

K-FAST HOLDING AB

ANNUAL REPORT

2025

K-FASTIGHETER – MORE THAN A PROPERTY COMPANY



K-FASTIGHETER

K-FAST HOLDING AB - CORP. ID NO. 556827-0390

WELCOME TO K-FASTIGHETER

K-Fast Holding AB ("K-Fastigheter") is a project development company with strategic construction resources. The company is the principal owner of the property company Brinova Fastigheter AB and collaborates with various specialists on property projects in Sweden. The company's Class B share is listed on Nasdaq Stockholm Mid Cap.

The company's operations are divided into two operating segments, Construction and Property Management. Headquartered in Hässleholm, K-Fastigheter has approximately 640 employees, of whom 91 are employed in the subsidiary Brinova. K-Fast Holding AB's Class B share has been listed on the Nasdaq Stockholm exchange since 2019 under the ticker KFAST B. The largest shareholders are Erik Selin Fastigheter Aktiebolag, Jacob Karlsson AB, the Kilenkryssat Group and Capital Group.

K-Fastigheter holds a strong position as a project and property developer with strategic construction functions. The group intends to grow within each business area by acting as a competent partner to a broader base of customers and collaboration partners.

K-Fastigheter's construction operations aim to be a leading partner to customers developing cost-efficient projects of high quality. The prioritized segments are residential and commercial premises, community services properties, and industrial and logistics buildings. The construction operations undertake project development from start to finish, with cost-efficient construction of the group's proprietary concept buildings as well as structural contracting for various counterparties, including wholly or partly owned companies, partners or directly for external customers. This balance between cyclical and more long-term assignments provides the foundation for increased profitability and the ability to deliver stable cash flows.

K-Fastigheter's property management is conducted partly through ownership of the company's proprietary concept buildings and partly through the development and management of properties in collaboration with partners, who contribute specialist expertise. The largest property portfolios are held in the subsidiary Brinova, with a focus on southern Sweden, and in the partly owned company K-Fast Kilen, with a focus on the Mälardalen region, as well as through several partners, primarily focused on western Sweden. The combination of financial and industrial partners broadens market access and expertise while reducing project risk.



K-Fastigheter's proprietary concept buildings

To enhance cost efficiency and quality, and to cut construction times, K-Fastigheter has chosen to work with three proprietary concept buildings. These are Low-Rise buildings, Apartment Blocks and Lateral Low-Rise apartments. Our housing is distinguished by high standards, home comfort and security. A fourth concept building, K-Commercial, designed for commercial premises with a focus on office space, has also been developed and is currently undergoing further refinement. Read more on page 11.



Vision

K-Fastigheter aims to be Sweden's leading operator in property project development in combination with strategic construction functions. With a long-term perspective, we develop attractive and sustainable buildings that support value creation and stable growth. We run our own active property management and have strategic partnerships with property management companies.



Business concept

Through K-Fastigheter's commitment, efficiency and industrial expertise, we develop and construct properties designed for sustainable and profitable management.



Business model

K-Fastigheter develops, constructs and manages properties, and acts as an active and innovative partner in both its own and joint projects. The business is guided by an entrepreneurial approach and characterized by cost efficiency, sustainability and strong expertise across the value chain, supporting long-term value creation.

Investing in K-Fastigheter

K-Fastigheter holds a strong position in an attractive segment of the Swedish construction and real estate market. Alongside experienced partners, the company invests actively in high-quality properties in Sweden. An investment in the company's share offers participation in our development of properties and delivery of sustainable housing, premises and community infrastructure, alongside private and public customers and partners.

- The business model is being refined to strengthen partnerships and profitability in property development, prefab and construction operations.
- Ongoing efficiency programs are expected to improve profitability.
- Focus on the balance sheet to increase flexibility and create the conditions for shareholder distributions.
- The Project Development business area develops and enhances K-Fastigheter's proprietary concept buildings.
- The Prefab Solutions business area is strengthening its position as a leading partner in selected key segments: residential and commercial buildings, community services properties, and industrial and logistics buildings.
- The Construction Management business area constructs and renovates residential buildings, commercial premises and community services properties in projects initiated by customers or developed within the group.
- The Property Management operating segment establishes strategic partnerships with strong partners in financing, transactions and management.

CONTENTS



**Business area
Project Development**
Page 8



**Business area
Prefab Solutions**
Page 8



**Business area
Construction Management**
Page 9



Our concept buildings
Page 11



Property Management
Page 13



**Organization
and employees**
Page 24



Our numbers
Page 27

WELCOME TO K-FAST	2-7
Contents	3
Comments from the CEO	4
Selected significant events in 2025	7
OUR OPERATIONS	8-12
Operating segment Construction	8
Business area Project Development	8
Business area Prefab Solutions	8
Business area Construction Management	9
Operating segment Property Management	13
Property portfolio as of 31 December 2025	14
OUR STRATEGY	21-25
Sustainable & environmental approach over a lifecycle	22
Organization and employees	24

MANAGEMENT REPORT	26-136
Management Report	27
Risks and risk management	35
Sustainability Statement	39
Corporate Governance Report	72
The Board of Directors	80
Group Management	81
Remuneration report	83
Financial Statements	85
Notes	93
Signatures of the Board of Directors	129
Auditor's Report	130
Auditor's report on the statutory Sustainability Statement of K-Fast Holding AB (publ)	135
THE SHARE AND SHAREHOLDERS	137-138
OTHER INFORMATION	139-145
Key performance measures	139
Reconciliation table and definitions	140
Shareholder information as of 31 December 2025	145

The statutory Annual Report of K-Fast Holding AB (publ) ("K-Fastigheter") comprises pages 27-128, including the Group's Sustainability Statement on pages 39-71 and the Corporate Governance Report on pages 72-82.

"K-Fastigheter" and "the Group" refer to K-Fast Holding AB with or without subsidiaries and associated companies depending on the context. K-Fast Holding AB has owned 57.6 percent of Brinova Fastigheter AB ("Brinova") since 1 April 2025. Brinova operates as an independent company and is listed on Nasdaq Stockholm Mid Cap.

The Annual Report and Sustainability Statement are published in Swedish and English. The official Annual Report 2025 has been prepared in Swedish in the European Single Electronic Format (ESEF). All financial reports are available at www.k-fastigheter.se

As the EU has not yet adopted the digital taxonomies for ESRS and Article 8, the Sustainability Statement has not been tagged in the format specified in Chapter 6, Section 14 of the Swedish Annual Accounts Act.

The Annual Report is also published in Swedish and English PDF versions, which have not been prepared in accordance with ESEF and therefore do not constitute official versions. The English version is a translation of the Swedish original. All versions were submitted for publication on 14 April 2026 and have been reviewed by Ernst & Young AB.

Cover: Construction at the Sävenäs property, located at Smörslottsgatan in Gothenburg (photo: Sandra Johansson). Design: OAS. Photos: K-Fastigheter, Oskar Gydell and Fotograf Daniel.



A MESSAGE FROM THE CEO

INCREASED FOCUS ON PROJECT DEVELOPMENT AND CONSTRUCTION

The 2025 financial year marked the beginning of a transformation of K-Fast Holding AB through the completed transaction with Brinova. The transaction entailed the divestment of 75 percent of our portfolio of completed investment properties in exchange for shares corresponding to 57.6 percent of the votes and capital in Brinova Fastigheter AB.

During the 2026 financial year, we will continue to implement the transformation and plan established by the Board of Directors and management to position the company as one of Sweden's leading operators in project development and construction. As a first step, we are focusing on strengthening the balance sheet and reducing leverage in order, at the appropriate time, to distribute the shares in Brinova to our shareholders.

The primary focus during the year will remain asset disposals to enable a future distribution of Brinova. Following the distribution of the Brinova shares, K-Fastigheter will be a financially strong project development company with strategic resources within construction and prefab, as well as collaborations with other property developers, including K-Fast Kilen, Vigam, ByggVesta, Alhem and Novum Samhällsfastigheter. This reflects a clearer focus on a more capital-efficient business model, where forward sales and forward funding serve as key tools to achieve that goal.

The plan currently being implemented is intended to reposition K-Fastigheter in a way that, in part, reflects the company's original model: to develop properties optimally, both in terms of cost efficiency and operational performance. With our experience in property development and in-house construction of proprietary concept buildings, we create value in both the short and long term. A key component of our strategy is the prefab operations, which manufactures concrete frames with the lowest climate footprint in the industry. We have the capacity to produce structural solutions for approximately

“The past year was characterized by a combination of adjustments to recent market conditions and preparations to increase activity.”

3,000 residential units annually, and our customers include some of Sweden's largest construction and housing companies, as well as clients in the defense and security sector and in logistics and infrastructure projects.

The order backlog for the prefab operations amounted to SEK 1,254 million at year-end 2025, of which 78 percent related to external customers, compared with 61 percent at the beginning of 2025 and 57 percent at the beginning of 2024. Our climate-assessed structural

solutions have a stable and growing market share in residential construction. In recent years, we have also seen increasing demand from projects in the defense and security sector.

The past year was characterized by a combination of adjustments to recent market conditions and preparations to increase activity. The divestment of the majority of our property portfolio to Brinova initiated an operational review, under which the organizations of K-Fast and Brinova are being aligned to achieve an optimal cost and capital structure. This

will enable the distribution of K-Fast Holding AB's shares in Brinova and support stable progress in both companies going forward. During 2025, K-Fastigheter, excluding Brinova, reduced the workforce across all business areas as well as at central level, by a total of 30 positions, generating annual savings of approximately SEK 30 million, with full effect as of the second quarter of 2026. In addition to lower personnel costs, we have implemented measures to reduce other operating expenses by 15 percent in 2026.

With a main focus on project development and prefab operations, K-Fastigheter will develop its own and jointly owned property projects for sale. Such transactions will be carried out when the price picture combined with favorable conditions for reinvesting released liquidity at the right level of return and risk is available. ▶▶▶

COMMENTS FROM THE CEO (CONT.)

During 2025, we completed three separate transactions that together generated total proceeds of SEK 1,100 million. To date, we have received approximately SEK 510 million of the total SEK 1,100 million, with the remaining amount expected during the first half of 2026 and the first half of 2027. The transaction is structured as a forward sale, whereby the buyer takes possession of the shares and pays the purchase price once the projects have been completed, and is subject to financing being secured.

As part of our priority to reduce leverage, we made an active decision not to initiate new projects until we had completed part of the 2,052 apartments that were under production at the beginning of 2025. This means that 2025 was a year with few new construction starts, while 2026, and particularly 2027, is expected to see a significant increase in construction and project initiations. The majority of construction starts are carried out within our joint ventures. In January 2026, we broke ground on 256 apartments in Björlanda as part of our collaboration with Alhem, and we have also formalized our partnership with ByggVesta through a joint venture.

Since its establishment in 2021, K-Fast Kilen has demonstrated strong growth and has now reached a size of substantial significance. Measured by the number of apartments in completed and ongoing projects, the company is now larger than K-Fastigheter as a whole was at the time of its listing at the end of 2019. When the projects currently under way in K-Fast Kilen are completed, the company will have an annual earning ability of approximately SEK 100 million, measured as profit from property management.

The 2026 financial year will be characterized by a continued priority on strengthening the balance sheet and increasing operational efficiency in Prefab Solutions and Construction Management. This is to create a viable and highly profitable business in K-Fastigheter, with a focus on Project Development and Construction.

Jacob Karlsson, CEO of K-Fast Holding AB
Hässleholm, Sweden, April 2026.

Business areas within the Construction operating segment



K-Fast Project Development

Business development with responsibility for the land bank, transactions, and the development and enhancement of K-Fastigheter's proprietary concept buildings.



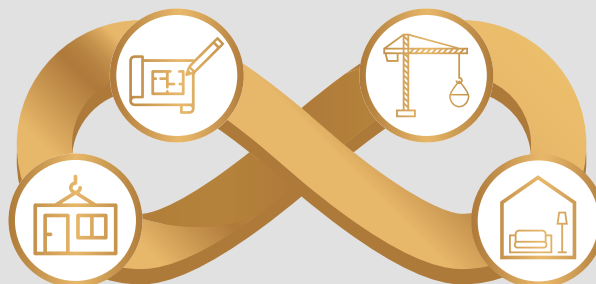
K-Fast Prefab Solutions

Design, production and installation of prefabricated structures. A strong and broad product and service offering to customers in residential and community construction, as well as infrastructure.



K-Fast Construction Management

Procurement, purchasing and construction management for the development of concept buildings for the Group's own portfolio and for strategic partnerships with other property managers.



