Interim Report Q3 2026
January 1 - September 30

nivika.

Nivika Fastigheter AB (publ)

Net operating income	**SEK 485 million (425)**
Property value	**SEK 13 809 million (12 719)**
Contract value	**SEK 888 (814)**
Occupancy rate	**95% (96)**
Lettable area	**740 200 m² (679 000)**
Loan-to-value ratio	**53% (50)**

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The Period in Brief

The third quarter of 2026 was characterised by continued active capital allocation. including acquisitions of industrial and warehouse properties amounting to SEK 131 million, divestments of residential properties of just over SEK 186 million, share buybacks of approximately SEK 73 million, as well as completed projects.

At the end of the period, the property portfolio value amounted to SEK 13.8 billion (12.7), with a total current rental value of SEK 936 million (852). At the end of the period, the property portfolio consisted of 69 percent commercial properties and 31 percent residential properties, in terms of property value.

July – September 2026 (July-Sep 2025)

- Total revenue increased by 17% to 226 SEK (194)
- Net leasing amounted to 0.7 MSEK (8)
- Net operating income increased by 13% to SEK 174 million (154)
- Income from property management remained unchanged at SEK 74 million (74)
- Income from property management, adjusted for non-recurring costs of SEK 10.8 million, increased by 14% to SEK 85 million (74)*
- Cash flow from operating activities before changes in working capital increased by 17% to 166 MSEK (142)
- Changes in value of properties amounted to -9 MSEK (21). of which realized changes in value amounted to -6 MSEK (4)
- Changes in value of interest rate derivatives amounted to 100 MSEK (28)
- Profit for the period amounted to 134 MSEK (110)
- Earnings per share 1.43 SEK (1.15)

Jan-September 2026 (Jan-Sep 2025)

- Total revenue increased by 16% to 669 MSEK (577)
- Net leasing amounted to 4.7 MSEK (32)
- Net operating income increased by 14% to 485 MSEK (425)
- Profit from property management increased by 11% to 212 MSEK (191)
- Income from property management, adjusted for non-recurring costs of SEK 10.8 million, increased by 17% to SEK 223 million (191)*
- Cash flow from operating activities before changes in working capital increased by 16% to 446 MSEK (384)
- Changes in value of properties amounted to 94 MSEK (63), of which realized changes in value amounted to -6 MSEK (4)
- Changes in value of interest rate derivatives amounted to 82 MSEK (-25)
- Profit for the period amounted to 368 MSEK (196)
- Earnings per share 3.97 SEK (2.07)

Significant events during the period January to September 2026

- During the third quarter, Nivika took possession of a total of seven commercial properties in Jönköping, Halmstad, Varberg and Vetlanda, with a total property value of SEK 131 million. During the quarter, Nivika also divested three residential properties and a residential development right in Vetlanda at an agreed property value of just over SEK 186 million. For further details, see the Property Transactions section.

- Nivika has signed two new lease agreements at Bredasten in Värnamo, comprising approximately 7,400 sq.m., with an annual rental value of approximately SEK 5 million and an average lease term of 3.7 years.

- During the period, shares were repurchased for approximately SEK 73 million.

- In September, Nivika issued new senior unsecured green bonds of SEK 600 million. The bonds carry a floating interest rate of three-month STIBOR plus 250 basis points and have a four-year maturity. At the same time, a tender offer was made for the outstanding bonds maturing in 2028, of which approximately SEK 278 million of the total outstanding amount of SEK 400 million was accepted.

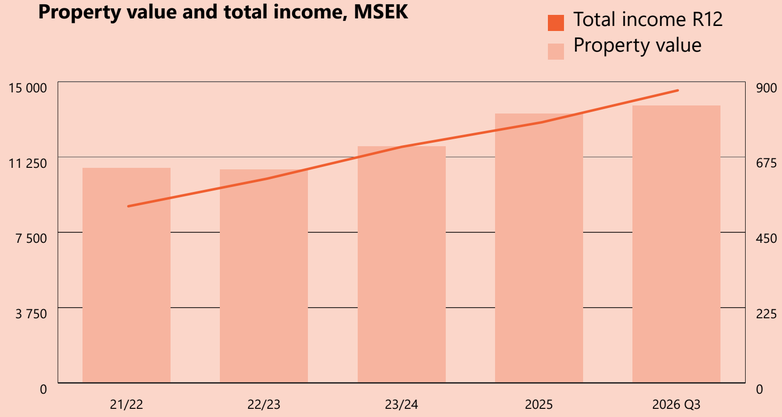
Significant events after the end of the period

- After the end of the period, Nivika took possession of two commercial properties in Helsingborg and Borås, with a total property value of approximately SEK 67 million. For further details, see the Property Transactions section.

- In October, a new Nomination Committee was appointed in Nivika. The Nomination Committee comprises representatives of the four largest shareholders in terms of voting rights.

- On 30 October, Nivika announced that it will redeem the remaining part of the bond maturing in 2028.

Property value and total income, MSEK



Key Figures	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025/26 R12 Oct-Sep	2025 12 mån Jan-Dec
Revenue, MSEK	669	577	882	789
Net operating income, MSEK	485	425	636	576
Profit from property management, MSEK	212	191	277	256
Total comprehensive income, MSEK	368	196	426	255
Property value, MSEK	13 809	12 719	13 809	13 413
Cash flow from operating activities before changes in working capital, MSEK	446	384	465	508
Economic occupancy residential, %	98	99	98	99
Economic occupancy premises, %	94	94	94	95
Net loan-to-value ratio, %	53.0	49.8	53.0	51.4
Interest coverage ratio, multiple	1.9	2.0	1.9	2.0
EPRA NRV per share, SEK	73.8	67.2	73.8	68.3
Earnings per share, SEK	3.91	2.05	4.56	2.66

Non-recurring costs attributable to the disposal of a warehouse robot and the disposal of property, plant and equipment related to the former operations of Nivika Byggsystem AB. For further details, see the Group Report section.

nivika.

CEO's statement



Sverker Källgården
VD

Operational strength in a turbulent world

During the third quarter of the year, Nivika continued to deliver profitability and key performance indicators in line with our strategy of transitioning from a mixed property portfolio to a more focused, high-yielding portfolio. Despite interest rate concerns and a highly uncertain geopolitical environment, Nivika continues to perform very strongly operationally. Our commercial premises and residential properties are well let, and we continue to see strong demand across our market area. At the same time, our tenants are performing well, with several looking to expand their operations.

Revenue for the third quarter increased by 17 percent to SEK 226 million, compared with SEK 194 million in the corresponding quarter of the previous year. Net operating income increased by 13 percent to SEK 174 million (154), while income from property management remained at SEK 74 million (74), due to two one-off costs recognised during the quarter. Adjusted for these one-off costs, income from property management increased by 14 percent to SEK 85 million (74), and the surplus ratio for the quarter was 77 percent (79). Cash flow from operations increased to SEK 166 million (142). Net letting remained positive and amounted to SEK 0.7 million (8) for the quarter, with an overall occupancy rate of 95 percent (96).

The two one-off costs recognised during the quarter comprised the sale of an AutoStore warehouse automation system at SEK 5 million below its carrying amount, in order to make space for premises to be let to Heco in Värnamo, and the final closure of Nivika Byggsystem AB, resulting in a cost of SEK 6 million.

During the quarter, we completed the divestment of a low-yielding portfolio in Vetlanda with a property value of SEK 186 million. The portfolio was sold at 2 percent below carrying amount, with the buyer also granted an option to acquire the remaining part of our portfolio in Vetlanda. On the acquisition side, we acquired seven properties with a total property value of SEK 131 million.

During the quarter, Nivika repurchased approximately two million shares at an average price of SEK 37.5 per share. We actively manage our capital allocation with a clear focus on what creates the greatest value for our shareholders. This has resulted in a combination of divestments of low-yielding properties, acquisitions of high-yielding properties and share buybacks.

Strong financial position
Nivika's financial position remains strong. with a net loan-to-value ratio of 53 percent (50) and an interest rate hedging ratio of 61 percent (66). The average interest rate amounts to 3.9 percent (4.2).

During the quarter. we benefited from the strong bond market. In early September, we issued a new bond at the lowest credit spread Nivika has achieved to date: 250 basis points for a four-year unsecured green bond. In connection with the issue, holders of our bond maturing in 2028 were offered early redemption, which was accepted by 70 percent of the bondholders. The remaining portion will be redeemed in November 2026. The transaction resulted in one-off costs of SEK 6 million during the quarter.

Commercial portfolio
Nivika has continued to grow through acquisitions of high-yielding commercial properties with high surplus ratios. During the quarter, seven properties with a total property value of just over SEK 130 million and a rental value of just under SEK 12 million were acquired in Varberg, Jönköping and Halmstad.

