

RECONCILIATION TABLE

Property-related key data

	2026 Jul-Sep	2025 Jul-Sep	2026 Jan-Sep	2025 Jan-Sep	Oct 2025 - Sep 2026	2025 Jan-Dec	Definition	Motivation
Rental value, SEK m								
A Contract value on an annual basis at the end of the period, SEK m	1201.5	1,241.0	1,201.5	1,241.0	1,201.5	1,229.1	Closing annual rent plus estimated market rent for vacant space.	Rental value is used to illustrate the Group's potential income.
B Vacancy value on an annual basis at the end of the period, SEK m	60.0	80.9	60.0	80.9	60.0	80.3		
A+B Rental value at the end of the period, SEK m	1,261.5	1,321.8	1,261.5	1,321.8	1,261.5	1,309.4		
Financial occupancy rate, %								
A Contract value on an annual basis at the end of the period, SEK m	1,201.5	1,241.0	1,201.5	1,241.0	1,201.5	1,229.1	Contractual annual rent for leases valid at the end of the period in relation to rental value.	
B Vacancy value on an annual basis at the end of the period, SEK m	60.0	80.9	60.0	80.9	60.0	80.3		
A/(A+B) Financial occupancy rate, %	95.2%	93.9%	95.2%	93.9%	95.2%	93.9%		
Surplus ratio, %								
A Gross profit from property management for the period in accordance with the Statement of Profit or Loss, SEK m	194.8	209.1	544.1	532.9	726.5	715.3	Operating surplus in relation to rental income.	Illustrates the profitability of the property management operations.
B Rental income for the period in accordance with the Statement of Profit or Loss, SEK m	286.4	297.5	854.3	768.7	1,148.9	1,063.6		
A/B Surplus ratio in the period, %	68.0%	70.3%	63.7%	69.3%	63.2%	67.3%		
Loan-to-value ratio, completed investment properties,%								
A Interest-bearing liabilities related to completed investment properties at the end of the period in accordance with the Statement of Financial Position, SEK m	11,315.1	12,681.4	11,315.1	12,681.4	11,315.1	12,625.5	Interest-bearing liability related to completed investment properties as a percentage of completed investment properties at the end of the period.	Loan-to-value ratio is used to illustrate K-Fastigheter's financial risk.
B Completed investment properties at the end of the period in accordance with the Statement of Financial Position, SEK million	19,379.6	20,913.8	19,379.6	20,913.8	19,379.6	21,004.5		
A/B Loan to value ration completed investment properties at the end of the period, %	58.4%	60.6%	58.4%	60.6%	58.4%	60.1%		
Lettable area at the end of the period, m²	682,091	719,199	682,091	719,199	682,091	708,011	Total area available for lease	Illustrates K-Fastigheter's capacity to achieve operational targets.
Total number of apartments under management at the end of the period	7,313	7,685	7,313	7,685	7,313	7,520	Total number of apartments under management at the end of the period.	
Number of construction starts for apartments in the period	211	0	510	176	510	176	Total number of construction starts for apartments in the period.	
of which in wholly or partly owned subsidiaries	0	0	92	176	92	176		
Number of apartments in construction at the end of the period	1,820	1,869	1,820	1,869	1,820	1,755	Total number of apartments in construction at the end of the period.	
of which in wholly or partly owned subsidiaries	767	1,795	767	1,795	767	1,681		
Number of apartments in project development at the end of the period	1,588	1,793	1,588	1,793	1,588	1,788	Total number of apartments in construction at the end of the period.	

RECONCILIATION TABLE CONT.