Subsidiary

Brinova Fastigheter AB

At the beginning of 2025, K-Fastigheter divested its property portfolio in Region South, with a total property value of SEK 10,760 million, to Brinova Fastigheter AB. A strategic objective of the transaction was to combine two attractive property portfolios with a focus on the Öresund region.

Following settlement of the purchase consideration, in the form of newly issued shares in Brinova Fastigheter AB, on 1 April 2025, K-Fast Holding AB's ownership interest amounts to 57.6 percent. From the same date, Brinova Fastigheter AB is consolidated in K-Fast Holding AB's financial statements.

K-Fastigheter's objective is to distribute the company's holding of shares in Brinova to the shareholders of K-Fast Holding AB at a time when conditions are considered appropriate.

Brinova is an expanding operator in rental housing and community services properties in southern Sweden and the Öresund region. Brinova operates as an independent company and is listed on Nasdaq Stockholm Mid Cap.

Selection of strategic partnerships



K-Fast Kilen

K-Fast Kilen AB is a long-term joint venture between K-Fastigheter and Kilenkryssat, focused on the development, construction, and management of K-Fastigheter's concept buildings in the Mälardalen region. As of 31 December 2025, the company was owned 51.2 percent by K-Fastigheter and 48.8 percent by Kilenkryssat. As of 1 January 2026, K-Fastigheter divested 1.2 percent to Kilenkryssat, resulting in equal ownership of 50.0 percent each going forward. K-Fastigheter is responsible for the technical and financial management of the portfolio.

As of 31 December 2025, the property portfolio comprised approximately 39,790 square meters of residential space (615 apartments) and commercial premises, with a total market value of SEK 1,711.5 million. In addition, K-Fast Kilen currently has 679 apartments under construction and 405 apartments in project development, with a total expected market value of approximately SEK 3,051.1 million. The holding in K-Fast Kilen AB is considered a strategically important long-term investment. The company has a clear growth ambition, with the objective that 50 percent of profit from property management will be distributed to shareholders and 50 percent reinvested.

Vigam

K-Fastigheter holds a 40 percent ownership interest in Viga Real Estate's initiative to establish its fund operations in Sweden under the name Vigam. The first fund under the management of the new company, Vigs, has acquired its initial portfolio from K-Fastigheter, comprising properties with a total of 681 apartments.

The transaction for the first phase, comprising 264 apartments under management and construction in Ale, Gothenburg and Vänersborg, was completed during 2025. The second stage includes properties under construction, totaling 417 apartments with 24,843 square meters of residential space.

THE YEAR IN BRIEF

Selected KPIs

	2025 ¹	2024
Interest coverage ratio, multiple	1.6	1.6
Equity/assets ratio, %	30.4%	30.4%
Debt-to-equity ratio, %	58.5%	59.1%
Profit from Property Management per share, SEK ²	0.70	0.56
Growth in profit from Property Management per share, %	25.5%	9.6%
Profit from Construction per share ²	0.22	1.16
Growth in profit from Construction per share, % ²	-80.8%	-13.6%
Long-term net asset value (NAV), per share, SEK ²	24.46	25.23
Growth in long-term net asset value (NAV), per share, % ²	-3.1%	4.0%

¹ Includes the acquisition of Brinova from 1 April 2025.

² Adjusted for the share issue in March 2024.

Financial targets

	Target	Actual 2025
Net asset value per share, SEK	50.0	24.46
Profit from Construction per share, SEK	4.50	0.22
Profit from Property Management per share, SEK	1.50	0.70

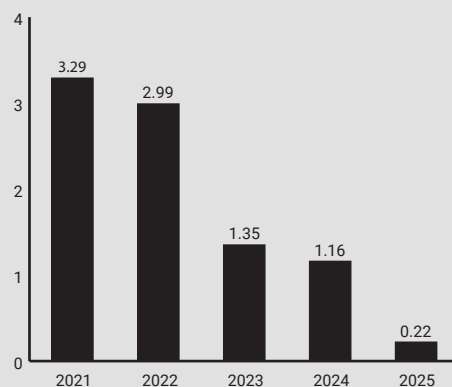
The Board of Directors intends to revise the Group's financial targets following the distribution of K-Fast Holding AB's shares in Brinova Fastigheter AB.

Sustainability targets

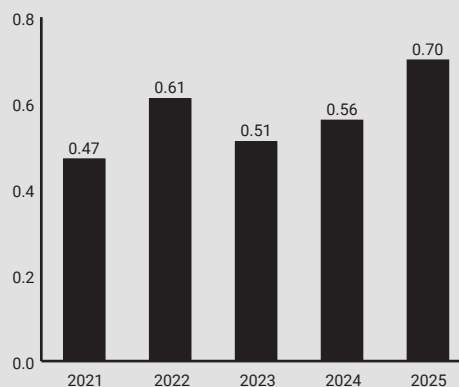
	Target	Outcome 2025
Greenhouse gas emissions	To have more than halved the group's greenhouse gas emissions from own operations (Scope 1 and 2) by year-end 2035, in order to achieve net zero emissions by 2045 (base year 2025)	Total greenhouse gas emissions (market-based) amounted to 2,208.1 tCO ₂ e
Employees	No accidents or incidents ¹ to occur	Five reported cases of serious accidents or incidents
	No cases of discrimination or harassment ¹ to occur	Zero reported cases of discrimination or harassment
	The employee engagement index to exceed 80 percent	The engagement index for 2025 amounted to 76 percent

¹ In accordance with the definition of the Swedish Work Environment Authority

Profit from Construction per share, SEK

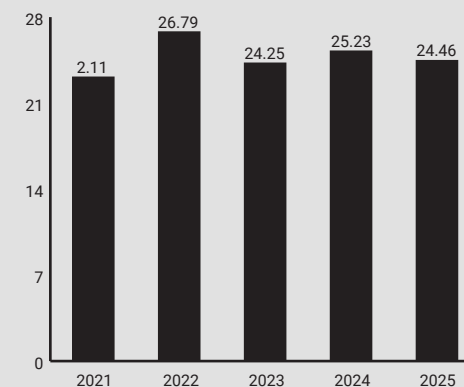


Profit from Property Management per share, SEK*



* Includes the acquisition of Brinova from 1 April 2025.

Net Asset Value per share, SEK*



* Includes the acquisition of Brinova from 1 April 2025.

SELECTED SIGNIFICANT EVENTS IN 2025

- In January 2025, K-Fastigheter was named a Career Company 2025 by Karriärföretagen, marking the third consecutive year. In October 2025, K-Fastigheter was named Employer Branding Role Model of the Year by the Karriärföretagen jury.
- In February 2025, Brinova published an information document aimed at shareholders of K-Fastigheter in connection with the acquisition of the property holding in region South from K-Fastigheter.
- On 6 March 2025, K-Fastigheter held an Extraordinary General Meeting to consider the transaction with Brinova Fastigheter AB. The Meeting approved the transaction in accordance with the Board's proposal.



- On 19 March 2025, K-Fastigheter announced changes to the Group's management team and ways of working.
- On 1 April 2025, K-Fastigheter completed the divestment of its property portfolio in region South to Brinova Fastigheter AB. As consideration, K-Fastigheter received 132.5 million shares, corresponding to 57.6 percent of the votes, in Brinova Fastigheter AB.
- On 30 April 2025, K-Fastigheter divested a property portfolio in Gävle and Uppsala to K-Fast Kilen AB. The portfolio comprised 288 apartments in management, 309 apartments under construction and 242 apartments in the planning stage. The annual rental value of the 288 apartments currently under management amounted to SEK 41 million. Once all properties in the portfolio are completed, the total market value is expected to reach approximately SEK 2,265 million, comprising 54,725 square meters of residential space across



839 apartments, with an annual rental value of SEK 125 million. The transaction was carried out at an agreed property value of SEK 700 million and provided K-Fastigheter with liquidity inflow of approximately SEK 220 million upon completion.

- In the second quarter 2025, K-Fastigheter established a Green Framework aimed at supporting the financing of the company's commitment to sustainable construction.
- During the second quarter of 2025, K-Fastigheter issued senior unsecured green bonds in an amount of SEK 500 million under a framework of SEK 1,000 million. The green bonds have a three-year maturity and carry a floating interest rate of 3-month STIBOR plus 600 basis points. The net proceeds, received on 3 July 2025, were used primarily to refinance existing debt in accordance with the green framework.
- On 30 June 2025, K-Fastigheter divested a property portfolio in Gothenburg to Willhem AB. The portfolio comprised 294 apartments.
- On 3 July 2025, K-Fastigheter took ownership of the building right Järfälla Veddesta 2:65. The building right comprised approximately 20,828 square meters of lettable area, distributed over 325 residential units and 782 square meters of commercial premises. Construction is expected to commence in the second half of 2026, and upon completion the rental value is estimated to amount to approximately SEK 68.3 million.
- On 1 September 2025, K-Fastigheter took ownership of the building right Eskilstuna Förvaltaren 2. The building right comprises approximately 4,894 square meters of lettable area, distributed over around 92 residential units. Construction is expected to commence

in the first half of 2026, and upon completion the rental value is estimated to amount to approximately SEK 12.6 million.

- On 8 October 2025, Brinova announced that CEO Per Johansson will retire at mid-year 2026 and that Peter Ullmark has been appointed new CEO, taking office no later than 16 June 2026.
- During the fourth quarter of 2025, K-Fastigheter obtained a legally binding zoning plan for the construction of 194 rental apartments on the Långeberga 4:6 property in Östra Ramlösa, Helsingborg. The zoning plan covers a larger area that will form an entirely new district, including, a new regional hospital.
- On 23 October 2025, the company published a prospectus and submitted an application for listing on Nasdaq Stockholm's Sustainable Bond List for the bonds issued on 3 July 2025. The first day of trading was 28 October 2025.
- On 4 November 2025, K-Fastigheter completed the sale of a property portfolio comprising six properties in Gothenburg, Ale and Vänersborg. The buyer was a company owned by property investor Viga Cap. In total, the portfolio comprised 681 apartments, consisting of 264 completed apartments with an annual rental value of SEK 38.3 million and 417 apartments under construction with an annual rental value of SEK 72 million. The apartments under construction are being sold through a forward sale, (including conditional financing) whereby the buyer takes ownership of the shares upon completion, expected in the second quarter of 2026 and the second quarter of 2027. The transaction is based on a total portfolio value of SEK 1,888 million, with a 50 percent deduction for deferred tax, corresponding to an expected net value of SEK 1,839 million. The carrying net value is expected to amount to SEK 1,790 million upon completion. The transactions are estimated to provide K-Fastigheter with net liquidity proceeds of approximately SEK 592 million up until 2027, of which SEK 75 million was received in 2025.
- During the fourth quarter, K-Fastigheter announced that the group, together with Alhem Fastigheter AB, had acquired building rights for the construction of rental apartments in Björlanda, north of Gothenburg. The project comprises a total of 15,823 square meters and, in addition to rental apartments, includes a grocery store and a parking garage. Construction will also commence in stages, with the first construction start planned for the first quarter of 2026. Occupancy will take place in stages, with the first move-ins scheduled for the summer of 2027.

OUR OPERATIONS

CONSTRUCTION



K-Fastigheter established the Construction operating segment in connection with the adoption of the business plan for the period 2024–2028. The Group's construction operations comprise activities in project development, prefab manufacture of frame solutions and construction management, which are divided into the business areas Project Development, Prefab Solutions and Construction Management.

The operations are carried out in offices in Hässleholm, Malmö, Gothenburg and Stockholm, with six production plants for prefab elements located in Hässleholm, Östra Grevie, Vara, Hultsfred, Katrineholm and Strängnäs, as well as a production facility for lightweight construction elements in wood in Hässleholm. In total, the Construction operations had 517 employees at the end of the year.

Project Development

The Project Development business area is divided into business development, with responsibility for the land bank, transactions, design and concepts, and a project development organization responsible for project execution.

The operations within project development are based on acquisitions, primarily of building rights, but also of land without planning permission, where our own architects, ground projectors and zoning and planning permission officers pursue detailed plans and planning permission for the Group's residential concept buildings, and occasionally for other types of houses. For more information on K-Fastigheter's concept buildings, see page 11.

Thorough preparatory work lays the foundation for a high utilization rate of the various building rights, as well as an economically efficient construction and refinement process. The Group has rationalized a high proportion of the initial work by using concept buildings with a high degree of shared and standardized materials and processes.

Continuous product development takes place based on the experience garnered from the construction process, as well as ongoing feedback from tenants, managers and property managers on previously completed projects. This ensures that K-Fastigheter has good insight into which



solutions, materials choices and products work and which require improvement. The goal is to find the most effective solutions possible.