The market for property acquisitions, particularly within the industrial and warehouse segment, remains favourable. We continuously receive acquisition opportunities, and when evaluating investments, we focus on efficient property management, high surplus ratios and stable tenants.

The occupancy rate within the Commercial business area was 94 percent (94) as of 30 September. During the quarter, we filled two larger vacancies in Värnamo through new lettings to Heco and DS Smith. Our remaining vacancies mainly consist of smaller spaces evenly distributed across the property portfolio.

Residential portfolio
Within the Residential business area. we continue to focus on efficient property management and letting any vacancies that arise. We maintain a strong focus on our letting activities, and as of 30 September, the overall occupancy rate was 97 percent, with the occupancy rate for residential properties once again reaching 98 percent (99).

Project operations
The projects currently under construction are progressing according to plan. At the end of September, the final inspection of Rosti's new production facility in Gislaved was approved, allowing the tenant to move in and commence operations.

The Stationsallén project has been completed and tenants have started moving in. To date. 49 of the 66 apartments have been let, which is a strong result in such a short period of time. A project has also been completed in Värnamo, where the IT company Netmine has commenced operations at its new facility.

Sustainability
During the quarter, we focused on energy efficiency projects, improving the energy performance of our properties, strengthening the sustainability link in our financing, and conducting customer surveys in both the Residential and Commercial business areas.

At the end of the period, the proportion of green properties, according to Nivika's Green Framework, amounted to 54 percent (45). As of 30 September, the proportion of properties with energy performance certificates rated A0-C was 67 percent (56), while average energy consumption amounted to 81 kWh/m² (82).

Profitability in Focus
Nivika continues to grow and our key performance indicators continue to strengthen. We prioritise income from property management and cash flow per share and will allocate our capital where it creates the greatest value for our shareholders. We will continue the transition from a low-yielding to a high-yielding portfolio, thereby creating growth without increasing Nivika's financial risk.

Nivika is performing well. We have an occupancy rate that I am proud of and a property management organisation that optimises an already high-quality property portfolio, while continuing to develop it through value-creating projects in both new construction and energy efficiency. This makes Nivika an attractive company to work for or invest in for those who believe in Småland, strong local roots and close relationships with our customers.

Värnamo, November 2026

Nivika's financial targets

Growth in profit from management per share R12, %
15
Target: ≥15 ✓

Average return on equity, %
7
Target: ≥12

Net loan-to-value ratio, %
53
Target: ≤55 ✓

Interest coverage ratio R12, multiple
1.9
Target: ≥2.0 ✓

Invest in Nivika

Nivika is a Småland-based property company with its head office in Värnamo, listed on Nasdaq Mid Cap Real Estate. The company owns, manages, and develops properties with a focus on long-term, sustainable, and profitable growth. Through acquisitions, active management, and close dialogue with tenants, growth. stable cash flows, and operational efficiency are created.

The property portfolio is primarily concentrated in the West Swedish Triangle and Växjö, regions with a strong industrial base, good infrastructure, and attractive logistics locations that drive high demand for premises. Its local presence makes Nivika a long-term partner for growing companies.

The portfolio consists of 69 percent commercial properties, primarily in industry and warehouse, complemented by residential properties,for increased diversification and a more defensive risk profile. A high occupancy rate reflects an attractive offering.

Value creation occurs through the acquisition of high-yielding properties, operational optimization of clusters, as well as new construction and redevelopment within the existing portfolio. The business is characterized by long-term perspective, a balanced capital structure and a clear financial policy.

In summary, Nivika's strategy is based on local presece, long-term perspective, and profitable growth that creates sustainable value growth over time.

1

Local
Nivika has a strong local presence in selected growth regions along the West Swedish Triangle — E4, Route 40. and E6 — as well as in Växjö. With its own employees and offices in Värnamo, Jönköping, Växjö, and Varberg the company has a deep understanding of local markets. Proximity to properties and tenants enables quick decisions, high service levels, and proactive management. Strong local knowledge creates good business opportunities in acquisitions, leasing, and development, and contributes to efficient management and stable cash flows over time.

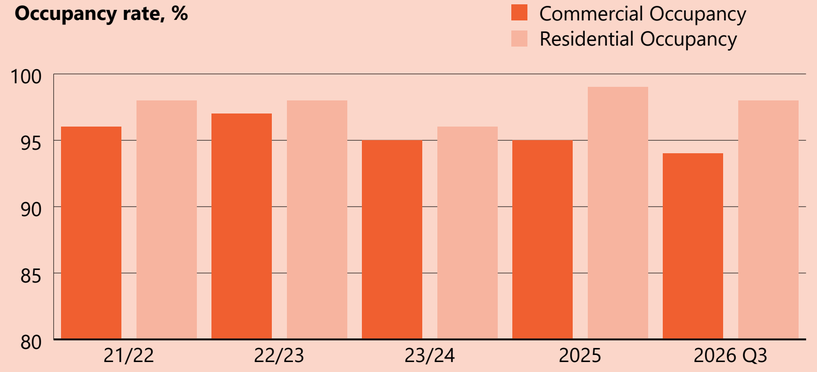
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Profitable
Nivika creates profitable growth through a diversified property portfolio, clear financial targets, and disciplined capital utilization. The balance between commercial properties and residential provides stable cash flows and a wellbalanced risk profile. Growth is driven through selective acquisitions of high-yielding properties, in combination with efficient management and optimization of the existing portfolio. This strengthens the net operating income and contributes to a longterm growing earning capacity. The focus is on increasing the profit from property management and cash flow per share over time, which creates financial strength and shareholder value.

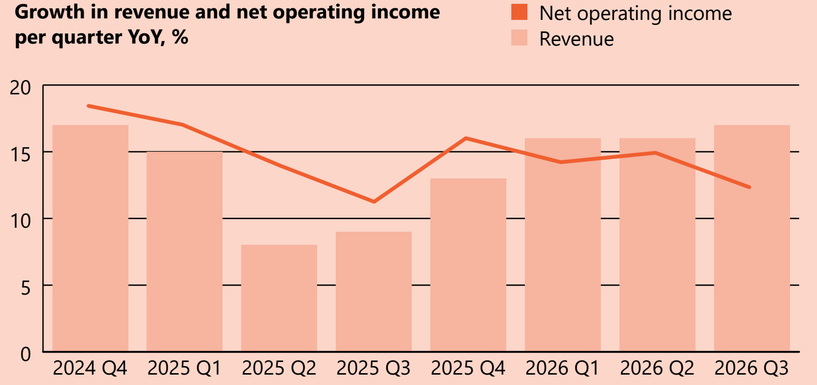
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Long-term
Nivika has a clear long-term focus on creating sustainable value growth and stable cash flows. Through the acquisition of highyielding properties in attractive locations combined with active and responsible management, a robust portfolio is built that stands strong over time and through different market cycles. Management is characterized by close tenant relationships, high quality, and continuous improvements. At the same time, long-term investments are made in energy, sustainability, and property development. which strengthens attractiveness and future-proofs the portfolio. Collectively, this creates a stable foundation for sustained earnings balanced risk, and long-term positive value development.