Financial performance measures

	2026 Jul-Sep	2025 Jul-Sep	2026 Jan-Sep	2025 Jan-Sep	Oct 2025 - Sep 2026	2025 Jan-Dec	Definition	Motivation
Interest coverage ratio, multiple								
A Profit before changes in value for the period in accordance with the Statement of Profit or Loss, SEK m	64.1	53.7	208.8	152.3	230.8	174.3	Profit before changes in value with reversal of depreciation/amortization and impairment and net interest income, and divided by net interest income (incl. realized value change in current derivative instruments).	This key figure illustrates financial risk by highlighting the sensitivity of the company's performance to interest rate fluctuations.
B Depreciation, amortization and impairment in the period in accordance with the Statement of Profit or Loss, SEK m	-13.2	-14.9	-39.6	-47.5	-63.1	-70.9		
C Net interest income for the period in accordance with the Statement of Profit or Loss, SEK m	-111.1	-126.0	-330.3	-325.4	-449.9	-445.0		
(A-B-C)/-C Interest coverage ratio in the period, multiple	1.7	1.5	1.8	1.6	1.7	1.6		
Equity/assets ratio, %								
A Equity at the end of the period in accordance with the Statement of Financial Position, SEK m	7,908.5	7,843.1	7,908.5	7,843.1	7,908.5	8,151.9	Equity as a percentage of total assets at the end of the period.	The key performance measure highlights financial risk by illustrating the scale of equity in relation to total assets.
B Total equity and liabilities at the end of the period in accordance with the Statement of Financial Position, SEK m	25,208.7	26,928.5	25,208.7	26,928.5	25,208.7	26,805.4		
A/B Equity/assets ratio at the end of the period, %	31.4%	29.1%	31.4%	29.1%	31.4%	30.4%		
Debt-to-equity ratio, %								
A Interest-bearing liabilities at the end of the period in accordance with the Statement of Financial Position, SEK m	14,453.8	15,881.6	14,453.8	15,881.6	14,453.8	15,682.4	Interest-bearing liabilities as a percentage of total assets at the end of the period.	Debt-to-equity ratio is used to illustrate K-Fastigheter's financial risk.
B Total equity and liabilities at the end of the period in accordance with the Statement of Financial Position, SEK m	25,208.7	26,928.5	25,208.7	26,928.5	25,208.7	26,805.4		
A/B Debt-to-equity ratio at the end of the period, %	57.3%	59.0%	57.3%	59.0%	57.3%	58.5%		
Period for which capital is tied up, years	1.4	2.1	1.4	2.1	1.4	2.0	The period for which capital is tied up with regard to liabilities to credit institutions pertaining to completed investment and business properties at the end of the period.	This key figure is used to illustrate the (re-) financing risk related to K-Fastigheter's interest-bearing liabilities
Period of fixed-interest at the end of the period, years	1.9	2.2	1.9	2.2	1.9	2.1	The period for which capital is tied up with regard to liabilities to credit institutions pertaining to completed investment and business properties at the end of the period.	This key performance measure is used to illustrate the interest rate risk for K-Fastigheter's interest-bearing liabilities.
Average interest, %								
A Interest expense calculated at annual rate at the end of the period, SEK m	433.4	476.5	433.4	476.5	433.4	469.5	Estimated annual interest for interest-bearing liabilities as a percentage of interest-bearing liabilities at the end of the period excluding overdrafts and building credits.	Average interest is used to illustrate the interest rate risk for K-Fastigheter's interest-bearing liabilities.
B Interest-bearing liabilities at the end of the period in accordance with the Statement of Financial Position, SEK m	12,216.5	13,441.4	12,216.5	13,441.4	12,216.5	13,480.7		
A/B Average interest rate at the end of the period, %	3.55%	3.54%	3.55%	3.54%	3.55%	3.48%		
Net investments, SEK m								
A Acquisitions in the period, SEK m	0.1	291.4	205.4	291.4	235.3	321.3	Group's total net investments in investment properties and new construction projects in progress in the period.	Illustrates K-Fastigheter's capacity to achieve operational targets.
B New construction projects in the period, SEK m	186.4	329.4	613.5	1,145.7	960.0	1,492.2		
C Extensions and remodeling in the period, SEK m	19.1	30.5	66.4	88.6	132.5	154.7		
D Sales in the period, SEK m	-12.6	-3.8	-644.1	-891.1	-1,289.4	-1,536.4		
A+B+C+D Net investments in the period, SEK m	193.0	647.4	241.1	634.5	38.3	431.8		
Equity per share, SEK								
A Equity attributable to Parent Company shareholders at the end of the period in accordance with the Statement of Financial Position, SEK m	5,202.4	5,152.2	5,202.4	5,152.2	5,202.4	5,063.9	Equity less minority share of equity, in relation to the number of shares outstanding at the end of the period.	Used to illustrate K-Fastigheter's equity per share in a manner that is uniform for listed companies.
B Number of shares outstanding at the end of the period, millions	246.0	246.0	246.0	246.0	246.0	246.0		
A/B Equity per share at the end of the period, SEK	21.15	20.94	21.15	20.94	21.15	20.59		
Profit after tax for the period per share, SEK per share*								
A Profit after tax for the period attributable to Parent Company shareholders in accordance with the Statement of Profit or Loss, SEK m	73.7	-30.8	146.3	-89.5	98.1	-137.7	Profit for the period attributable to Parent Company shareholders in relation to the average number of shares outstanding during the period.	Used to illustrate the portion of K-Fastigheter's profit before tax for the period attributable to shareholders.
B Average number of shares outstanding during the period, incl. dilution, millions	246.0	246.0	246.0	246.0	246.0	246.0		
A/B Profit after tax for the period incl. dilution, SEK	0.30	-0.13	0.59	-0.36	0.40	-0.56		

RECONCILIATION TABLE CONT.