At the end of the year, the project development portfolio comprised 1,788 apartments at various stages, of which 1,137 were in the planning application process. In addition to the business area's work on existing projects, business development managers coordinate and lead the work associated with acquiring building rights and land. In order to ensure our continued expansion, it is important to continuously acquire building rights in the long and short term.

Prefab Solutions

The Prefab Solutions business area designs and manufactures concrete and timber elements at six production facilities and delivers and installs complete frame solutions. External customers account for approximately three quarters of the business area's annual volume, with the remainder relating to internally developed projects.

Under the K-Prefab brand, the Group pursues frame construction for complete frame solutions in wood and concrete for housing, community

services properties, industrial and warehousing properties, infrastructure and agriculture. The frame construction operations include construction, production and assembly using in-house personnel, and the frame solutions comprise sandwich walls, homogeneous interior walls, elevator shafts and joists with embedded installations for electricity, water and ventilation, external wall units, balconies and stairs.

The business area manufactures all structural elements for the Group's proprietary concept buildings, as well as elements for customer-specific projects. Customers include Group companies and an increasing share of external clients. Prefabrication of structural frames enables improved working conditions, strong cost and quality control, reduced waste, and ensures compatibility, efficient production and just-in-time delivery to construction sites.

At the end of the year, the business area had 81 ongoing frame contracting projects, with a total outstanding order value of SEK 1,254.2 million (1,056.0), of which 78 percent (61) relate to external customers, particularly for frame deliveries for housing construction.



Construction Management

The Construction Management business area is responsible for the Group's construction and project management activities and delivers turnkey contracts for both intra-group projects and projects within jointly owned companies.

The Group's construction management operations are responsible for building and completing the Group's concept buildings. Working with a high degree of prefabrication, repetitive processes and specialized tasks ensures efficient cost control and an effective construction process.

By concentrating on proprietary concept buildings that are constructed repeatedly, K-Fastigheter has accumulated extensive experience and know-how relating to the risks, bottlenecks and other potential efficiency pitfalls in the construction process, and is therefore able to take proactive steps to avoid these. This also entails a limited number of material categories, which generates economies of scale in purchasing,

improves the handling process and minimizes waste. We continuously work to increase the efficiency of the construction process. K-Fastigheter strategically and continuously introduces improvements, on the basis of lessons learned from construction projects which are documented and evaluated by the Project Development and Prefab Solutions business areas and used in the design of future construction projects.

Our apartments have a consistently high standard and are equipped with modern appliances, such as integrated dishwashers, washing machines and dryers and built-in microwaves. Including washing machines and dryers in apartments raises the tenants' living standards and reduces the need for a shared laundry room, allowing more space in the building to be used for residential purposes.

Construction, in addition to frame assembly by the Prefab Solutions business area, takes place with the help of subcontractors. K-Fastigheter's construction organization consists of project managers, procurement

managers, construction engineers and aftermarket staff working in the regions South, East and West.

At the end of the year, the construction operations had 15 ongoing construction projects relating to concept buildings, with an outstanding order value of SEK 1,393.5 million (1,971.4) divided over 1,755 apartments, as well as the construction of Hässleholm Rusthållaren, an office property with approximately 8,000 square meters of lettable area.

PREFABRICATED CONCRETE FRAMES FOR CONSTRUCTION NATIONWIDE

K-Fastigheter's Prefab Solutions business area constructs and develops multi-family dwellings, garages, offices, community services properties, as well as industrial and agricultural buildings, using frame systems adapted to each customer's specific requirements. Customers include both the Group's own project development operations and associated companies, as well as several of Sweden's major construction companies. During 2025, the business area experienced strong demand for multi-family residential buildings and community services properties, including schools and security-classified facilities.

The business area's expertise covers project management from concept to completed structural framework. Prefab Solutions is involved throughout all stages, including design, engineering, production, delivery and installation. This ensures that projects are carried out safely, efficiently and cost-effectively, with the appropriate level of quality. With a broad product range including wall elements, foundations, joists, balconies and staircases, the business area offers comprehensive solutions tailored to the needs, requirements and specifications of each project.

Sustainability and climate impact are strategic priorities for the prefab operations. Continuous optimization of structural systems aims to reduce environmental impact and carbon footprint, making our structural systems an even more sustainable long-term choice. The business area reports its climate performance through continuously updated Environmental Product Declarations (EPDs), and its structural systems are at the forefront in the use of low-carbon concrete.

Further information on the company's sustainable prefabricated concrete structural systems is available at www.kprefab.se.

Training facility for the Patriot air defense system (System 103) at the Air Defense Regiment (Lv 6) in Halmstad

The building is expected to be completed in the first quarter of 2026, with NCC as contractor. The investment, approved by the Swedish Government in May 2022, amounts to SEK 1.3 billion.

K-Prefab has delivered and installed the concrete and steel structural frames, as well as matrix-cast façades in colored concrete with elements of terrazzo-ground surfaces, for two buildings, the largest of which comprises 24,000 square meters.



Jan-Erik Bergendahl, property manager at the Swedish Fortifications Agency, and Jan Ohlson, Acting Head of Lv 6, present one of the building's planned entrances. Photos: Alexander Gustavsson / Swedish Armed Forces

New residential development in central Lund

MTA is constructing the first phase of a new residential block in Västerbro, Lund, on behalf of the client Huseriet/Rikshem. In the first phase, part of a total of 323 apartments, high-standard rental apartments are being developed, with a strong emphasis on both interior quality and architectural expression.

Move-in is planned to begin in 2026.

K-Prefab has also been entrusted to participate in the second phase of the project, Virket 3.



MTA is constructing the first phase of a new residential development in Västerbro, Lund, on behalf of Huseriet/Rikshem. Västerbro is one of Lund's oldest industrial areas.

Rental apartments in Årstaberget, Stockholm

In Årstaberget, Wallenstam is constructing approximately 400 rental apartments. The neighborhood offers a perfect balance between urban living and access to nature, with close proximity to the vibrant atmosphere of Södermalm, the coastal paths of Årstaviken, as well as the Årsta Forest and Årsta Holmar nature reserves. The first move-ins are planned for Q2–Q3 2026.

K-Prefab has delivered a complete structural frame contract.



K-Prefab has delivered a complete structural frame contract for the development of residential units, commercial premises and a parking garage in Årstaberget, Stockholm, for the client Nocon. Early concept illustration of the planned development. Architect: FOJAB

K-FASTIGHETER'S CONCEPT BUILDINGS

K-Fastigheter works with three different proprietary concept buildings for rental apartments, and one for commercial premises, mainly offices. The three residential models are Low-Rise, Lateral Low-Rise and Apartment Block. By continuously collecting and analyzing the experience gained within the organization, we optimize both the process and the quality of each concept building.

The Group's focus on building proprietary concept buildings make it possible to create value through

cost control and financial efficiency throughout the chain, from building rights, construction materials, and construction methods to management over the lifespan of the property.

Through our construction of high-quality apartments we help to meet society's need for new housing and satisfy our tenants' and property owners' requirements for attractive, comfortable and safe homes. K-Fastigheter constructs these concept buildings both for its own management portfolio and for external customers. By combining two or three housing models, varied development can be achieved on the

same or adjacent properties, thereby optimizing the use of building rights.

The Apartment Block model has been further developed and is also available in a version called Apartment Block Plus. The K-Commercial concept building has been developed alongside the subsidiary K-Prefab, with the first construction currently underway in Hässleholm which will house the Group's head office as well as other business premises.

By working with standardized construction methods with a high degree of prefabrication, K-Fastigheter streamlines processes while existing models can be

adapted and combined according to local conditions. The standardized approach also provides excellent opportunities for continuous improvement and further development of construction methods.

Read more about the company's concept buildings and vacant apartments in new production and the existing holding at www.k-fastigheter.se/en and www.brinova.se



LOW-RISE



LATERAL LOW-RISE



APARTMENT BLOCK



K-COMMERCIAL



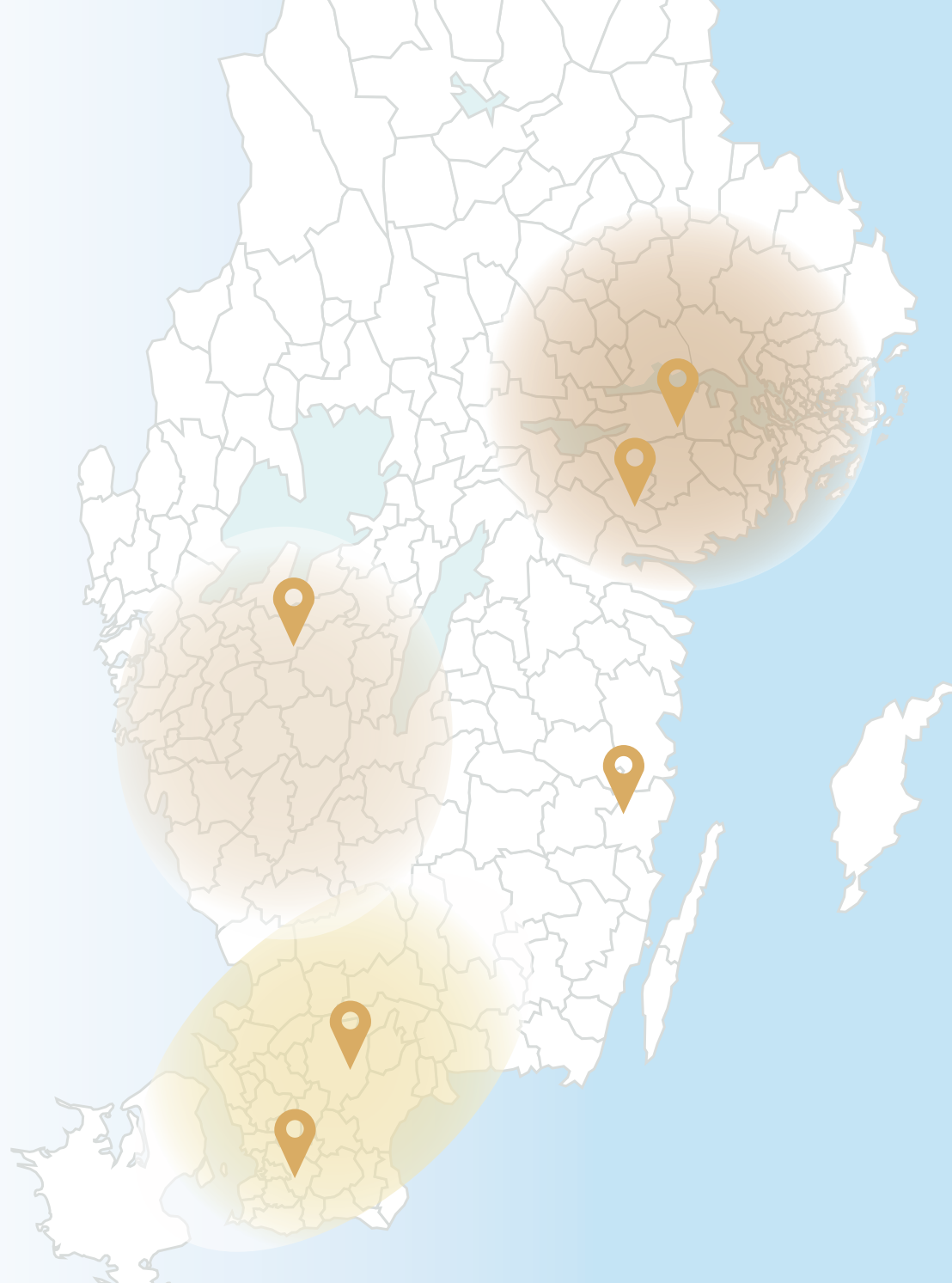
CURRENT OPERATIONS

Project as of the date of the Annual Report	Lettable area m ²	Partner/ Buyer
Ale – Utby 3:113	4,990	Viga Real Estate
Borås – Getängen 22	15,040	
Eskilstuna – Ekeby 3:206 et al.	3,928	
Eskilstuna – Förvaltare 2	4,894	
Eskilstuna – Notarien 21	6,919	
Helsingborg – Husensjö 8:11	4,314	
Helsingborg – Långeberga 4:6	14,121	
Helsingborg – Viktoria 22	3,128	Brinova
Gävle – Sätra 108:20, phase 1	8,812	K-Fast Kilen
Gävle – Sätra 108:20, phase 2	11,302	K-Fast Kilen
Gävle – Sätra 108:20, phase 3	16,702	K-Fast Kilen
Gothenburg – Björlanda , phase 1	10,888	Alhem Fastigheter
Gothenburg – Björlanda , phase 2	5,497	Alhem Fastigheter
Gothenburg – Gårdsten 7:5	7,254	Viga Real Estate
Gothenburg – Sävenäs 131:14	9,957	Viga Real Estate
Järfälla – Veddesta, phase 1 & 2	20,828	
Lund – Sandryggen 4	4,155	
Malmö – Kvarnhög 19	1,654	
Malmö – Skjutskontoret 3	9,133	Brinova
Malmö – Hyllie	9,133	ByggVesta
Stockholm	11,188	ByggVesta
Strängnäs – Myrspöven 1	6,553	K-Fast Kilen
Strängnäs – Rödspöven 1	6,621	K-Fast Kilen
Värmdö – Hemmesta C	9,141	
Västerås – Sägklingan 14	7,413	
Västerås – Vapenrocken 3	8,027	
Örebo – Mjärden 1 & 2	10,310	K-Fast Kilen
Örebo – Mjärden 3 & 4	9,876	K-Fast Kilen

■ Ongoing construction projects: 1,681 apartments, total lettable area: 104,133 square meters

■ Project development: Approximately 2,280 apartments, total estimated area: 137,000 square meters

- 📍 K-Fast Prefab production facilities
- 📍 Eastern Sweden: ByggVesta, K-Fast Kilen
- 📍 Western Sweden: Alhem Fastigheter, Mjöbäck's Entreprenad, Vigan
- 📍 Southern Sweden: Brinova Fastigheter, ByggVesta, Novum Samhällsfastigheter



PROPERTY MANAGEMENT



Within the Property Management operating segment, the Group manages properties that have been either developed or acquired through wholly or partly owned subsidiaries. The scope of our property portfolio will vary over time, as we may both acquire and divest properties.