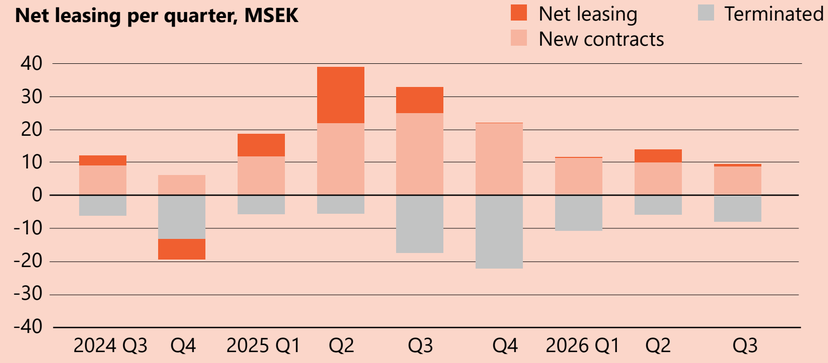
Occupancy rate, %



Growth in revenue and net operating income per quarter YoY, %



Net leasing per quarter, MSEK









Group Report

Report on earnings and statement of comprehensive income for the Group in summary, MSEK	2026 3 months July-Sep	2025 3 months July-Sep	2026 9 months Jan-Sep	2025 9 months Jan-Sep	2025/26 12 months Oct-Sep	2025 12 months Jan-Dec
Rental income	214	185	633	550	836	753
Service income	12	9	36	27	45	36
Total revenue	**226**	**194**	**669**	**577**	**882**	**789**
Operating costs	-42	-32	-156	-126	-206	-176
Maintenance costs	-4	-2	-9	-9	-15	-14
Property tax	-6	-6	-17	-17	-24	-23
Total property costs	**-52**	**-40**	**-184**	**-152**	**-245**	**-213**
Net operating income	**174**	**154**	**485**	**425**	**636**	**576**
Central administration	-10	-10	-36	-37	-52	-53
Other operating costs	-11	-	-11	-	-11	-
Net financial items	-80	-70	-226	-197	-296	-267
Profit from property management	**74**	**74**	**212**	**191**	**277**	**256**
Change in value properties. realized	-6	4	-6	4	-6	4
Change in value properties. unrealized	-3	17	100	59	165	124
Change in value interest rate derivatives	100	28	82	-25	97	-9
	91	49	174	39	255	118
Profit before tax	**165**	**123**	**387**	**230**	**532**	**375**
Current tax	-6	-5	-13	-10	-16	-13
Deferred tax	-25	-9	-6	-23	-90	-107
Profit for the period	**134**	**110**	**368**	**196**	**426**	**254**
Other comprehensive income	-	-	-	-	-	1
Other comprehensive income	**-**	**-**	**-**	**-**	**-**	**1**
Total comprehensive income for the period	**134**	**110**	**368**	**196**	**426**	**255**
Attributable to:						
Parent company shareholders	134	110	368	196	426	255
Non-controlling interests						
Adjusted number of outstanding shares at the end of the period*	88 533 230	95 882 915	88 532 230	95 882 915	88 533 230	95 026 295
Average number of shares during the period*	89 834 457	94 853 949	92 753 102	74 797 740	93 357 639	94 886 917
Earnings per share. SEK	1.47	1.16	3.97	2.07	4.56	2.68

* Adjusted for repurchased shares.

Revenue and Rental Income
Total income for the third quarter amounted to SEK 226 million (194), an increase of 17 percent compared with the corresponding quarter of the previous year. For the full reporting period, January to September, total income amounted to SEK 669 million (577). Rental income accounted for SEK 633 million (550) of total income.

Income also includes service income, which amounted to SEK 12 million (9) for the third quarter and SEK 36 million (27) for the full reporting period. Service income mainly consists of recharges for heating, electricity, water and property tax. The growth is primarily attributable to property acquisitions, but also to indexation and increased rental income resulting from investments made in existing properties.

At the end of the third quarter, the Company managed 248 properties with a total lettable area of approximately 740,200 m^2. As of 30 September 2026, the total annual rental value amounted to SEK 936 million (852), corresponding to growth of 10 percent.

Property Operating Expenses and Net Operating Income
Operating costs, including maintenance costs and property tax, amounted to SEK -52 million (-40) for the third quarter. For the full reporting period, operating costs amounted to SEK -184 million (-152).

Net operating income for the third quarter increased by 13 percent to SEK 174 million (154), corresponding to a surplus ratio of 77 percent (79). Net operating income for the full reporting period increased by 14 percent to SEK 485 million (425), corresponding to a surplus ratio of 72 percent (74). The increase in net operating income was primarily attributable to completed acquisitions.

Net Financial Items
Net financial items for the third quarter amounted to SEK -80 million (-70) and consisted primarily of recurring interest expenses, as well as a smaller proportion of non-recurring and accrued arrangement fees. Interest income amounted to SEK 2 million (2).

The change compared with the corresponding period is primarily attributable to an increased proportion of bond financing and higher bank debt. The effect was partly offset by active management of the interest-rate hedging portfolio and lower credit margins.

Income from Property Management
Income from property management amounted to SEK 74 million (74) for the third quarter. Adjusted for non-recurring costs of SEK 10.8 million, income from property management increased by 14 percent to SEK 85 million.

The non-recurring costs are attributable to the disposal of a warehouse robot to enable the letting of previously vacant space, as well as the disposal of the remaining fixed assets related to the former modular construction operations of Nivika Byggsystem AB.

The increase in income from property management was primarily attributable to rental income from newly acquired properties and lower central administration costs.

Changes in Fair Value
For the third quarter, changes in the value of properties amounted to SEK -9 million (21), of which SEK -6 million (4) comprised realised changes in value and SEK -3 million (17) comprised unrealised changes in value.

Nivika's interest rate derivatives are measured at market value at the end of each quarter. The unrealised change in value during the third quarter amounted to SEK 100 million (28) and was primarily attributable to changes in market interest rates.

Group Report

Consolidated statement of financial position Assets, MSEK	2026-09-30	2025-09-30	2025-12-31
Intangible assets			
Software/licenses	1	1	1
Total intangible assets	**1**	**1**	**1**
Tangible assets			
Investment properties	13 730	12 640	12 737
Owner-occupied properties	78	79	79
Equipment	58	65	71
Right-of-use assets	23	23	26
Derivative instruments	27	-	-
Other long-term securities holdings	0	0	0
Deferred tax assets	10	22	10
Other long-term receivables	33	32	71
Total non-current assets	**13 959**	**12 861**	**12 995**
Current assets			
Inventories	-	0	-
Rent receivables	10	23	14
Other receivables	99	38	17
Prepaid expenses and accrued income	37	25	29
Cash and cash equivalents	343	471	208
Total current assets	**489**	**558**	**268**
Assets held for sale	-	-	597
Total Assets	**14 449**	**13 420**	**13 860**

Consolidated statement of financial position Equity and liabilitie, MSEK	2026-09-30	2025-09-30	2025-12-31
Share capital	48	48	48
Other contributed capital	3 575	3 575	3 575
Retained earnings incl. profit for the period	2 190	2 082	2 130
Total equity attributable to parent company shareholders	**5 813**	**5 706**	**5 754**
Non-current liabilities			
Deferred tax liability	749	670	742
Interest-bearing financial liabilities	6 365	6 722	6 755
Lease liabilities	20	20	21
Derivative instruments	-	70	55
Total non-current liabilities	**7 134**	**7 481**	**7 573**
Current liabilities			
Interest-bearing financial liabilities	1 303	82	80
Lease liabilities	3	3	4
Accounts payable	60	26	47
Current tax liabilities	-	7	28
Other liabilities	111	87	75
Accrued expenses and prepaid income	26	29	33
Total current liabilities	**1 502**	**233**	**267**
Liabilities directly attributable to assets held for sale	-	-	266
Total equity and liabilities	**14 449**	**13 420**	**13 860**

The distribution between current and non-current interest-bearing liabilities has changed compared with 30 September 2025 and 31 December 2025 as a result of reclassification based on the remaining maturity of the loans. As of 30 September 2026, current interest-bearing liabilities mainly comprise bank loans with contractual maturities within 12 months of the balance sheet date. Nivika's bank loans generally have contractual maturities of 12–36 months and are routinely renewed upon maturity.

