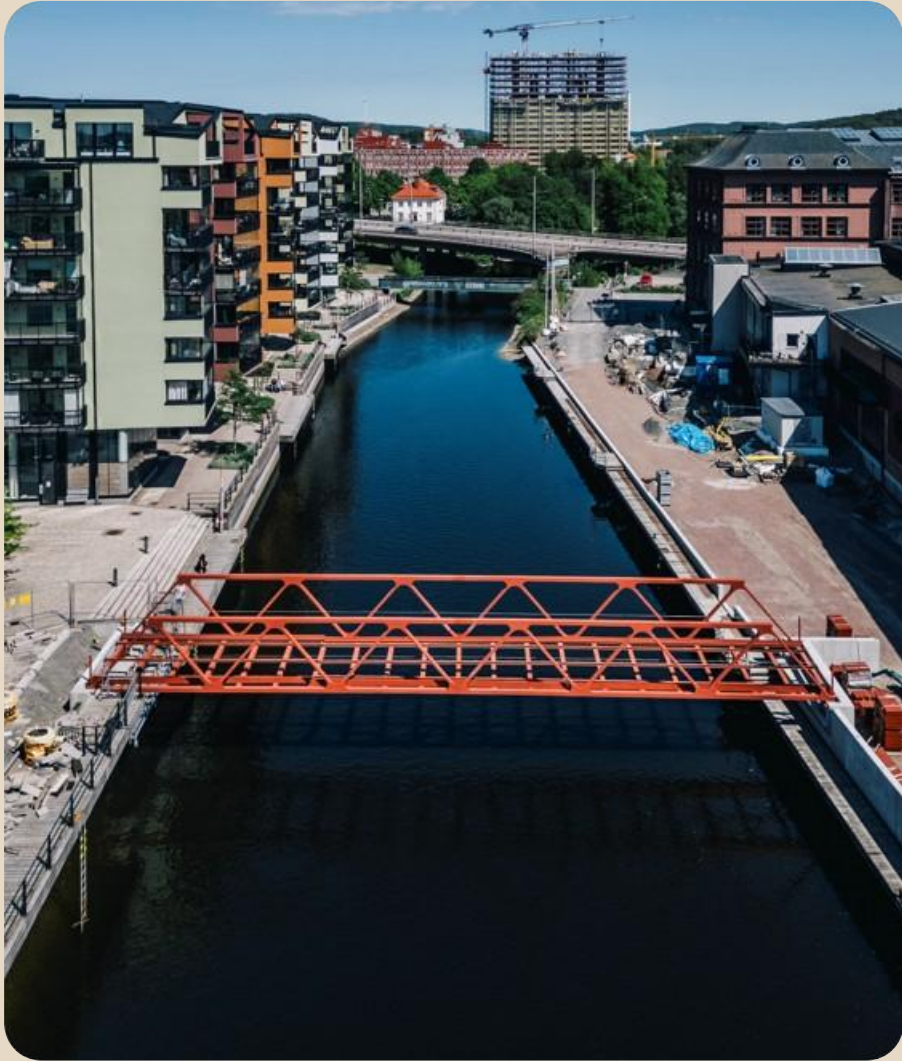


Double EPRA Gold

- EPRA Gold – one of only two Swedish companies
- Self-generated renewable electricity increased by 600 kW
- Pilot project for social sustainability

80 %

sustainable financing
2026



The Platzer share

- On 17 April, a new 200 SEKm share repurchase program was authorised
- Shares totalling SEK 165 million have been repurchased
- In total, 3% of the number of shares have been repurchased



New organisational set-up

Faster decision-making, closer to customers and clear leadership:

Streamlined Group management

- From 10 to 6 roles

Two business areas:

- Property Management
- Development



Growth going forward

Offices

- Letting and close customer relationships
- Portfolio rotation
- Prepare for future project growth

Industrial and logistics

- Acquisitions
- Project development

With a strong business focus and increased execution capacity

platzer

We will make Gothenburg the best city in Europe to work in.

www.platzer.se

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