As of 31 December 2025, Brinova Fastigheter AB and K-Fast Kilen AB are the two major partly owned subsidiaries. Brinova Fastigheter AB is operated as an independent company.

At the end of the year, the operating segment had 105 employees, of whom 91 were employed by Brinova Fastigheter AB.

At year-end, the Group's directly and indirectly owned property management portfolio comprised a total of approximately 464,864 square meters of residential space, distributed across 7,520 apartments, 116,900 square meters of community services properties, and 126,247 square meters of commercial space.

On 1 January 2026, K-Fastigheter's ownership interest in K-Fast Kilen AB decreased to 50 percent, and the company is recognized as an associated company from that date. K-Fastigheter's ownership in K-Fast Kilen remains long-term.



Brinova Fastigheter AB

K-Fastigheter's ownership as of the date of the Annual Report: 57.6 percent of votes and capital.

Brinova is a leading operator in the residential segment in southern Sweden. Brinova operates as an independent company headquartered in Helsingborg, and is listed on Nasdaq Stockholm Mid Cap.

The company primarily develops and manages residential and community services properties, with a focus on southern Sweden and the Öresund region, and a strong presence in cities such as Helsingborg, Landskrona, Malmö, and Kristianstad. The company's management model is based on in-house personnel, proximity to properties and tenants, strong local market knowledge, and deep local engagement.

With a geographically focused portfolio and increased scale, Brinova is expected to generate operational leverage and synergies in property management, as well as improved financing terms. Brinova's revised business plan from August 2025 includes targets for profit from property management per share to increase by at least 10 percent annually and for the surplus ratio to exceed 70 percent. The company's vision is to be the most profitable property company in residential and community services properties. Furthermore, Brinova strives to be characterized by sustainable and secure housing and premises, with the customer at the center.

As of 31 December 2025, the property portfolio comprised approximately 645,000 square meters of residential, community service and commercial space, with a total market value of SEK 19,133.5 million. For more information, see www.brinova.com.



K-Fast Kilen AB

K-Fastigheter's ownership as of the date of the Annual Report: 50.0 percent of votes and capital.

K-Fast Kilen AB is a joint venture between K-Fastigheter and Kilenkryset, focused on the development, construction, and management of K-Fastigheter's concept buildings in the Mälardalen region. Until 31 December 2025, K-Fastigheter owned 51.2 percent of the shares in the company. From 1 January 2026, K-Fast Kilen is owned equally by K-Fastigheter and Kilenkryset.

K-Fastigheter is responsible for the technical and financial management of the portfolio. The holding in K-Fast Kilen AB is regarded as a strategically important long-term investment, and no divestments are expected. The company has a clear growth ambition, with the objective that 50 percent of profit from property management will be distributed to shareholders and 50 percent reinvested.



Viga Real Estate

K-Fastigheter and Viga Real Estate have a jointly owned company, Vigam, in which K-Fastigheter's ownership as of the date of the Annual Report amounted to 40.0 percent of votes and capital.

K-Fastigheter is a co-owner in Viga Real Estate's initiative to establish its fund operations in Sweden under the name Vigam. The first fund under the management of the new company, Vigs, has acquired its initial portfolio from K-Fastigheter, comprising properties with a total of 681 apartments. The transfer for the first phase, comprising 264 apartments under management and construction in Ale, Gothenburg and Vänersborg, was completed during 2025. The second stage includes properties under construction, totaling 417 apartments.

As a developer primarily of rental properties intended for divestment, this collaboration is of significant importance in improving the ability to identify buyers for the projects managed and developed by Vigam at an early stage.



Novum Samhällsfastigheter

K-Fastigheter's ownership as of the date of the Annual Report: 40.0 percent of votes and capital.

Through Novum Samhällsfastigheter, K-Fastigheter has developed several community services properties over the years, some of which have been divested. The company is currently constructing two nursing homes in Skåne, sold through forward funding and forward sale, respectively, with transfer scheduled for autumn 2026 and spring 2027, respectively.



Alhem Fastigheter

K-Fastigheter and Alhem have a joint venture in which K-Fastigheter's ownership as of the date of the Annual Report amounted to 50.0 percent of votes and capital.

Alhem Fastigheter AB is a well-established operator in the Gothenburg area, and through a jointly owned company with K-Fastigheter, the parties will develop approximately 256 rental apartments and two commercial premises in Björlanda Ångar on Hisingen. Transfer of ownership will take place in stages, with construction commencing on the permitted properties during the first quarter of 2026. Move-in to the first 169 apartments is expected in summer 2027.



ByggVesta

K-Fastigheter and ByggVesta have a joint venture in which K-Fastigheter's ownership as of the date of the Annual Report amounted to 50.0 percent of votes and capital.

K-Fastigheter and ByggVesta AB, based in Stockholm, formed a jointly owned company in January 2026 for the development and construction of residential properties. The collaboration will begin with two larger projects, comprising a total of approximately 500 apartments in Stockholm and Malmö, respectively. Construction is planned to commence in the first quarter of 2027. The parties intend to develop the collaboration further to create high-quality housing in areas with strong demand by combining their respective expertise and land for future development.

PROPERTY PORTFOLIO

On 31 December 2025, the Group's property portfolio comprised 246 completed investment properties distributed over a total of 464,864 square meters of residential space, 116,900 square meters of community services properties and 126,247 square meters of commercial space. In addition, the Group had 14 intra-Group ongoing construction projects, distributed over 103,196 square meters of residential space and 937 square meters of commercial space. In addition, the Group had a number of properties in various stages of project development.

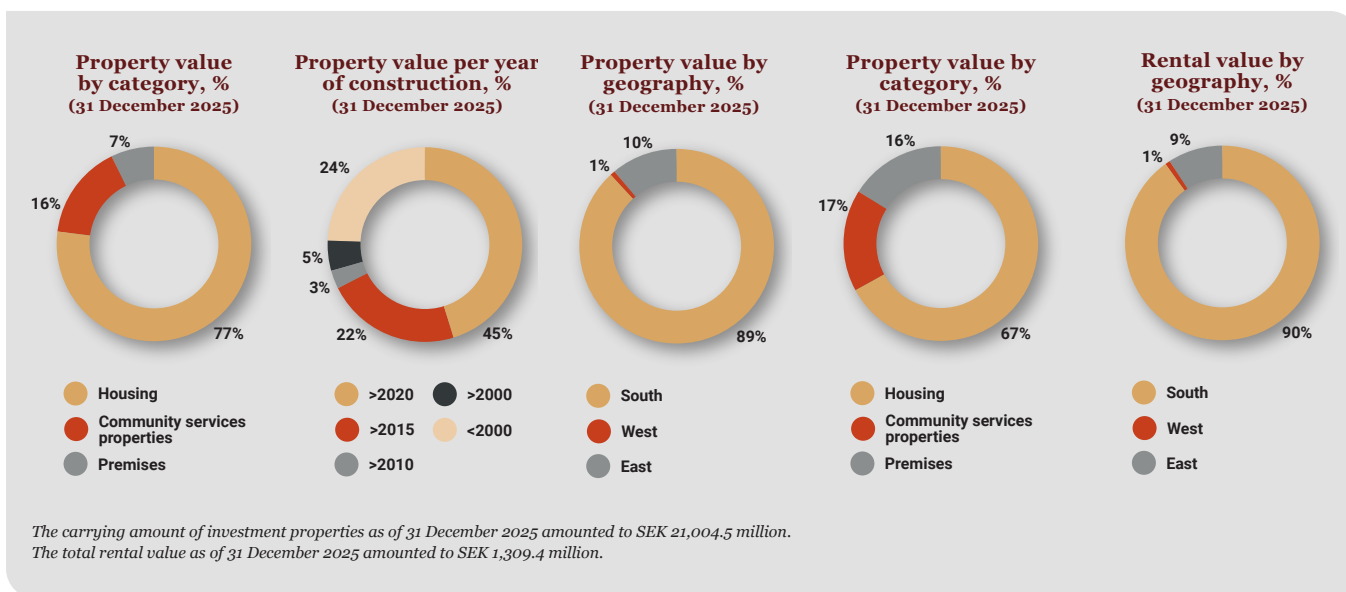
Of the property holding, 45 percent was built after 2020 and a total of 70 percent after 2010. The rental value as of 31 December 2025, amounted to SEK 1,309.4 million, and the contractual rent amounted to SEK 1,229.5 million, with an estimated operating surplus of SEK 838.8 million, corresponding to a surplus ratio of approximately 68 percent. Of the contractual rent, 67 percent pertains to housing or related rentals (such as parking) divided between the 7,520 apartments under management at the end of the year. Contractual rent from commercial tenants is distributed over some 540 commercial contracts, with the largest tenant accounting for approximately two percent of total contractual rental income and the ten largest commercial tenants accounting for approximately 12 percent of total contractual rental income.

As of 31 December 2025, the jointly owned portfolio primarily comprised K-Fastigheter's ownership interest in Brinova Fastigheter AB and its collaboration with Kilenkrysset AB through K-Fast Kilen AB.

At the end of the year, the book value of completed investment properties totaled SEK 21,004.5 million with an average direct return requirement of 4.78 percent. The book value of new construction projects in progress amounted to SEK 2,629.5 million, and undeveloped land and building rights amounted to SEK 758.2 million. On completion, the estimated market value of the new construction projects in progress amounts to SEK 5,041.2 million and to slightly more than SEK 5,560 million for properties currently in project development. The average direct return requirement for new construction in progress amounted to 4.44 percent at the end of the year.

K-Fastigheter's property management operations are divided into three regions: South, West and East. 89 percent of property values are located in region South, encompassing Skåne, Denmark and southern Småland. Region West encompasses Halland and the Västra Götaland region. Region East includes the Mälardalen region and Nyköping and Gävle. As of 31 December 2025, the Group had one completed property outside Sweden.

¹ Investment properties are properties held for the purpose of generating rental income, value growth, or a combination of both.