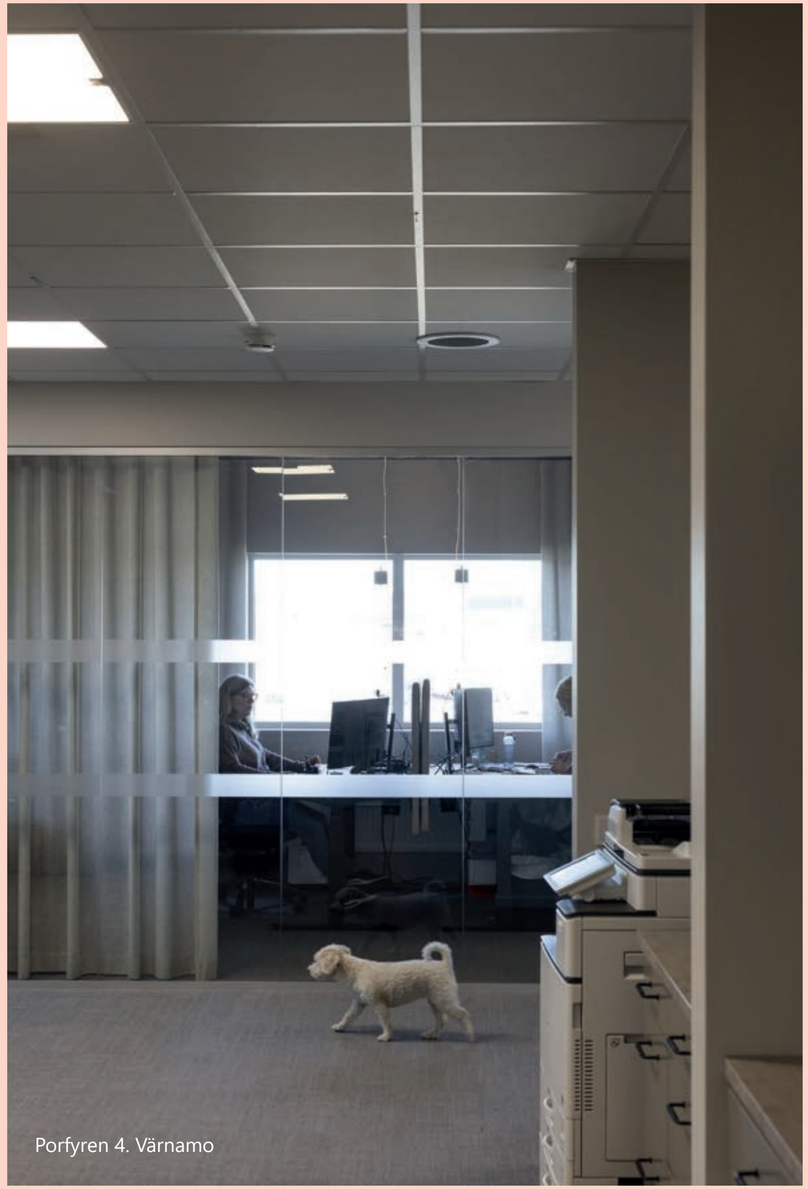
Group Report

Equity
Equity amounted to SEK 5,813 million (5,706) at the end of the period. The equity/assets ratio was 40 percent (43). Changes during the period January–September 2026 comprised the dividend resolved by the Annual General Meeting, the reissue of shares as consideration for property acquisitions, share repurchases and profit for the period.

At the end of the period, the number of shares amounted to 90,500,000, comprising 21,776,200 Class A shares and 68,723,800 Class B shares. Each Class A share carries ten votes and each Class B share carries one vote. All shares carry equal rights to the Company's assets and earnings, as well as to dividends.

As of 30 September, the Company held 1,966,770 Class B treasury shares. During the period 1 July to 30 September 2026, shares were repurchased for a total amount of approximately SEK 72.9 million (20).

Change in equity, MSEK	Share capital	Other contributed capital	Revaluation reserve	Retained earnings incl. profit for the year	Total equity
Opening balance 2025-01-01	**48**	**3 575**		**1 933**	**5 556**
Profit for the year				196	196
Other comprehensive income					
Total comprehensive income				**196**	**196**
Transactions with owners:					
- Dividend				-61	-61
- Reissue of shares as payment for property acquisitions				55	55
- Repurchase of shares				-41	-41
Closing balance 2025-09-30	**48**	**3 575**		**2 082**	**5 706**
Opening balance 2025-10-01	**48**	**3 575**		**2 082**	**5 706**
Profit for the year				58	58
Other comprehensive income			1		1
Total comprehensive income			**1**	**58**	**59**
Transactions with owners:					
- Dividend				-	-
- Reissue of shares as payment for property acquisitions				1	1
- Repurchase of shares				-12	-12
Closing balance 2025-12-31	**48**	**3 575**	**1**	**2 129**	**5 754**
Opening balance 2026-01-01	**48**	**3 575**	**1**	**2 129**	**5 754**
Profit for the year				368	368
Other comprehensive income					
Total comprehensive income				**368**	**368**
Transactions with owners:					
- Dividend				-69	-69
- Cancellation of treasury shares	0				0
- Bonus issue				0	0
- Reissue of shares as payment for property acquisitions				30	30
- Repurchase of shares				-269	-269
Closing balance 2026-09-30	**48**	**3 575**	**1**	**2 190**	**5 813**


Porfyren 4. Värnamo

Group Report

Investments and Cash Flow
Cash flow from operating activities before changes in working capital amounted to SEK 446 million (384) during the period. The increase was driven by improved income from property management. After changes in working capital, cash flow from operating activities amounted to SEK 364 million (331).

Acquisitions of investment properties, directly or through subsidiaries, had an impact on cash flow of SEK -619 million (-558). During the period, investment properties were divested for SEK 760 million (5). Investments in existing investment properties amounted to SEK 392 million (299), of which investments in new construction amounted to SEK 267 million (269). Overall, cash flow from investing activities amounted to SEK -249 million (-866).

Cash flow from financing activities amounted to SEK 20 million (641) during the period. New borrowings amounted to SEK 3,496 million (3,293), while repayments and redemption of loans amounted to SEK -2,929 million (-2,386). Repurchases of own shares amounted to SEK -269 million (-41), interest paid amounted to SEK -227 million and dividends paid amounted to SEK -49 million (-30).

Cash flow for the period amounted to SEK 135 million (106). Cash and cash equivalents amounted to SEK 343 million (471) at the end of the period, compared with SEK 208 million at the beginning of the period.

Consolidated cash flow statement, MSEK	**2026 9 months Jan-Sep**	**2025 9 months Jan-Sep**	**2025 12 months Jan-Dec**
Operating activities			
Profit before tax	387	230	375
Adjustment for:			
- Financial items	226	198	267
- Change in value. properties	-94	-63	-128
- Change in value. interest rate derivatives	-82	25	9
- Other items not included in cash flow	8	-4	2
- Tax paid	-	-	-17
Cash flow from operating activities before changes in working capital	**446**	**384**	**508**
Cash flow from changes in working capital			
Change in operating receivables	-86	-18	-54
Change in operating liabilities	4	-35	35
Cash flow from operating activities	**364**	**331**	**489**
Investing activities			
Acquisition of investment properties	-619	-558	-1 008
Divestment of investment properties	760	5	5
Investment in investment properties	-392	-299	-462
Change in tangible fixed assets	0	-7	-12
Change in financial assets	2	-6	-9
Interest received	1	-	-
Cash flow from investing activities	**-249**	**-866**	**-1 486**
Financing activities			
Repurchase of own shares	-269	-41	-53
Dividends paid	-49	-30	-46
Loans raised	3 496	3 293	3 996
Amortization/repayment of loans	-2 929	-2 386	-2 792
Interest paid	-227	-191	-260
Amortization of lease liability	-3	-4	-5
Cash flow from financing activities	**20**	**641**	**840**
Cash flow for the period	**135**	**106**	**-157**
Cash and cash equivalents at beginning of period	**208**	**365**	**365**
Cash and cash equivalents at end of period	**343**	**471**	**208**

Current earnings capacity

Earning capacity, MSEK	2026-10-01	2026-07-01	2026-04-01	2026-01-01	2025-10-01	2025-07-01
Rental value	940	911	926	896	866	841
Vacancy	-48	-46	-41	-37	-38	-37
Rental income	**892**	**865**	**885**	**859**	**828**	**804**
Property costs	-215	-216	-223	-219	-213	-211
Net operating income	**677**	**649**	**662**	**640**	**615**	**594**
Central administration	-53	-53	-53	-50	-47	-47
Financial costs	-296	-276	-290	-279	-277	-260
Profit from property management	**327**	**302**	**318**	**311**	**291**	**286**
Profit from property management per share, SEK	**3.70**	**3.53**	**3.36**	**3.27**	**3.07**	**3.02**

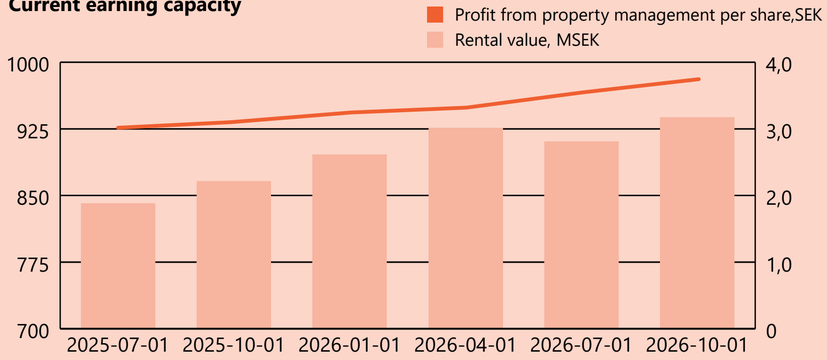
The current earnings capacity for the coming twelve-month period is based on the property portfolio owned by Nivika as of 1 October 2026.

The earnings capacity is not a forecast but rather a snapshot intended to illustrate annualised income and expenses based on the property portfolio, financing costs, capital structure and organisation at a specific point in time. It does not include any estimates regarding future developments in rents, occupancy rates, property costs, interest rates, value changes or other factors affecting earnings.