Performance measures related to K-Fastigheter's financial targets

	2026 Jul-Sep	2025 Jul-Sep	2026 Jan-Sep	2025 Jan-Sep	Oct 2025 - Sep 2026	2025 Jan-Dec	Definition	Motivation
Profit from Property Management, SEK m								
A Gross profit from Property Management for the period in accordance with segment reporting, SEK m	194.8	209.1	544.1	532.9	726.5	715.3	Gross profit from Property Management less central administration costs, depreciation, amortization and impairment, profit from associates and joint ventures and net financial items attributable to the Property Management operating segment.	Illustrates the operating segment's profitability.
B Central administration costs attributable to Property Management in the period in accordance with segment reporting, SEK million	-10.7	-31.3	-33.3	-50.1	-33.3	-50.1		
C Depreciation, amortization and impairment attributable to Property Management in the period in accordance with segment reporting, SEK m	-2.9	-2.8	-3.9	-6.7	-11.5	-14.3		
D Profit from associated companies and joint ventures attributable to Property Management in the period in accordance with segment reporting, SEK m	15.1	0.0	37.9	0.0	37.9	0.0		
E Net financial items attributable to Property Management in the period in accordance with segment reporting, SEK m	-92.4	-106.7	-276.7	-291.2	-371.5	-386.0		
A+B+C+D+E Profit from property management in the period, SEK m	103.9	68.3	268.0	184.9	348.0	264.9		
Profit from property management attributable to non-controlling interests	37.0	33.2	90.7	69.7	113.7	92.7		
Profit from Property Management per share, SEK								
A Profit from property management attributable to Parent Company shareholders during the period in accordance with segment reporting, SEK m	66.9	35.1	177.3	115.3	234.3	172.2	Profit from property management in relation to the average number of shares outstanding in the period.	Used to illustrate profit from property management per share in line with K-Fastigheter's financial targets.
B Average number of shares outstanding during the period, millions	246.0	246.0	246.0	246.0	246.0	246.0		
A/B Profit from property management per share during the period, SEK	0.27	0.14	0.72	0.47	0.95	0.70		
Growth in profit from Property Management per share, %								
A Profit from property management attributable to Parent Company shareholders in the period, SEK/share	0.27	0.14	0.72	0.47	0.95	0.70	Percentage change in profit from property management per share in the period.	Used to illustrate growth in profit from property management per share in line with K-Fastigheter's financial targets.
B Profit from property management attributable to Parent Company shareholders in the period, SEK/share	0.14	0.17	0.47	0.42	0.60	0.56		
A/B-1 Growth in profit from property management per share in the period, %	90.6%	-17.4%	53.8%	10.9%	57.7%	25.5%		
Profit from Construction, SEK m								
A Gross profit from Construction in the period in accordance with segment reporting, SEK m	45.8	16.8	168.3	133.4	197.3	162.4	Gross profit from Construction less central administration costs, depreciation, amortization and impairment, profit from associates and joint ventures and net financial items attributable to the Construction operating segment.	Illustrates the operating segment's profitability.
B Central administration costs attributable to Construction in the period in accordance with segment reporting, SEK m	-6.0	-12.5	-18.0	-42.1	-31.7	-55.8		
C Depreciation, amortization and impairment attributable to Construction in the period in accordance with segment reporting, SEK m	-9.5	-12.1	-29.4	-39.4	-43.0	-53.0		
D Profit from associated companies and joint ventures attributable to Construction in the period in accordance with segment reporting, SEK m	-3.1	11.5	7.3	24.6	7.5	24.7		
E Net financial items attributable to Construction in the period in accordance with segment reporting, SEK m	-4.7	-14.8	-14.6	-23.8	-14.0	-23.2		
A+B+C+D+E Profit from Construction in the period, SEK m	22.5	-11.1	113.7	52.7	116.1	55.1		
Profit from Construction per share, SEK								
A Profit from Construction attributable to Parent Company shareholders during the period according to the Statement of Profit or Loss, SEK m	22.5	-11.1	113.7	52.7	116.1	55.1	Profit for Construction in the period in relation to the average number of shares outstanding in the period.	Illustrates profit from Construction per share in line with K-Fastigheter's financial targets.
B Average number of shares outstanding during the period, millions	246.0	246.0	246.0	246.0	246.0	246.0		
A/B Profit from Construction per share in the period, SEK	0.09	-0.04	0.46	0.21	0.47	0.22		
Growth in profit from Construction per share, %								
A Profit from Construction attributable to Parent Company shareholders in the period, SEK/share	0.09	-0.04	0.46	0.21	0.47	0.22	Percentage change in profit from Construction per share in the period.	Used to illustrate growth in K-Fastigheter's profit from Construction per share in line with K-Fastigheter's financial targets.
B Profit from Construction attributable to Parent Company shareholders in the preceding period, SEK/share	-0.04	0.24	0.21	0.94	0.44	1.16		
A/B-1 Growth in profit from Construction per share in the period, %	303.0%	-118.6%	115.7%	-77.2%	7.7%	-80.8%		