PROPERTY PORTFOLIO AS OF 31 DECEMBER 2025

Completed investment properties

	Lettable area, m ²			Property value		Rental value		Occupancy rate	Contractual rent	Operating costs ¹		Operating surplus			
	Apart ments	Housing	Community services properties	Premises	Total	SEK m	SEK/m ²	SEK m	SEK/m ²	%	SEK m	SEK m	SEK/m ²	SEK m	SEK/m ²
K-Fast Holding AB	203	13,474	0	10,247	23,721	684.5	28,854	40.2	1,693	87.9%	35.3	10.5	443	24.8	1,045
K-Fast Kilen AB	615	39,790	0	0	39,790	1,711.5	43,013	90.0	2,261	96.5%	86.8	17.7	446	69.1	1,736
Brinova Fastigheter AB	6,702	411,600	116,900	116,000	644,500	18,608.5	28,873	1,179.3	1,830	93.9%	1,107.4	362.4	562	745.0	1,156
Total	7,520	464,864	116,900	126,247	708,011	21,004.5	29,667	1,309.4	1,849	93.9%	1,229.5	390.6	552	838.8	1,185

Construction projects in progress

	Lettable area, m ²			Property value		Rental value		Investment (including land), SEK million ²				
	Apart ments	Housing	Community services properties	Premises	Total	SEK m	SEK/m ²	SEK m	SEK/m ²	Estimated	Accrued	Carrying amount
K-Fast Holding AB	807	48,410	0	305	48,715	2,407.2	49,415	129.0	2,647	2,003.1	1,258.0	1,507.8
K-Fast Kilen AB	679	43,164	0	0	43,164	1,944.0	45,038	104.5	2,422	1,568.9	676.9	859.0
Brinova Fastigheter AB	195	11,623	0	632	12,255	690.0	56,304	34.9	2,848	684.0	489.8	489.8
Total	1,681	103,196	0	937	104,133	5,041.2	48,411	268.4	2,577	4,256.0	2,424.7	2,856.6
External construction	74											

Summary

	Lettable area, m ²			Property value		Rental value		Carrying amount		
	Apart ments	Housing	Community services properties	Premises	Total	SEK m	SEK/m ²	SEK m	SEK/m ²	SEK m
Completed investment properties	7,520	464,864	116,900	126,247	708,011	21,004.5	29,667	1,309.4	1,849	21,004.5
New construction in progress	1,681	103,196	0	937	104,133	5,041.2	48,411	268.4	2,577	2,856.6
Project development in progress	1,788	115,974	0	1,224	117,198	5,559.8	47,439	313.3	2,674	423.1
Other										146.8
TOTAL	10,989	684,034	116,900	128,408	929,342	31,605.5	34,008	1,891.2	2,035	24,431.1

¹ Operating costs including property administration: SEK 100/square meter

² Accrued investment refers to the total costs incurred in each construction project. The carrying amount refers to the consolidated value adjusted for Group eliminations and includes the accrued change of SEK 569.1 million in the value of investment properties.

Important information

Information on completed investment properties and current earning ability on this page includes estimates and assumptions and should be viewed alongside the information provided on page 16.

Current earning ability

Information on completed investment properties and current earning ability includes estimates and judgments from 2026. Contractual rent refers to the annualized contract value as of the record date, and rental value refers to contractual rent plus estimated rent for vacant spaces. Costs refer to budgeted property costs and costs for property administration and central administration, annualized and based on historical outturns. The information does not include an assessment of future rent trends, vacancy rates, property costs, interest rates, changes in value, acquisitions or divestments of properties, or other factors.

Costs for interest-bearing liabilities have been based on current interest-bearing liabilities and current interest rates (including effects of derivative instruments) at the end of the year. Information regarding construction projects and project development in progress are based on estimates of the size, focus and scope of construction projects and project development in progress, and of when projects are scheduled to commence and be completed. These details are also based on estimates regarding future investments and rental value. The estimates and judgments entail uncertainties regarding the execution, design and scale, scheduling, project costs and future rental value of the projects.

Details of projects in progress are reviewed regularly and estimates and judgments are adjusted as a result of projects in progress being completed or new ones being added, as well as due to changes in conditions. Financing has not been secured for projects where construction has yet to commence, meaning that financing of construction investments in project development represents a source of uncertainty. The estimates and judgments involve uncertainties, and the disclosures above should not be viewed as a forecast.

Information relating to current earning ability and future progress in rental value and the number of completed apartments refers to completed investment properties at the end of the year plus investment properties undergoing construction at the end of the year, which are expected to be completed in the period 2026 to 2028. Projects where construction has not started have not been included.

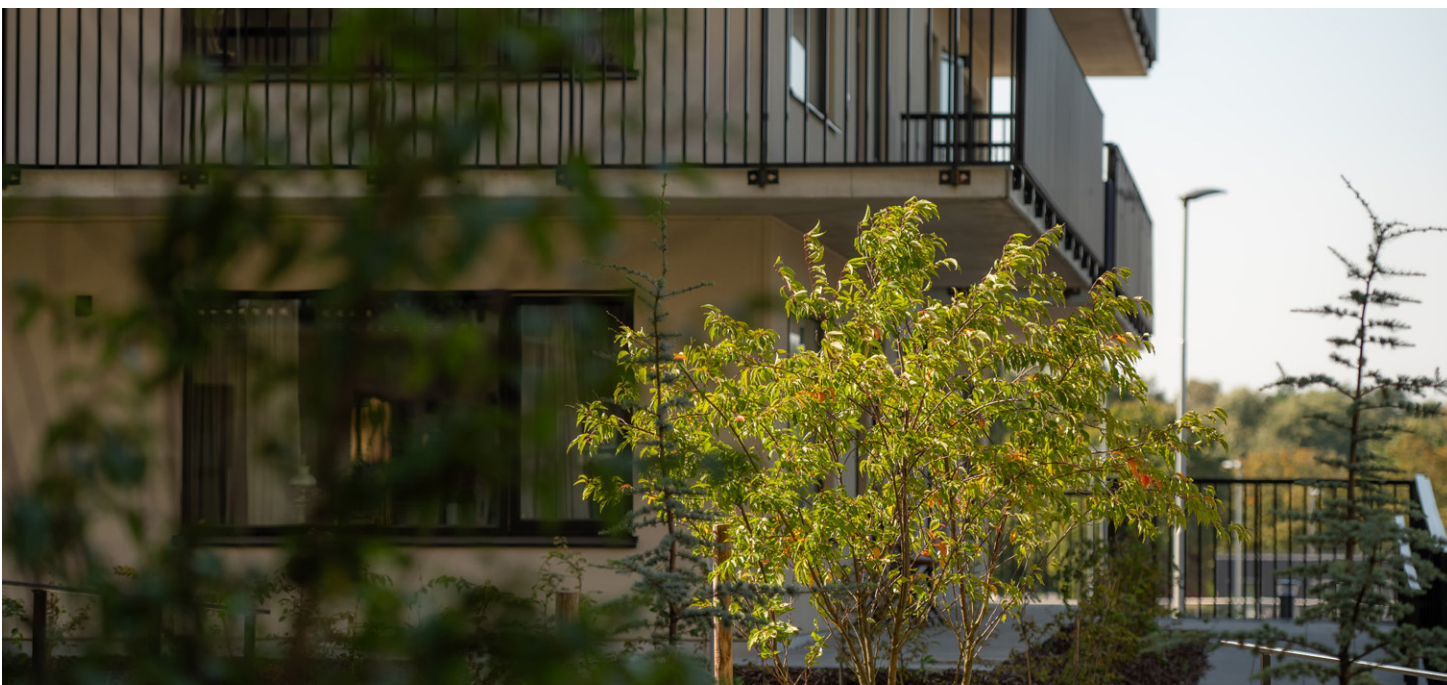
Current earning ability is updated on an ongoing basis in the Group's quarterly reports.

Current earning ability, SEK million

SEK m	Completed investment properties	Construction in progress	Total	of which Brinova
Rental value	1,309.4	268.4	1,577.8	1,214.2
Vacancy	-80.0	-5.4	-85.3	-72.6
Rental income	1,229.5	263.0	1,492.5	1,141.6
Operating costs*	-390.6	-46.4	-437.1	-366.4
Operating surplus	838.8	216.6	1,055.4	775.2
Central administration	-48.8	0.0	-48.8	-44.4
Net interest income**	-420.1	-104.0	-524.1	-383.9
Profit from property management	369.9	112.7	482.6	346.9
<i>Minority share of profit from property management</i>	<i>154.9</i>	<i>28.0</i>	<i>183.0</i>	<i>147.1</i>
<i>Profit from Property management per share</i>	<i>0.87</i>	<i>0.34</i>	<i>1.22</i>	<i>0.81</i>
Area, 000m ²	708,011	104,133	812,144	656,755
Property value	21,004.5	5,041.2	26,045.7	19,298.5
Interest-bearing liabilities	12,625.5	3,123.8	15,749.3	11,535.4

* Operating costs including property administration: SEK 100/square meter.

** Average interest rate: 3.33% (including interest rate swaps).



FINANCING AND VALUATION

Financing

K-Fastigheter's assets primarily comprise residential properties located across a number of larger cities in the Öresund, Västra Götaland, Copenhagen and Mälardalen regions. The operations are characterized by long-term stable cash flows as the risk is spread over a large number of customers and relatively diversified geography. A high proportion of K-Fastigheter's apartments have been newly produced in the past ten years. On the whole, this means that K-Fastigheter's assets can be leveraged to a higher degree than for commercial properties, properties in smaller towns and/or properties in poorer condition.

Finance policy

K-Fastigheter's finance policy stipulates how financial activities are to be conducted and how operations are regulated and monitored on the basis of clearly defined targets and risk levels with respect to currency risk, interest-rate risk, financing risk, liquidity risk and credit risk (see Note 22 Financial risks and finance policies, in the Management Report).

The finance policy serves to establish uniform guidelines and frameworks for the financial activities of the Group in connection with borrowing, debt management and liquidity management. These guidelines form the basis for effective control and cost-efficient management of financial cash flows and risks, while achieving a favorable long-term trend in net financial items and a positive effect on the Group's earnings.

Financial targets

At an overarching level, the Group's financial risk is limited by means of a sound capital structure and a stable and positive cash flow, which, over time, secures the Group's short and long-term capital supply. To achieve a sound capital structure and a stable and positive cash flow, the Board of Directors has set the following financial targets:

- The Group equity/assets ratio shall amount to at least 30 percent.
- Interest cover shall amount to a minimum of 1.75 x.
- The debt-to-equity ratio may amount to at most 65 percent relative to the Group's total assets and liabilities.

These financial targets also correspond generally to the so-called financial covenants that the Group is obliged to monitor and report under existing loan agreements.

Liabilities and derivatives portfolio

At the end of the year, K-Fastigheter primarily financed its assets exclusively through bilateral loans and credits with Nordic banks. Consolidated interest-bearing liabilities amounted to SEK 15,682.4 million, of which SEK 2,251.0 million were classified as current interest-bearing liabilities at year end. Interest-bearing liabilities comprise mortgages loans for completed investment and operating properties of SEK 12,728.0 million, construction credit facilities of SEK 1,449.7 million and working capital facilities and acquisition facilities of SEK 920.9 million. In addition to bilateral loans and credit facilities, the business is financed through lease liabilities and bonds, which amounted to SEK 83.8 million and SEK 500 million respectively, at year-end.

The debt-to-equity ratio for the Group amounted to 58.5 percent, and the loan-to-value ratio for completed investment properties totaled 60.1 percent, and the equity/assets ratio to 30.4. The interest coverage ratio for the year was a multiple of 1.6.

At the end of the year, the Group had contracted credit agreements of SEK 16,022.6 million, of which SEK 12,728.0 million related to the financing of completed investment and business properties, of which SEK 1,778.8 million mature for renegotiation within the next 12 months. Beyond the financing of completed investment and business properties, contracted credit agreements comprise building credits of SEK 2,250.8 million and operating and acquisition credits of SEK 1,043.8 million. At the end of the year, building credits, and operating and acquisition credits had been utilized at an amount of SEK 1,449.7 million and SEK 920.9 million respectively.

As per 31 December 2025, the average credit term for the Group's interest-bearing liabilities, relating to acquisition financing and completed investment and business properties was 2.0 years.

K-Fastigheter currently works exclusively with variable interest rate loans. Interest rate derivatives, primarily interest rate swaps, are used to adjust the period of fixed interest. Nominally, the swap portfolio totaled SEK 7,557.3 million at the end of the year. The fair value of the interest derivative portfolio at the end of the year was SEK 19.7 million. The average interest period for the Group's interest-bearing liabilities related to acquisition financing, investment and business properties was 2.1 years, and the average interest rate was 3.48 percent, including the effects of interest rate derivatives. The average interest expense in relation to contracted building credits amounted to 3.89 percent at the end of the year. The total proportion of variable interest in relation to interest-bearing



liabilities relating to acquisition financing and investment and operating properties amounted to 44 percent.

Green Framework

On 23 June 2025, K-Fastigheter established a Green Framework aimed at supporting the financing of the company's commitment to sustainable construction. The framework has been developed in accordance with the 2021 ICMA Green Bond Principles and the 2025 LMA/LSTA/APLMA Green Loan Principles. The framework defines three categories eligible for green financing: Green Buildings, Energy-Efficient Buildings, and Renewable Energy. Green Buildings represent the dominant category within K-Fastigheter's operations and include the construction of new properties with a minimum energy rating of class B – a standard to which all of K-Fastigheter's concept buildings are currently designed to meet. In connection with the establishment of the framework, S&P Global Ratings issued an independent assessment, classifying the framework as Light Green.

Bond financing

On 26 June 2025, K-Fastigheter issued its first senior unsecured green bonds. The total issue amounted to SEK 500 million under a framework of SEK 1,000 million. The bonds, issued under the aforementioned Green Framework, have a maturity of three years and carry a floating interest rate of 3-month STIBOR plus 600 basis points. The primary investors were Nordic institutional investors. The net proceeds have primarily been used to refinance existing interest-bearing debt in order to strengthen the Group's financial position.