- Rental income is based on signed lease agreements on an annual basis (including supplements and any rent reductions), as well as other property-related income in accordance with lease agreements in effect as of 1 October.
- Property expenses are based on operating costs for a normal financial year, including ongoing maintenance for properties owned as of 1 October. Operating costs include property-related administration. Property tax is included in Property Expenses and is calculated based on the current tax assessment values of the properties.
- Central administration expenses are based on the current organisation. including project development activities. and the size of the property portfolio as of 1 October. Non-recurring expenses have not been included.
- Financial income and expenses have been calculated based on the Company's actual average interest rate and credit portfolio as of 1 October.

Future income from ongoing construction projects is not included in the current earnings capacity. The column as of 1 October 2026 includes the acquired property Grusplanen 4 and the completed project Stigamo 1:52, both of which were taken into possession on 1 October 2026. For further details, see the sections Property Transactions and Business Area Property Development.

Current earning capacity




Rönnehagen 2, Ulricehamn

nivika.

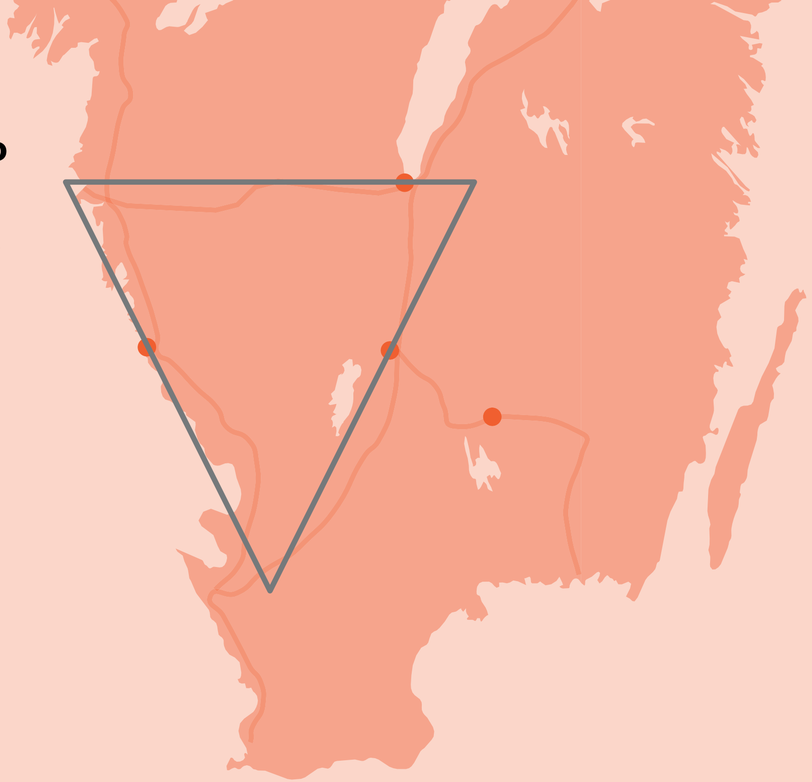
The Property Portfolio

Nivika's property portfolio is primarily concentrated in the West Swedish Triangle and Växjö, areas characterised by a strong industrial base, well-developed infrastructure and attractive logistics locations. supporting stable long-term demand for both commercial premises and residential properties. In addition. the portfolio includes the self-storage business Mitt Lager, with facilities located across several cities in southern Sweden.

Jönköping. including Ulricehamn, Borås and the Highlands region, is Nivika's largest geographical market and is characterised by a strong labour market. solid population growth and a favourable strategic location. Jönköping also serves as a logistics hub in southern Sweden and has a significant concentration of public sector activities, including one of Sweden's leading county hospitals and several national authorities, which together contribute to stable demand for both commercial space and residential properties.

Värnamo. including Ljungby and Gislaved. forms part of the Gnosjö region, in many ways considered Sweden's industrial heartland. The region is characterised by low unemployment, strong entrepreneurship and a business structure comprising both world-leading industrial companies and profitable small and medium-sized enterprises. Its strong entrepreneurial culture and high level of manufacturing activity contribute to stable demand for light industrial and warehouse premises.

Växjö. including Kalmar and Nybro, has a diversified business community with strong roots in the forestry and wood industries, as well as a long tradition of manufacturing. The city has also developed into an attractive location for IT and service companies. The combination of traditional industries and emerging growth sectors creates a balanced market with demand for both commercial premises and residential properties.



The West Swedish Triangle
Offices (Värnamo, Jönköping, Växjö, Varberg)

Västkusten stretching from Helsingborg to Gothenburg, is one of Sweden's most expansive regions, characterised by steady population growth and a broad business community. The region is connected by the E6 motorway, a key transport and logistics corridor providing proximity to Denmark and continental Europe. This strategic location makes the area attractive for logistics, warehousing and light industrial operations.

Nivika's self-storage business, Mitt Lager, operates facilities in several locations across southern Sweden and constitutes a complementary element of the Company's property portfolio.

Property value by geography	MSEK	%
Jönköping	4 939	36
Värnamo	4 175	30
Västkusten	2 402	17
Växjö	2 293	17
Total	**13 809**	

As of 30 September 2026, Nivika's property portfolio amounted to SEK 13.8 billion, of which approximately 95 percent consisted of cash flow-generating investment properties. The portfolio is divided into investment properties, ongoing construction, building rights and undeveloped land.

The tables below show the composition of the portfolio at the end of the period, based on current agreements and assessments of the scope, focus and status of the projects. The information is updated continuously as projects are completed or circumstances change.

Investment and owner-occupied properties	Lettable area	Property Value		Rental value		Contracted rent	Valuation yield, %. weighted
	sqm	MSEK	SEK/sqm	MSEK	kr/sqm	MSEK	
Commercial	596 080	8 890	14 915	660	1 108	618	6.7
Residential	144 148	4 210	29 203	276	1 916	270	4.6
Total	**740 228**	**13 100**	**17 697**	**936**	**1 265**	**888**	**6.0**

Ongoing construction	Lettable area	Property Value		Rental value		Investment (inkl. land) MSEK		
	sqm	MSEK	SEK/sqm	MSEK	SEK/sqm	Esti-mated	Accrued value	Carrying amount
Commercial	26 439	400	19 570	28	1 345	361	326	332
Total	**20 439**	**400**	**19 570**	**28**	**1 345**	**361**	**326**	**332**

Summary	Lettable area	Property Value. Estimated		Rental value		Carrying amount
	sqm	MSEK	kr/sqm	MSEK	SEK/sqm	MSEK
Investment and owner-occupied-properties	740 228	13 100	17 697	936	1 265	13 100
Ongoing construction	2 439	400	19 570	28	1 345	332
Building rights and undeveloped land						377
Total	**760 667**	**13 500**	**17 748**	**964**	**1 267**	**13 809**

The Property Portfolio

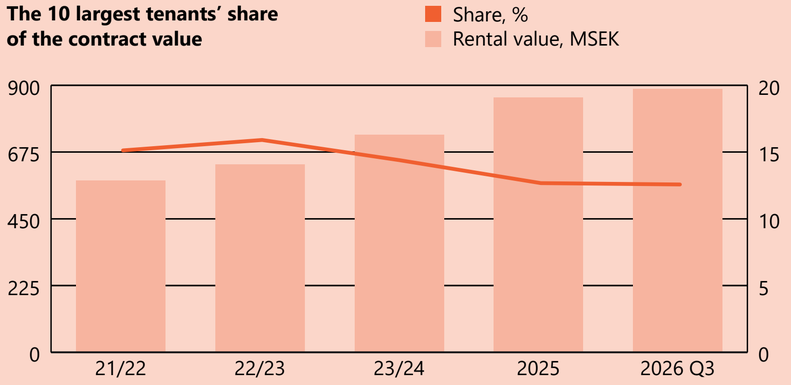
Tenants
Nivika aims to enter into long-term lease agreements to generate stable and predictable cash flows. A diversified maturity structure and a broad tenant base across sectors, company sizes and geographies limit the risk of vacancies and rental losses. Most commercial lease agreements include three- or five-year extension options on unchanged terms, which are exercised in the majority of cases. As of 30 September 2026, contracted annual rent, including residential properties, amounted to SEK 888 million (814), while the weighted average unexpired lease term, excluding residential properties and parking, was 6.0 years (5.4), an increase of 0.4 years compared with the previous quarter.

Demand for Nivika's properties remained strong and the overall occupancy rate was 95 percent for the entire property portfolio, including project properties, corresponding to 94 percent for commercial properties and 98 percent for residential properties. Net lettings were positive for the seventh consecutive quarter and amounted to SEK 0.7 million. Leasing activity remained high.