RECONCILIATION TABLE CONT.

Performance measures related to K-Fastigheter's financial targets cont.

	2026 Jul-Sep	2025 Jul-Sep	2026 Jan-Sep	2025 Jan-Sep	Oct 2025 - Sep 2026	2025 Jan-Dec	Definition	Motivation
Long-term net asset value (NAV), SEK m								
A Equity attributable to Parent Company shareholders at the end of the period in accordance with the Statement of Financial Position, SEK million	5,202.4	5,152.2	5,202.4	5,152.2	5,202.4	5,063.9	Reported equity with reversal of deferred tax, interest rate derivatives and non-controlling interests, and the impact of the acquisition of Brinova Fastigheter AB.	An established measure of K-Fastigheter's and other listed companies' long-term net asset value, facilitating analyses and comparisons.
B Derivatives at the end of the period in accordance with the Statement of Financial Position, SEK m	-71.6	3.8	-71.6	3.8	-71.6	-19.7		
C Deferred tax liability at the end of the period in accordance with the Statement of Financial Position, SEK m	1,974.1	1,987.3	1,974.1	1,987.3	1,974.1	2,027.1		
D Deferred tax asset at the end of the period in accordance with the Statement of Financial Position, SEK m	-72.0	-93.6	-72.0	-93.6	-72.0	-102.9		
E Adjustment for opening balance, deferred tax and goodwill in relation to the acquisition of Brinova Fastigheter AB	-980.9	-980.9	-980.9	-980.9	-980.9	-980.9		
A+B+C+D+E Long-term net asset value (NAV) at the end of the period, SEK m	6,052.0	6,068.9	6,052.0	6,068.9	6,052.0	5,987.5		
Long-term net asset value (NAV), SEK/share								
A Long-term net asset value (NAV) attributable to Parent Company shareholders at the end of the period in accordance with the Statement of Financial Position, SEK m	6,052.0	6,068.9	6,052.0	6,068.9	6,052.0	5,987.5	Long-term net asset value (NAV) in relation to the number of shares outstanding in the period.	Used to illustrate K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
B Number of shares outstanding at the end of the period, millions	246.0	246.0	246.0	246.0	246.0	246.0		
A/B Long-term net asset value (NAV) per share at the end of the period, SEK	24.60	24.67	24.60	24.67	24.60	24.34		
Growth in long-term net asset value (NAV),%								
A Long-term net asset value (NAV) attributable to Parent Company shareholders at the end of the period in accordance with the Statement of Financial Position, SEK/share	24.60	24.67	24.60	24.67	24.60	24.34	Percentage change in long-term net asset value (EPRA NAV) per share in the period.	Used to illustrate growth K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
B Long-term net asset value (NAV) attributable to Parent Company shareholders at the end of the preceding period in accordance with the Statement of Financial Position, SEK/share	24.45	24.41	24.34	25.23	24.67	25.23		
A/B-1 Growth in long-term net asset value (NAV) per share in the period, %	0.6%	1.1%	1.1%	-2.2%	-0.3%	-3.5%		
Number of shares outstanding at the end of the period, millions	246.0	246.0	246.0	246.0	246.0	246.0		
Average number of shares outstanding in the period, millions*	246.0	246.0	246.0	246.0	246.0	246.0		

* There are no potential shares, e.g. convertibles in the company, and accordingly no dilution effect.