Since 28 October 2025, the bonds have been listed on Nasdaq Stockholm's Sustainable Bond List.

Credit and interest maturity structure, 31 December 2025 (excl. construction credits and operating credits)

Term	Interest maturity		Credit maturity		Swap maturity	
	Amount, SEK m	Average interest, %	Amount, SEK m	Amount, SEK m	Amount, SEK m	Average interest, %
0-1 year	7,272.8	4.02%	1,871.8	1,350.0		1.14%
1-2 year	1,100.0	3.51%	3,734.3	1,100.0		1.50%
2-3 year	1,092.0	2.59%	6,430.6	1,100.0		2.09%
3-4 year	300.0	1.70%	1,152.0	300.0		1.68%
4-5 year	800.0	2.99%	283.0	800.0		2.28%
>5 years	2,907.0	2.65%	0.0	2,907.3		2.16%
Total	13,471.8	3.48%	13,471.8	7,557.3		1.87%

Interest-bearing liabilities (SEK m)	31 Dec 2025	31 Dec 2024
Completed investment and business properties	12,728.0	7,492.0
of which mature within 12 months	1,778.8	4,596.7
Bond	500.0	0.0
Construction credits	1,449.7	1,427.3
Operating and acquisition credits	920.9	1,333.2
Lease liabilities	83.8	64.5
Total	15,682.4	10,317.0
of which short-term	2,251.0	5,460.0

Contractual limits	31 Dec 2025	31 Dec 2024
Construction credits	2,250.8	2,714.4
Utilized	1,449.7	1,427.3
Operating and acquisition credits	1,043.8	1,491.3
Utilized	920.9	1,333.2

Credit KPIs (excl. construction and operating credits)	31 Dec 2025	31 Dec 2024
Average fixed interest period, years	2.1	1.8
Proportion variable interest, %	44%	46%
Total average interest rate incl. derivatives, %	3.48%	3.72%
Total average interest rate excl. derivatives, %	3.55%	4.26%
Total average interest rate construction credits, %	3.89%	4.92%
Average period of capital tied up, years	2.0	1.1

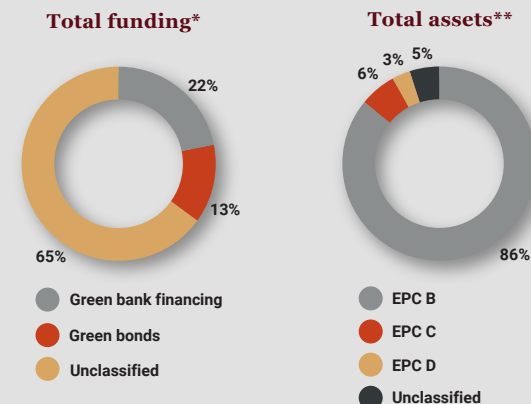
Financial mitigation goals	Financial targets	Financial covenant	Actual	
			31 Dec 2025	31 Dec 2024
Interest coverage ratio, multiple (rolling 12 months)	min. multiple of 1.75	min. multiple of 1.50	multiple of 1.6	multiple of 1.6
Equity/assets ratio, %	min. 30%	min. 25%	30.4%	30.4%
Debt-to-equity ratio, %	max. 65%		58.5%	59.1%

Valuation

Investment properties are reported at fair value in the Consolidated Statement of Financial Position and the change in value is reported in the Consolidated Income Statement.

All investment properties have been classified as Level 3 in the fair value hierarchy in accordance with IFRS 13 Fair Value Measurement. The fair value of the properties was based exclusively on external

Allocation Report



* Bank loans and construction credits for completed properties and properties under construction. Excl. Brinova Fastigheter AB.

** Property value of completed properties and properties under construction. Excl. Brinova Fastigheter AB.

valuations in 2024, by means of a combination of yield capitalization and sales comparison methods. Properties under construction and project properties are valued at cost with additions/deductions for expected unrealized value changes, calculated as the estimated fair value less the estimated cost, where 20 percent of the assessed change in value is recognized when the building permit has gained legal force and a general construction contract has been signed, while the remaining 80 percent is recognized progressively during construction in relation to the costs incurred. The fair value is the estimated amount that would be received in a single transaction at the time of valuation between knowledgeable parties who are independent of each other and who have an interest in completing the transaction following the usual marketing measures, where both parties are presumed to have acted with insight and wisdom, and without coercion.

As of 31 December 2025, all of the Group's completed properties have been valued by the external independent assessor, Newsec Advisory AB, in accordance with the recommendations of RICS and IVSC, to reach a

market value in accordance with the internationally accepted definition developed by these organizations.

In all instances, the basis for the valuation consists of data regarding the condition of the property, leases, fixed operating costs, vacancies and planned investments, as well as an analysis of existing tenants. An assessment is made of the location, rent trend, vacancy rates and direct return requirements for relevant markets, and normalized operation and maintenance costs are taken into account. Data on the properties' land area, detailed development plans for undeveloped land and development properties are collected from public sources.

The value of the property holding is updated quarterly through existing values being updated with current rents, vacancies and market data from the external independent valuers, Newsec Advisory AB, in terms of direct return levels and operation and maintenance costs.

The properties are inspected on an ongoing basis. The purpose is to assess the standard and condition of the properties, and the attractiveness of commercial premises.

Yield capitalization method

In valuations using the income approach, each property is valued individually by discounting expected future cash flows, i.e. future rental income less estimated operating and maintenance costs, as well as the residual value at the end of the calculation period. The calculation period is typically 10 to 15 years for residential properties, depending on the year of construction, and up to 25 years for community services properties, depending on the underlying lease agreements. Estimated rent payments, as well as operating and maintenance payments are derived from actual income and costs. Cash flow is market-adjusted by taking into account any changes in the occupancy ratio and letting levels, operating and maintenance payments, as well as market-based levels of the cost of capital and direct return requirements.

All cash flow calculations are based on a long term rate of inflation of 2.0 percent (the Riksbank's inflation target). Short-term cost inflation was reduced from 1.0 percent in the year to 1.5 percent for 2026. Corresponding rental inflation has been adjusted to 2.5 percent for 2027, followed by 2.0 percent in the subsequent years.

Rent payments

Future rent levels are based on current levels and potential rent increases associated with investments and inflation. For 2026, rental increases

generally amount to between 3.0 and 4.0 percent for residential properties, with an average of 3.25 percent in Brinova Fastigheter's portfolio and 3.86 percent in K-Fastigheter's remaining portfolio. All revised rents for 2026 will be notified during the first quarter. Rent levels for commercial contracts are estimated based on the current rent level including indexation, which means that rent levels shadow inflation forecasts. The CPI for October 2025 was 0.92 percent, which affects rental developments for 2026. For the advance valuation of new construction in progress, rent levels are adjusted by the future expected rent inflation upon completion. Vacancies are assessed for each property based on the current vacancy status with a gradual adaptation to market-based vacancies and individual conditions.

Operating and maintenance costs

The assessment of disbursements for normal operations, maintenance and repairs, property tax, ground rent and property administration, has been made on the basis of actual outcomes for the relevant property or for a property of a similar design, and on the basis of Newsec Advisory AB's statistics and experience of comparable objects. The assessment includes the properties' purpose, age and maintenance status. Disbursements for operations, administration and maintenance are expected to increase in line with assumed rate of inflation.

Investment needs

The property's investment needs are assessed on the basis of maintenance plans, the condition of the property and planned or current projects.

Direct return requirement and interest rate

The properties' direct return requirement has been assessed on the basis of each property's unique risk, which can be broken down into two parts – general market risk and specific property risk. The market risk is linked to general economic developments and is influenced by, among other things, how investors prioritize between different asset classes and financing opportunities. The specific property risk is influenced by the location of the property, the type of property, the standard of the housing units/premises, the quality of the installations, the type of tenants and the nature of the contract. The cost of capital corresponds to the interest rate that the owner of the property is required to pay on capital tied up in the property. The interest rate requirement is based on experiential assessments of the market's interest rate requirements for similar properties, which is, in practice, derived by inflation-adjusting the estimated direct return requirement.

For completed investment properties, the return requirement on valuation units varies from 3.11 percent to 8.50 percent, with a total weighted average of 4.71 percent and, for properties under construction valued in advance, from 4.27 percent to 4.84 percent, with a weighted average of 4.44 percent. The return requirement varies mainly due to the distribution between types of premises (housing/commercial), rent level and geographical considerations. The change compared with 2024 is primarily attributable to the consolidation of Brinova Fastigheter. For completed investment properties, the average cost of capital applied for the year



was 6.65 percent and, for project properties under construction valued in advance, 6.53 percent.

Residual value

The residual value comprises the operating surplus during the remaining economic life of the asset, which is based on the year following the last year calculated. Residual value is calculated for each property through perpetual capitalization of the estimated market operating surplus and the estimated market operating direct return requirement for each property. The return requirement comprises the risk-free interest rate and each property's unique risk. The cost of capital/discount rate is used to discount the residual value of the properties to present value.

The sales comparison method

The sales comparison method is based on market analyses of conveyances of properties that are considered comparable. The method applies prices paid for similar properties on a free and open market. The comparison should take into account the value change between the transfer date for the property and the date of valuation. The sales comparison method is used primarily to support the yield capitalization method.

Valuation assumptions, weighted average

	2025	2024
Calculation period, number of years	10–25	10–15
Annual long-term inflation, %	2.00%	2.00%
Cost inflation coming year, %	1.50%	1.00%
Long-term rent trend housing, % annually	2.00%	2.00%
Rent inflation coming year, %	2.50%	3.00%
Rental value, SEK/m ²	1,944	2,066
Operating cost, SEK/m ²	331	296
Maintenance cost, SEK/m ²	66	53
Long-term vacancy ratio, %	2.13%	0.62%
Direct return requirements, residual value, %	4.71%	4.41%
Cost of capital, %	6.65%	6.45%

Average direct return requirement for calculating residual value, %

	Housing		Public properties		Community services properties		Total	
	Range	Average	Range	Average	Range	Average	Range	Average
Rental value, SEK/m ²	1,098–3,178	2,056	772–3350	1,758	599–3939	1,442	599–3939	1,944
Rental value, SEK/m ²	200–605	355	73–434	279	75–393	237	73–605	331
Maintenance cost, SEK/m ²	26–114	61	33–177	81	5–105	78	5–177	66
Long-term vacancy ratio, %	0.00–1.00%	0.32%	0.00–13.08%	5.85%	3.02–16.00%	6.81%	0.0–16.00%	2.13%
Direct return requirements, residual value, %	3.11–5.40%	4.47%	4.62–7.82%	5.72%	4.78–8.50%	6.17%	3.11–8.50%	4.71%
Cost of capital, %	5.12–7.45%	6.52%	5.20–9.92%	6.83%	6.00–10.62%	8.20%	5.12–10.62%	6.65%

	Residential properties, completed		Residential properties, new construction	
	Range	Average	Range	Average
Rental value, SEK/m ²	1,098–2,884	1,953	2278–3178	2,516
Operating costs, SEK/m ²	200–605	364	293–345	315
Maintenance cost, SEK/m ²	26–114	64	44–48	46
Long-term vacancy ratio, %	0.00–1.00%	0.33%	0.00–0.50%	0.27%
Direct return requirements, residual value, %	3.11–5.40%	4.49%	4.27–4.84%	4.44%
Cost of capital, %	5.12–7.45%	6.52%	6.34–6.93%	6.53%

	Region East		Region West		Region South			
	Range	Average	Range	Average	South west		South east	
					Range	Average	Range	Average
Rental value, SEK/m ²	1,858–2,841	2,339	599–3178	2,257	751–3350	1,932	701–3939	1,748
Operating costs, SEK/m ²	215–329	310	200–350	299	73–605	356	75–555	314
Maintenance costs, SEK/m ²	44–48	46	46–91	51	26–177	74	5–108	67
Long-term vacancy ratio, %	0.24–0.94%	0.46%	0.28–9.20%	1.82%	0.0–10.39%	2.11%	0.25–16.0%	2.88%
Direct return requirements, residual value, %	4.27–4.73%	4.42%	4.28–6.49%	4.57%	3.87–7.66%	4.71%	3.11–8.50%	4.96%
Cost of capital, %	6.35–6.82%	6.49%	6.33–8.57%	6.64%	5.25–9.76%	6.61%	5.12–10.62%	6.82%

OUR STRATEGY

Profitable growth and strategic partnerships that create value

With the business plan for the period 2024–2028, K-Fastigheter set out a clear strategy to create value for several of the company's stakeholders. From previously constructing properties exclusively for proprietary management and long-term ownership, with the exception of the prefabricated operations' delivery to external customers, a proportion of the properties built will now be sold to external customers. This is intended to support our expansion and self-financing.