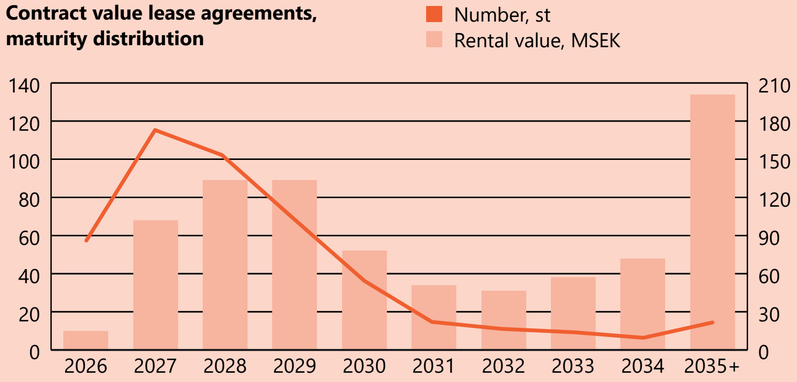
The tenant base is well diversified and comprises established small and medium-sized companies, multinational companies and residential tenants. As of 30 September 2026, the portfolio comprised approximately 630 commercial lease agreements and 2.683 residential units. The ten largest lease agreements accounted for just under 13 percent (14) of total annual base rent, with a weighted average unexpired lease term of 10.9 years (8.9).

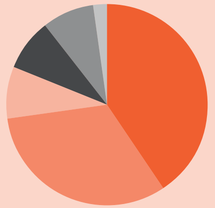
Commercial Lease Contracts	Andel, %
Holmgrens Bil AB, Jönköping	3.8
DS Smith Packaging AB	1.3
Polismyndigheten	1.0
Holmgrens Bil AB, Värnamo	1.0
Falkenbergs Kommun	1.0
Götessons Industri AB	1.0
Gobilind Fastighets AB	1.0
Racketcentrum Sports AB	0.9
Stacke Hydraulik AB	0.9
Växjö Vipers Arena AB	0.9
Others	87.1

The 10 largest tenants' share of the contract value



Contract value lease agreements, maturity distribution





Property value per property category, %

- Industry/Warehouse 43
- Residential 31
- Office 8
- Retail/Hotel/ Restaurant 8
- Public property 8
- Land 2



Property value per business area, %

- Commercial 62
- Residential 32
- Property Development 4

Property categories

Industry and warehouse is Nivika's largest property category and primarily includes manufacturing companies with production premises supplemented by warehouses and offices. Tenants often make significant investments in machinery and equipment, which creates long-term perspective and a natural basis for long lease agreements.

Public properties consist of properties leased by tax-funded operations. In Nivika's portfolio, this refers to premises for preschols, education, health centers, and authorities. Falkenberg Municipality and the Swedish Police Authority are the largest tenants in this category.

Offices in Nivika's portfolio are primarily integrated with retail and/ or residential, or alternatively tenants within service and professional companies linked to industry and business. Major office tenants include Loomis, Aneta Belysning, and Riverty.

Retail. hotel. and restaurant include city-center, standalone, and mixed retail properties as well as car dealerships (largest tenants: Holmgrens Bil and Hedin Bil). Hotels and restaurants are primarily located in the city center or at exits along the West Swedish Triangle, with operators such as Rast, Rosegarden, and Best Western.

Land covers everything from raw land in early zoning stages to constructionready land for industrial and residential development. Nivika is currently running seven detailed zoning processes in the portfolio, and the combined land and project portfolio allows for the development of approximately 120 000 m^2 of commercial space and approximately 2.400 residential units, spread across some fifty properties.

Residential includes nearly 2.700 apartments in Nivika's management areas. A large part of the portfolio consists of modern housing constructed by Nivika over the last ten years. with good energy performance, low operating cost, and in many cases, installed solar panels.

Property transactions

During the third quarter of 2026. Nivika continued to carry out strategic transactions in line with the Company's efforts to develop and optimise its property portfolio. During the period. acquisitions were completed in Varberg, Vetlanda, Jönköping and Halmstad, while divestments were completed in Vetlanda.

During the quarter, Nivika took possession of seven commercial properties in the industrial/logistics segment, with a combined annual rental value of SEK 11.9 million and approximately 12.300 m² of lettable area. The total property value amounted to SEK 131 million. The acquisitions strengthen Nivika's commercial property portfolio and complement its existing clusters in the respective locations.

In Vetlanda. Nivika divested the residential properties Hygiea 3, Banken 14 and Banken 18 during the third quarter, comprising more than 10.000 m² of lettable area and an annual rental value of approximately SEK 14.4 million. The agreed underlying property value amounted to just under SEK 172 million. At the same time, Nivika took possession of the commercial property Trucken 7, with the transaction conditional upon the sale of the residential properties.

During the quarter, Nivika also completed the divestment of Hygiea 1, a residential building right in central Vetlanda, at an underlying property value of SEK 14.3 million. Overall, the divestments were completed at an agreed property value approximately 2 percent below carrying amount.

The divestments form part of Nivika's ongoing efforts to develop and optimise the property portfolio and release capital for continued investments.

After the end of the period, Nivika took possession of two properties: Grusplanen 4 in Helsingborg, a commercial property comprising approximately 1,200 sq.m. with an annual rental value of approximately SEK 1.1 million, and Vindmätaren 3 in Borås, a commercial property comprising approximately 4,300 sq.m. with an annual rental value of approximately SEK 3.5 million.

Overall, completed and agreed transactions are expected to contribute to the continued transition towards a more focused, high-yielding property portfolio and create conditions for continued growth and stronger income from property management going forward.

Properties acquired and divested during the period July–September 2026

Property	Municipality	Acquisition/ Divestment	Rental value, MSEK	Property value, MSEK	Lettable area, sqm	Closing
Glöden 6	Varberg	Acquisition	2.6	29.5	1 500	2026-07-02
Glöden 8	Varberg	Acquisition	0.4	2.0	267	2026-07-02
Trucken 7	Vetlanda	Acquisition	3.2	33.5	3 039	2026-08-24
Flahult 21:15	Jönköping	Acquisition	1.3	16.0	1 395	2026-08-31
Flahult 21:35	Jönköping	Acquisition	2.1	29.0	3 172	2026-08-31
Filaren 23	Halmstad	Acquisition	1.3	11.9	1 686	2026-09-01
Filaren 24	Halmstad	Acquisition	1.0	9.1	1 218	2026-09-01
Hygiea 1	Vetlanda	Divestment	-	-14.3	-	2026-07-03
Banken 14	Vetlanda	Divestment	-5.1	-54.7	3 898	2026-08-24
Banken 18	Vetlanda	Divestment	-2.6	-34.3	1 487	2026-08-24
Hygiea 3	Vetlanda	Divestment	-6.6	-82.9	4 799	2026-08-24
Total acquisitions			**11.9**	**131.0**	**12 277**	
Total divestments			**-14.4**	**-186.2**	**-10 184**	

Properties acquired and divested with closing from October 2026 onwards

Property	Municipality	Acquisition/ Divestment	Rental value, MSEK	Property value, MSEK	Lettable area, sqm	Closing
Grusplanen 4	Helsingborg	Acquisition	1.1	15.3	1 182	2026-10-01
Vindmätaren 3	Borås	Acquisition	3.5	51.5	4 265	2026-11-02
Total acquisitions			**4.6**	**66.8**	**5 447**	
Total divestments						

Financing

During the period. Nivika strengthened its financing through the issuance of a new SEK 600 million green bond and the drawdown of additional bank loans. In connection with the bond issue, existing bonds were also repurchased. while completed property divestments contributed to freeing up capital and strengthening the Company's financial flexibility.

Capital structure
At the end of the period, Nivika's capital structure comprised bank financing, bonds, other interest-bearing liabilities and equity, with the aim of ensuring long-term financial stability, good access to the capital markets and a balanced risk profile.

Financing primarily consists of secured bank loans, construction credit facilities and revolving credit facilities provided by four major Nordic banks, as well as SBAB and local savings banks. Bond financing complements bank financing, together with a smaller proportion of promissory notes related to completed acquisitions.

Interest-bearing liabilities
At the end of the period, interest-bearing liabilities amounted to SEK 7.668 million. comprising bank financing, bonds and other interest-bearing liablities.

Net debt, after deduction of cash and cash equivalents, amounted to SEK 7.325 million at the end of the period, corresponding to a net loan-to-value ratio of 53 percent in relation to the total market value of the properties of SEK 13.809 million. The Company's long-term target is to maintain a net loan-to-value ratio not exceeding 55 percent.

During the period, indebtedness was affected by the issuance of a new bond, additional bank financing for completed acquisitions and investments in ongoing new construction, as well as completed property divestments.