During 2025, K-Fastigheter completed several transactions in line with the business plan, of which the divestment of our portfolio of investment properties in region South to Brinova was the largest. In addition, the first stage of a property portfolio in the Gothenburg area was divested, with Viga Cap as buyer. At the beginning of 2026, K-Fastigheter reduced its ownership in K-Fast Kilen AB to 50 percent. K-Fast Kilen AB is therefore recognized as an associated company as of 1 January 2026. Preparations are underway for a distribution in kind of the Group's shares corresponding to 57.6 percent in Brinova Fastigheter AB to the shareholders of K-Fast Holding AB.

Divestments may relate to individual properties or portfolios, both new production or from existing holdings, in the form of forward funding or tenant-owned apartments. All project starts will, as previously, be based on rental calculations. To clarify that K-Fastigheter is much more than a property company, including through our growing construction operations with strong order intake and the strategic holdings we have in property management companies, K-Fastigheter reports its operations in two operating segments: Construction and Property Management.

The division into segments is a step towards highlighting the values created outside Property Management. The Construction operating segment has accounted for more than 80 percent of the Group's earnings (excluding unrealized changes in value of completed investment properties and derivatives) since the financial year 2021, when the prefabricated operations became part of K-Fastigheter.

The Construction operating segment comprises the business areas Project Development, Construction Management and Prefab Solutions. The objective is to deliver completed residential units to both internal and external customers, based on the Group's proprietary concept buildings and constructed using high-quality structural frame solutions.

The Property Management operating segment is to maintain efficient management and a high occupancy rate in the Group's property portfolio, with a focus on residential properties, thereby contributing cash flows.

Update of the business plan

During 2026, we are working on updating our business plan to address the new conditions created by the planned distribution of K-Fastigheter's shares in Brinova. We will develop our construction operations with the aim of strengthening our position in the Swedish market, both through our own projects and through strategic partnerships with partners such as Kilenkryssat, Novum, Vigam, ByggVesta and Alhem, providing us with access to broad and deep expertise, enabling us to be more flexible and agile in a changing market.

Our market consists of the development and construction, primarily of residential buildings. According to the latest population forecast from the National Board of Housing, Building and Planning (Boverket), Sweden's population is expected to grow by 200,000 by 2034. Demographics are changing as the population ages and the 65+ age group will continue to grow. In addition, two out of three municipalities are experiencing population decline, while the urbanization trend seen over several decades appears set to strengthen further.

To meet the demand for modern and sustainable properties and a partially changed demand for housing size and quality in locations that are new to us, we may divest assets to finance new projects. Such divestments are carried out when we consider the price level to be appropriate and assess that the released liquidity can be invested in new projects with high returns.

Strengthened profitability and cash flow

Completed projects may be sold to generate cash flow that can be reinvested or distributed to shareholders. Consequently, we are sharpening our focus on projects located in and around major cities and university hubs. As we clarify our geographic focus and undertake the projects that we assess have optimal conditions, including strong demand for rental and tenant-owned apartments and the ability to deliver projects of high quality within short construction times, volume will not be the primary objective, but rather profitability and risk minimization.

Strengthening our position in construction

Since the acquisition of K-Prefab in 2021, K-Fastigheter has developed efficient and sustainable structural frame solutions for the construction of our proprietary concept buildings and other projects requiring a combination of innovative, cost-efficient and climate-declared concrete frames.

We will continue to integrate and improve efficiency within the construction operations. The focus is on improving procurement procedures, optimizing resource utilization with a focus on sustainability, and ensuring delivery of high-quality projects on time and with cost control throughout all stages of a project.

The "Build on Time" initiative

K-Fastigheter, together with Besqab, JM, Riksbyggen and Skanska, seeks to reverse the recent trend of steadily increasing lead times in the processing of new residential development projects. We jointly consider the growing inertia to be an issue that must be addressed. Excessively long lead times in municipal detailed planning and permitting processes lead to higher construction costs and, ultimately, fewer homes being built. This creates excessively high barriers in the housing market.

The "Build on Time" initiative is one of the parties that has developed the National Lead Time Index, which aims to provide comparable data for systematic improvement work at the local level. The latest available measurement is from 2025 and showed – despite a lower number of cases at municipalities compared with the previous measurement – a continued increase in the average lead time to 4.8 years, whereas the target should be lead times not exceeding 2.5 years. Total lead times for detailed planning and building permits in the municipalities included in the survey range between 3.2 and 6.8 years, with a weighted average of 4.8 years. This represents an increase from 4.7 years in the 2024 measurement and 4.5 years in 2023.



SUSTAINABLE & ENVIRONMENTAL APPROACH OVER A LIFE CYCLE

Life cycle of the building

K-Fastigheter aims to build using sustainable materials with a focus on cost efficiency. A sustainable building entails much more than just energy efficiency. Buildings are to be produced in financially and environmentally viable ways and work well from a social perspective, now and in the future. It should be possible to use our concept buildings, and for them to remain functional, for many generations. The estimated life span is about 100 years, meaning that the architecture, materials and construction methods we use today should be enjoyed and last for a very long time. In addition, we strive to facilitate future renovations and adaptations to changing needs at the planning stage.

For example, our Apartment Block concept building has been designed with wall structures that provide access to all drain stacks from the staircase, which makes it possible to replace stacks without requiring tenants to move out. The use of concept buildings forms the basis for a long-term sustainable economy. Even if every location is unique, we can recycle experience and solutions from previous projects. In addition, waste volumes can be minimized and the management of completed buildings optimized through knowledge of the buildings' infrastructure. K-Fastigheter is working to implement solutions that reduce dependence on fossil fuels in newly constructed properties and address other climate-impacting factors, while simultaneously aiming to improve quality and cost-efficiency over time.

K-Fastigheter assesses that the Group will be affected in multiple ways looking ahead, including increased demands for sustainable investments to reduce the negative impact on the environment. Through increasingly sustainable production of concrete frames and a systematic sustainability approach focused on continuous improvement, K-Fastigheter is well positioned to reduce its environmental impact and meet current and anticipated climate and environmental regulations. During the year, efforts continued with the aim of halving our greenhouse gas emissions by 2035.

Environmental certification

K-Fastigheter's prefab operations are certified according to ISO 14001 and K-Prefab continuously seeks to minimize any negative environmental impact, including avoiding materials and methods that could generate an environmental hazard when better alternatives are available, and to reduce/increase the efficiency of transports. Our six production plants are currently entirely fossil-free in terms of heating. Five of these plants use biodiesel to operate trucks and vehicles.



K-Fastigheter does not conduct operations requiring permits according to the Swedish Environmental Code. However, a reporting requirement applies to refrigerants. The Group's tenants may conduct operations that require permits or notice. In 2025, K-Fastigheter did not register any infringements of environmental legislation or related regulations.

Construction and construction materials

The fact that K-Fastigheter constructs concept buildings with a high degree of prefabrication optimizes resource utilization and quality, and ensures a positive working environment. By using a standardized process in K-Fastigheter's proprietary production facilities, consumption of materials, logistics and other resources can be planned in detail, reducing waste, emissions and inventories, while also streamlining flows and lowering costs in areas that do not create value. K-Fastigheter's construction uses quality materials that are sustainable in the long term.

The Group's concept buildings are largely constructed using concrete, a material that is tried-and-tested, durable and safe, with positive climate properties, but which includes cement which has a significant

environmental impact. Ongoing efforts are being made to reduce the amount of cement in manufactured elements wherever possible. This includes optimizing recipes and replacing cement with other binding agents such as ground granulated blast furnace slag and fly ash. By building prefabricated construction elements using concrete and wood from its own production facilities, K-Fastigheter is able to control the process. Manufacturing indoors in a controlled environment means that the work is not dependent on weather conditions and temperature, compared to molding frames on site.

Other advantages of prefabricated manufacturing methods is more optimized products requiring smaller quantities of materials, helping reduce the number of shipments of building materials, while making it easier to handle the waste that always arises during production. Furthermore, production times can be shortened compared to frames molded on site.

The goal is to gradually transition to use only crushed aggregate in concrete. This means that natural gravel is used only when crushed aggregate cannot be used. In total, around 90 percent of current ballast

at the Group's plants comprises ungraded crush rock, and this proportion may increase in coming years. Since 2020, K-Fastigheter satisfies the demand to sort certain types of waste, and to store it separately from other types of waste. The aim of the sorting requirement is to rise higher in the waste hierarchy and improve preparation procedures for reuse and materials recycling.

K-Fastigheter's climate impact primarily arises from material production and the energy used in construction transport and processes. To reduce our climate impact, we focus on materials such as concrete and reinforcement steel, as well as on transport and machinery. For several years, our prefab operations have worked to reduce emissions and the use of raw materials, measures that are important to achieving the targets in the industry's Roadmap 2045.

The work focuses on minimizing the amount of cement in concrete, using additives with lower climate impact, as well as minimizing the volume of concrete. During the year, the prefab operations continued to develop and implement solutions for concrete optimization in their products, as well as developing new tools and improving internal processes.

In efforts to reduce the climate impact of steel, primarily used in reinforcement, K-Fastigheter purchases only from producers that provide certified products with low emissions.

K-Fastigheter's green bond financing

Since June 2025, K-Fastigheter has had a green financing framework that enables the issuance of so-called green bonds up to a value of SEK 1,000 million. The framework has been developed in accordance with the 2021 ICMA Green Bond Principles and the 2025 LMA/LSTA/APLMA Green Loan Principles.

The framework defines three categories eligible for green financing: Green Buildings, Energy-Efficient Buildings, and Renewable Energy. Green Buildings represent the dominant category within K-Fastigheter's operations and include the construction of new properties with a minimum energy rating of class B – a standard to which all K-Fastigheter's concept buildings are currently designed to meet. In connection with the establishment of the framework, S&P Global Ratings issued an independent assessment, classifying the framework as Light Green. K-Fastigheter's bonds have been traded on Nasdaq Stockholm's list for sustainable bonds since 28 October 2025.

The value chain

The Group's ability to manage all stages of the value chain, from property acquisition, project development, production and construction to occupancy and potential divestment of properties, is an important competitive advantage and creates value for all stakeholders.

Read more about our sustainability work in 2025 in the Sustainability Statement on pages 39–71.

K-Fastigheter has approximately 2,200 suppliers and is dependent on stable supply chains comprising raw materials, components and skilled contractors. Key input resources – energy and natural resources and

labor – are procured following due diligence and secured through formal agreements and are continuously monitored in various ways, including site visits.

Among our downstream stakeholders in the value chain are the municipalities and locations where we or our customers build and where completed residential properties and/or commercial premises become a significant part of the local community. Our understanding of how customers, tenants, neighbors and other users use and experience our completed buildings forms the basis of our continuous improvement efforts to reduce climate impact and deliver construction quality that meets customer and tenant demand.



ORGANIZATION AND EMPLOYEES

K-Fastigheter's organization is characterized by growth, engagement and responsibility, as well as supporting the Group's strategies and objectives. Operations are organized into two operating segments: Construction and Property Management.

The Group's Parent Company is K-Fast Holding AB. At the end of the year, the Group comprised 219 wholly-owned and partly-owned subsidiaries and 12 associated company groups.

The largest subsidiary is Brinova Fastigheter AB, an independent company with a separate Board of Directors and management team. The company's Class is listed on Nasdaq Stockholm Mid Cap.

The Construction operating segment comprises the business areas Project Development, Prefab Solutions, and Construction Management.

The Project Development business area is responsible for the entire process, from the acquisition of building rights, acts as developer in ongoing projects, manages letting and property management of completed projects, and is responsible for the sale of projects in various forms, including tenant-owned apartments, forward sale, forward funding, sales of completed projects and sales of turnkey concept building contracts.

The Prefab Solutions business area is organized as a subsidiary (K-Prefab AB) with its own CEO and management. The business area delivers to both internal and external customers. The latter category includes Sweden's larger construction and residential companies and several customers within the defense and security sectors. The operations manufacture and assemble structural frames for the Group's concept buildings and deliver complete structural contracts in accordance with external customers' specifications.

The Construction Management business area manages and executes projects from turnkey contracts through to handover of completed projects to the developer/customer in accordance with budget. The organization consists of three geographical regions, each led by a regional manager supported by project managers, site engineers and site managers. Overall, the business area is led by a head supported by a limited number of staff functions in cooperation with the Group's central functions. The focus is on maintaining project timelines and costs through effective collaboration between all involved parties.