All financial and information undertakings under the terms of the loan agreements were fulfilled at the end of the period.

Available liquidity
Cash and cash equivalents amounted to SEK 343 million at the end of the period. In addition, Nivika had SEK 440 million in committed but undrawn revolving credit facilities. Total available liquidity amounted to SEK 783 million.

Bond financing
During the third quarter, Nivika issued SEK 600 million of senior unsecured green bonds with a four-year maturity. In connection with the issuance, a voluntary tender offer was conducted for the Company's existing green bonds maturing in 2028, resulting in the repurchase of bonds with a nominal amount of SEK 278 million.

Following the issuance and repurchase, Nivika's total bond financing amounted to SEK 1.123 million. On 30 October, Nivika announced that it will redeem the remaining part of the bond maturing in 2028. The proceeds from the green bonds are used in accordance with the Company's Green Finance Framework. The table to the right presents the Company's outstanding bonds.

Capital and interest maturity
At the end of the period, the average debt maturity of interest-bearing liabilities was 2.7 years. The table Debt and interest maturity shows the maturity structure for debt and interest. Debt maturity is presented excluding ongoing amortisation, while interest maturity includes interest rate derivatives and fixed-rate loans.

The average interest rate on interest-bearing liabilities, adjusted for interest rate derivatives and excluding construction credit facilities, was 3.9 percent. The average interest maturity was 2.3 years. The interest coverage ratio was 1.9 times for the rolling twelve-month period, in line with the Company's financial target.

Interest-bearing liabilities by source, %



Financing	2026-09-30	2025-09-30
Secured financing, MSEK	6 473	5 909
Bond financing, MSEK	1 123	800
Average interest rate, %	3.9	4.2
Average capital maturity, years	2.7	3.3
Average interest maturity, years	2.3	2.6
Interest-rate hedged debt, %	61	66
Cash and cash equivalents, MSEK	343	471
Available liquidity, MSEK	783	1 088
Net loan-to-value ratio, %	53.0	49.8
Interest coverage ratio, x	1.9	2.0
Equity ratio, %	40	43

Capital maturity				Interest maturity		
Maturity	**Bank loans, MSEK***	**Bonds, MSEK**	**Share, %**	**Amount, MSEK**	**Average interest rate, %**	**Share, %**
0-1 years	1 247		16	3 793	4.99	49
1-2 years	2 274	123	31	501	2.52	7
2-3 years	2 871	400	43	1 252	2.76	16
3-4 years	32	600	8	660	2.83	9
4-5 years	39		1	544	2.89	7
5- years	84		1	918	3.32	12
Total	**6 546**	**1 123**	**100**	**7 668**	**3.93**	**100**

*Includes other interest-bearing liabilities

Maturity	Amount MSEK	Frame, MSEK	Coupon, %	Maturity date	Type
2024/2028	400	800	STIBOR 3M + 3.25	2028-02-14	Green
2025/2029	400	800	STIBOR 3M + 2.50	2029-01-15	Green
2026/2030	600	800	STIBOR 3M + 2.50	2030-09-09	Green

Financing

Interest rate derivatives and fixed-rate loans
Nivika continuously manages interest rate risk through interest rate derivatives and fixed-rate loans to limit the impact of interest rate changes on earnings and cash flow. At the end of the period, 61 percent of the loan portfolio was interest-rate hedged. Capital and interest maturity tables are presented below and to the right.

Fixed-rate loans

Amount, MSEK	Interest rate, %	Maturity date
0	5.00	2026-12-31
16	2.00	2027-07-09
143	3.55	2027-11-09
1	4.00	2027-11-29
5	2.00	2028-06-30
2	2.00	2028-06-30
10	3.25	2028-10-06
146	4.21	2029-01-19
4	5.00	2029-12-31
16	5.00	2034-06-30
4	5.00	2034-09-30
8	3.00	2035-12-01
356		

Swap maturity profile

Amount MSEK	Interest rate, %	Maturity date
200	1.87	2027-04-09
200	1.93	2027-06-19
200	1.88	2027-09-08
80	1.98	2027-09-27
120	1.98	2027-09-27
150	2.20	2028-04-07
200	2.04	2028-09-01
45	2.94	2029-05-15
300	2.84	2029-06-05
100	2.84	2029-06-05
251	2.83	2029-09-17
400	2.09	2029-09-24
205	2.70	2030-02-11
200	2.88	2030-05-31
251	2.85	2030-09-17
126	2.47	2031-06-29
418	3.01	2031-06-30
137	3.21	2032-06-30
251*	3.28	2033-12-30
251*	3.30	2034-12-29
251*	3.30	2035-06-29
4 336		

*) Forward start: 31 December 2026

Eligible investment amount for green financing, MSEK	2026-09-30
Total fair value of green assets	7 423
Existing green bank financing	-2 264
Existing green bond financing	-1 123
Remaining capacity for green capital market financing	**4 036**

Green financing, MSEK	2026-09-30
Green bank financing	2 264
Green bond financing	1 123
Summa	**3 387**

Sustainability-linked financing, MSEK	2026-09-30
Sustainability-linked loans	2 080
Summa	**2 080**

Green Finance Framework
Nivika established its first Green Finance Framework in autumn 2020 in connection with the issuance of the Company's inaugural green bond. As part of its continued sustainable financing strategy, the framework was updated in autumn 2024 and subsequently reviewed by Sustainalytics.

The updated framework is largely aligned with the EU Taxonomy and enables green financing of investments in green and energy-efficient buildings, as well as major energy efficiency improvements across the existing property portfolio.

Green financing
At the end of the period, Nivika's total green financing amounted to SEK 3.387 million, of which SEK 2.264 million comprised green bank financing and SEK 1.123 million green bonds.

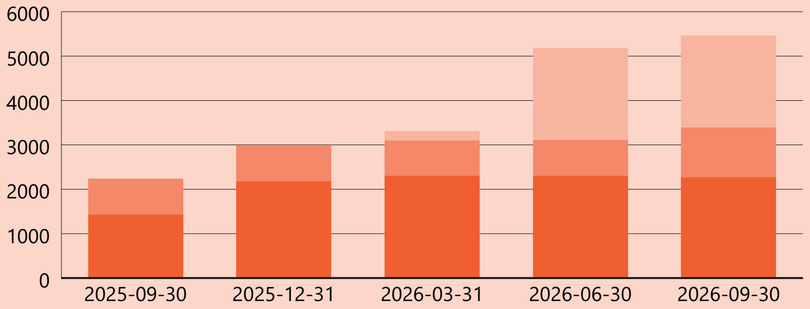
The proceeds from the bonds. issued in the autumn of 2024, 2025 and 2026. have been allocated in accordance with the Company's Green Finance Framework, primarily to the construction of new buildings with energy performance ratings of A and B and to properties meeting the Framework's energy performance requirements.

More detailed information on the Company's Green Finance Framework and the use of green financing is available in Nivika's 2025 Annual Report.

Sustainability-linked financing
Nivika has sustainability-linked financing with three of the Company's banks, amounting to just over SEK 2 billion. The financing is based on clearly defined KPIs linked to, among other things, energy use and climate impact. Performance against these KPIs is monitored continuously and affects the financial terms.

Nivika continuously works to increase the proportion of green and sustainability-linked financing. At the end of the period, this accounted for 71 percent of outstanding interest-bearing liabilities.

Development of green financing, MSEK



Sustainability

E

Environment
Reduce greenhouse gas emissions in line with the Paris Agreement.

Targets 2034
- Direct emissions from fuel (Scope 1): -58.8%
- Operational emissions (Scopes 1. 2 and 3): -63.2% per m²
- Emissions from new developments (Scope 3): -56.8% per m² GFA

S

Social
Be a safe and attractive employer and foster a safe and welcoming environment for Nivika's tenants.

Targets 2030
- Employee Satisfaction Index: ≥80
- Short-term absence: <2%
- Zero accidents and injuries
- Commercial Customer Satisfaction Index: >76
- Residential Net Promoter Score: >22

G

Governance
Work only with business partners that share Nivika's values.

Targets 2030
- Supplier Code of Conduct signed by all suppliers
- Code of Conduct known by all employees
- 100 percent of non-disputed invoices paid on time


Värendsvallen 12, Växjö

The focus areas Environment. People and Market form an integral part of the Company's strategic work and day-to-day operations. The aim is to combine climate responsibility, social considerations and commercial value creation, thereby contributing to stable long-term development.

Green properties
At the end of the period, green properties accounted for 54 percent (45) of the property value, thereby exceeding 50 percent for the first time. The proportion of properties with an energy performance rating of A0–C amounted to 67 percent (56), while the proportion of properties with an energy performance rating of F–G decreased to 5.5 percent (6).

Property portfolio
Energy use on a rolling twelve-month basis decreased to 81 kWh/m² Atemp (84), the lowest level since the 2024 base year and 4 percent lower than in the corresponding period last year.

At Vinkeln 6 in Jönköping, measures including ventilation replacement. additional insulation and system optimisation reduced total energy use by 10 percent, or 35 MWh, during January–September.

In the residential property portfolio, systematic optimisation of heating systems continued. At Fanan 24 in Halmstad, the heating system is being converted from gas to an air-to-water heat pump.

Self-generated solar electricity accounted for 19 percent of property electricity consumption on a rolling twelve-month basis, exceeding the Company's long-term target of 15 percent.

Commercial lease agreements with green appendices accounted for 14 percent of contract value (1), strengthening opportunities for joint efforts with tenants to monitor and reduce energy use.

Social
The work to further develop the Company's internal processes continued during the quarter. Among other initiatives, a new intranet was launched as a common platform for internal communication, information sharing and governing documents. Customer satisfaction surveys were also conducted among both commercial and residential tenants.

Short-term absence amounted to 0.4 percent, and no work-related accidents or injuries were reported during the quarter.

Financing
The proportion of properties meeting the requirements of the EU Taxonomy amounted to 47 percent. The indicative Taxonomy KPIs amounted to 48 percent for turnover, 42 percent for capital expenditure and 30 percent for operating expenditure.

Green properties, %

54

2025-09-30: 45

Energy performance classes A⁰–C, %

67

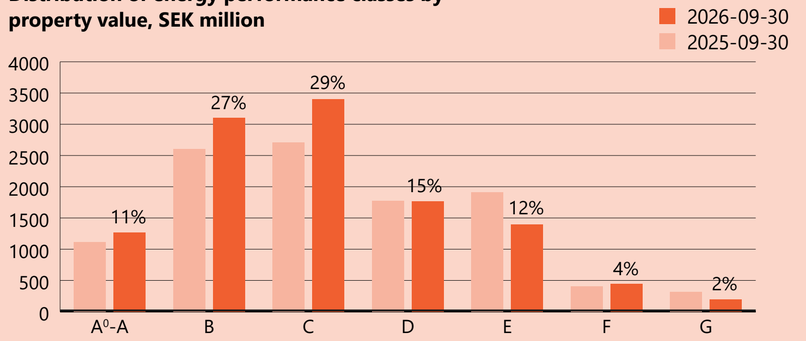
2025-09-30: 56

Green lease addendum, %

14

2025-09-30: 1

Distribution of energy performance classes by property value, SEK million



Objectives

Dividend policy, %

Nivika's overall objective is to create value for its shareholders. The Company's long-term objective is to distribute 30–50 percent of property management income after tax to its shareholders. The size of the dividend is determined with due regard to the Group's investment requirements, consolidation needs and overall financial position, in order to ensure the Group's future development while maintaining financial strength and strategic flexibility.

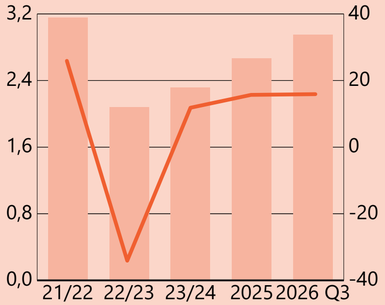
30-50

Growth in income from property management per share, LTM, %

15

Target: ≥15 ✓

Nivika's long-term objective is to achieve annual growth in income from property management per share of at least 15 percent. As of 30 September 2026, annual growth in property management income per share amounted to 17 percent (16).



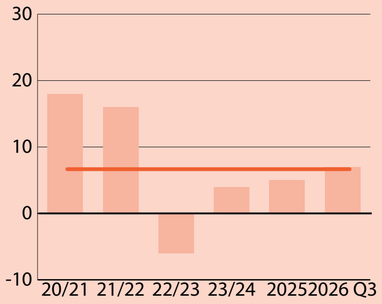
Annual growth, %
Income from poperty management per share, SEK

Average return on equity, 5 years, %

7

Target: ≥12

Nivika's long-term objective is to achieve an average return on equity of at least 12 percent. As of 30 September 2026, the annual return on equity amounted to 7 percent (5), while the average return on equity over the past five years amounted to 7 percent.



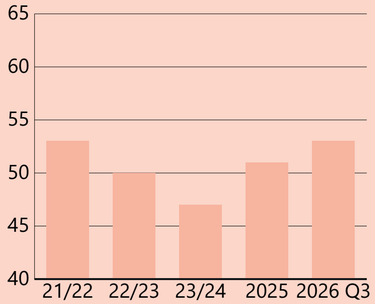
Average return, %
Return on equity, %

Net loan-to-value ratio, %

53

Target: ≤55 ✓

Nivika's objective is to maintain a net loan-to-value ratio not exceeding 55 percent. As of 30 September 2026, the net loan-to-value ratio amounted to 53 percent (50), calculated as interest-bearing liabilities. less cash and cash equivalents, in relation to property value.



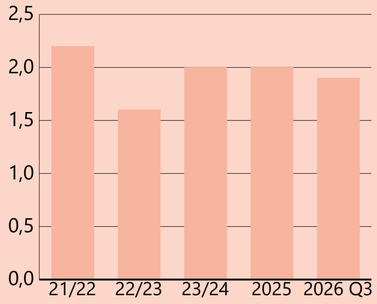
Net loan-to-value, %

Interest coverage ratio, LTM, x

1.9

Target: ≥2.0 ✓

Nivika's objective is to maintain an interest coverage ratio of at least 2.0x over time. As of 30 September 2026, the interest coverage ratio amounted to 1.9 x (2.0) on an LTM basis.



Interest coverage ratio, x

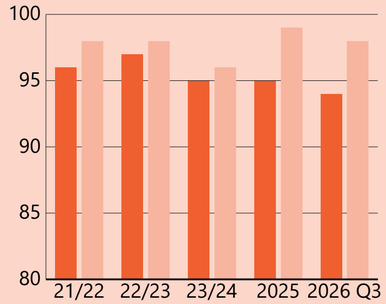
Occupancy rate by property type, Commercial/Residential, %

94/98

Target: ≥90 / ≥95 ✓ ✓

Nivika's long-term objective is to maintain an occupancy rate for commercial properties of at least 90 percent. As of 30 September 2026, the occupancy rate amounted to 94 percent (94).

Nivika's long-term objective is to maintain an occupancy rate for residential properties of at least 95 percent. As of 30 September 2026, the occupancy rate amounted to 98 percent (99).



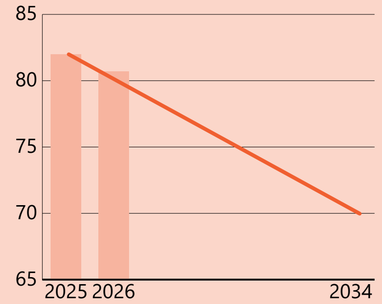
Occupancy rate, Commercial, %
Occupancy rate, Residential, %

Energy consumption, LTM, %

-1.6

Target 2034: -15

Nivika's objective is to reduce energy consumption by 15 percent by 2034, using 2025 as the base year. As of 30 September 2026, energy consumption amounted to 81 kWh/m² Atemp, compared with 82 kWh/m² Atemp in the base year.



Target, kWh/m² Atemp
Energy consumption, kWh/m² Atemp

Information from Nivika Fastigheter

The information Nivika communicates to the capital market regarding its operations shall be transparent, clear and accurate, and is intended to promote confidence in the Company and its brand.

As a listed company, Nivika complies with the rules and regulations applicable to issuers listed on Nasdaq Stockholm. Material events, interim reports and year-end reports are disclosed immediately through press releases and are also available on the Company's website. www.nivika.se.

Nivika provides continuous updates on the Company, significant events and developments in its operations through regular meetings with analysts, investors, lenders, customers and business partners.

Visitors to www.nivika.se may also subscribe to the Company's financial reports and press releases.

Presentation for investors, analysts and media

A live webcast will be held on 5 November 2026 at 10:00 a.m. CEST, during which CEO Sverker Källgården and CFO Daniel Karlsson will present the report. The presentation will be held in Swedish and webcast live at https://youtube.com/live/WhzvG92S5dM?feature=share.

Analysts will have the opportunity to ask questions during the Q&A session at the end of the presentation. A recording of the presentation will be available afterwards on www.nivika.se.

Financial calendar

- Year-end Report 2026 2027-02-18

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Interim Report Q3 2026
January 1 - September 30

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