The Property Management operating segment is responsible for the Group's subsidiaries as well as jointly owned strategic partnerships in property development and management.

There are also shared functions for Business Development, Accounting and Finance, Procurement, IT, Legal Counsel, HR, QEW, and IR & communication.

To ensure continued success for K-Fastigheter, the Group needs to work towards securing the engagement and participation of all employees. A high degree of involvement and open communication creates trust, engagement and clarity. Engaged, motivated and competent employees engenders confidence, which increases the number of satisfied customers and tenants.

Long-term, Innovative and Caring are key words intended to guide all Group employees in their daily work, how they view themselves in their role, how they behave, and how they are experienced by others. The Group uses a digital tool to complete regular employee surveys, which allows us to evaluate the company and strive to become a little better each day. To be an attractive employer, K-Fastigheter works with development plans that encourage employees to develop their competencies. In order for K-Fastigheter to be the obvious choice for our customers, tenants, co-workers and other stakeholders, we evaluate all processes, whether relating to construction projects, production plants or administrative tasks, to ensure that we always do a little better next time.

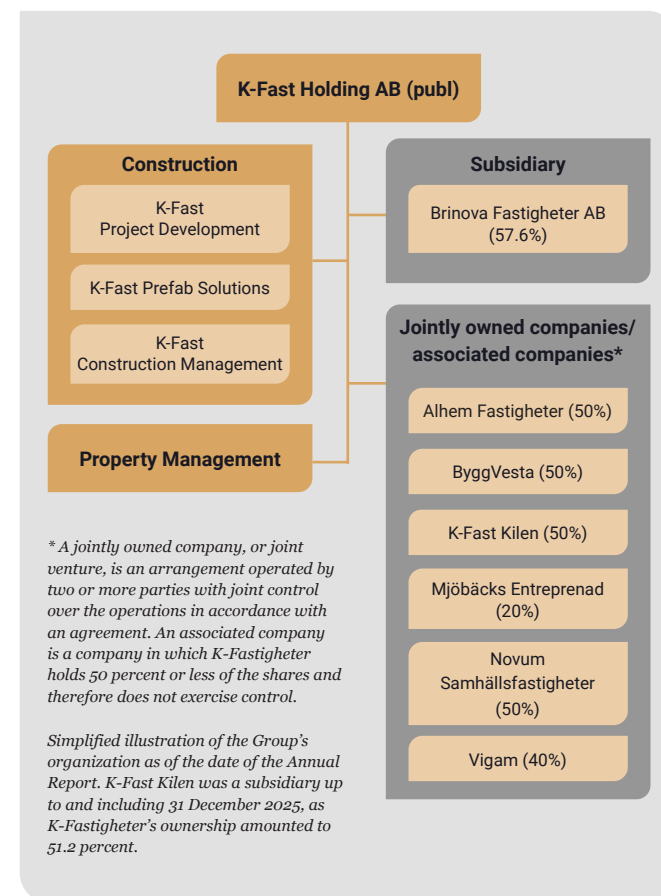
A great on-boarding program for new staff creates a foundation for a positive working environment, and engenders faster and better results. Among other initiatives, Group-wide introduction days are held for newly hired salaried employees. Two such onboarding days were held in 2025.

Working environment

At the end of 2025, the number of employees amounted to 640 (542), of which 100 were women (66) and 540 were men (476), of which a total of 91 employees in Brinova Fastigheter AB. A majority of these work in production, assembly and property management. To meet growth and fluctuations in capacity utilization, K-Fastigheter occasionally supplements its permanent workforce with a proportion of contracted staff, primarily in our production plants.

K-Fastigheter strives to maintain a safe working environment, from a physical, social and psychological perspective, guided by the words "We are each other's working environment."

K-Fastigheter works to create a working environment where all employees feel safe and well. When co-workers thrive, they perform better and provide a higher level of service to the Group's customers. Engagement,



security and competencies in the relevant areas of expertise create the right conditions for all employees to share responsibility for their own and the business units' progress.

The Group employs a number of workplace health and safety specialists, who participate and support internal audits, training sessions, and other initiatives at construction sites, factories, and offices. Within the construction operations, a safety week is held each year with themed trainings for all employees, where the aim is to increase practical competencies in safety and strengthen the safety culture.

K-Fastigheter prioritizes the health of its employees. All employees are allocated an annual well-being allowance and are invited to join campaigns or activities, as well as other various employee initiatives at both Group and business area level. A structured process is in place for employee performance reviews. As a Group, K-Fastigheter continuously seeks to recruit new employees and maintain a strong corporate culture. The Group has an effective recruitment system with a large database of interested candidates.

Internal recruitment is encouraged with the aim of developing the Group and the individuals within it, and there are many good examples of staff who have progressed their careers internally in management and specialist roles across all business areas. K-Fastigheter was named a Career Company by an external party for the first time in 2023 and also received the designation for 2025. K-Fastigheter was nominated in two categories following an assessment of the Group as an employer by an expert panel. In October 2025, K-Fastigheter was named Employer Branding Role Model of the Year by the Karriärföretagen jury.

K-Fastigheter can be found on multiple social media.

K-Fastigheter can be found on multiple social media. Follow us to find out more about us and our operations. Search for "K-Fastigheter" and "K-Prefab". Also visit our careers page to find out more about job opportunities at K-Fastigheter.



MANAGEMENT REPORT



**The Group's
Financial Statements**
Pages 85–88



**Parent Company
Financial Statements**
Pages 89–92



The Group's Notes
Pages 93–128



Auditor's Report
Pages 130–134

MANAGEMENT REPORT	26–135
Management Report	26
Significant events during and following the financial year	33
Risks and risk management	35
Sensitivity analysis	38
SUSTAINABILITY STATEMENT	39–71
Taxonomy Regulation	62
CORPORATE GOVERNANCE REPORT	72–82
REMUNERATION REPORT	83–84
FINANCIAL STATEMENTS	85–128
Consolidated Financial Statements	85
Parent Company Financial Statements	89
Note 1: Accounting principles	93
Note 2: Segment reporting	95
Note 3: Income	97
Note 4: Leases	98
Note 5: Employees and personnel expenses	99
Note 6: Operating expenses	100
Note 7: Depreciation/amortization and impairment	101
Note 8: Remuneration to the auditors	101

Note 9: Profit from investments in associates and joint ventures	101
Note 10: Financial income and expenses	102
Note 11: Value change, investment properties	102
Note 12: Income tax	103
Note 13: Other comprehensive income	103
Note 14: Earnings per share	103
Note 15: Intangible assets	104
Note 16: Investment properties	105
Note 17: Business properties	108
Note 18: Property, plant and equipment	109
Note 19: Investments in associates and joint ventures	110
Note 20: Other non-current receivables and securities holdings	111
Note 21: Deferred tax	111
Note 22: Financial risks and finance policies	112
Note 23: Inventories	118
Note 24: Accounts receivable	118
Note 25: Impairment, expected credit losses	118
Note 26: Other receivables	119
Note 27: Prepaid costs and accrued income	119
Note 28: Cash and cash equivalents	119
Note 29: Equity	120
Note 30: Non-controlling interests	121
Note 31: Other provisions and non-current and current liabilities	122
Note 32: Accrued costs and prepaid income	122

Note 33: Appropriations	122
Note 34: Profit from investments in Group companies	122
Note 35: Investments in Group companies	123
Note 36: Receivables and Liabilities, Group companies	124
Note 37: Pledged assets and contingent liabilities	124
Note 38: Cash flow Statement	125
Note 39: Transactions with related parties	125
Note 40: Business combinations	127
Note 41: Events after the end of the financial year	127
Note 42: Proposed appropriation of earnings	128
Signatures of Board of Directors and Auditors	129
Auditor's Report	130
Auditor's limited assurance report on K-Fast Holding AB's (publ) Sustainability Statement	135

MANAGEMENT REPORT

The Board of Directors and CEO of K-Fast Holding AB (publ), 556827-0390, with its registered office in the Municipality of Hässleholm, Sweden, hereby submit the Annual Report and consolidated accounts for the financial year 2025. Amounts in the Annual Report are expressed in millions of Swedish kronor (SEK million). Numerical data in brackets refer to the corresponding value for the preceding financial year. Brinova Fastigheter AB is consolidated in the operations from 1 April 2025.

Operations

K-Fastigheter is a Swedish project development, construction, prefab and property management company founded in 2010. With commitment at all levels, the business concept is to create attractive homes offering a high degree of comfort. The Group has developed its own housing concepts, meeting demands for high-quality housing from tenants and social planners. To increase cost efficiency and shorten construction times, the Group works with three concept buildings that are constructed solely for long-term ownership and active property management: Low-Rise, Lateral Low-Rise and Apartment Block, as well as a proprietary concept building for commercial premises, K-Commercial.

The Group has a strong position in the Öresund Region and in the Västra Götaland, Copenhagen and Mälardalen Regions through strategic partnerships.

K-Fastigheter's principal property segment is housing, which, at the end of 2025, constituted 66 percent of the area under property management and 67 percent of the contractual rent. During the financial year, K-Fastigheter started construction of 176 apartments (928) and completed 473 (425). During the year, the Group divested 558 apartments (313). At the end of the financial year, the Group managed 7,520 apartments (4,985), where the change is primarily attributable to the consolidation of Brinova Fastigheter AB from 1 April 2025. Furthermore, the Group was active in 15 construction projects (18) encompassing 1,752 apartments (2,052). The current construction and project portfolio comprises approximately 1,788 apartments (1,893).

Through the subsidiary K-Prefab, whose operations comprise construction, production and assembly of primarily prefabricated concrete frames for housing construction, the Group is self-sufficient in terms of the most high-cost item relating to its construction of housing for proprietary management, i.e. the frames. K-Prefab also makes significant external sales to the Swedish construction industry. With its six production sites from Östra Grevie in the south to Strängnäs in the north and local assembly teams, K-Prefab is able to deliver to all the Group's construction projects. Furthermore, sustainability has been a strategic priority for some time.

Overarching goals

K-Fastigheter's overarching goal is to generate value for the company's shareholders. Value creation is measured over a business cycle as profit and, in the long term, net asset value per share.

The target is for profit and net asset value to be generated while maintaining a stable and sound financial position and with balanced financial risk-taking, meaning that:

- Over time, the equity/assets ratio is not to be less than 30 percent.
- Over time, the interest coverage ratio is not to be less than a multiple of 1.75.
- Over time, the loan-to-assets ratio is not to exceed 65 percent.

Parent Company and organization

The Group's Parent Company is K-Fast Holding AB. At the end of the financial year, the Group consists of 219 wholly and partly owned subsidiaries and 12 associated company groups. The number of employees amounted to 640 (542), of which 100 were women (66) and 540 were men (476), of which a total of 91 employees in Brinova Fastigheter AB. Brinova operates as an independent company with a separate Board of Directors and management team, and is listed on Nasdaq Stockholm Mid Cap.

The Group's operations are organized into two operating segments, Construction and Property Management, whose respective operating managers report to the CEO and, together with the Deputy CEO/CFO and COO/HR Manager, form part of the Group's management team.

There are also Group-wide functions for Business Development, Accounting and Finance, Procurement, IT, IR/Communications, Marketing, Legal and HR. The Group's General Counsel, Head of Business Development, Head of Finance, Head of Procurement, Head of IT, Head of IR/Communications and Head of Marketing and HR are part of the Group's extended management team. Brinova has equivalent or similar functions within its management team, operating independently from K-Fastigheter.

K-Fast Holding AB's head office is located in Hässleholm. In addition, the Group has production facilities in Hässleholm, Östra Grevie, Vara, Hultsfred, Strängnäs, and Katrineholm, as well as offices in Malmö, Gothenburg, and Stockholm. Brinova's head office is located in Helsingborg, with additional offices in Skåne, Blekinge, and southern Småland.

The company's Class B share has been listed on Nasdaq Stockholm since 29 November 2019 and is traded on its Mid Cap segment.

Multiple-year summary

SEK m	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Group										
Net sales	1,903.8	1,153.6	1,094.8	1,406.0	1,252.7	215.1	187.3	124.8	130.9	135.0
Profit for the year	-76.2	74.8	-398.1	907.4	1,044.4	474.5	365.3	244.8	372.6	175.6
Total assets	26,805.4	17,465.9	16,807.2	15,272.0	11,482.7	7,659.6	5,373.7	3,347.1	2,213.6	1,383.9
Equity/assets ratio, %	30.4%	30.4%	30.3%	33.9%	36.9%	41.9%	41.7%	29.3%	34.4%	28.6%
Number of employees	640	542	550	732	691	76	68	53	34	26
Parent Company										
Profit for the year	2,091.9	8.0	29.0	304.2	93.5	-9.0	107.6	10.2	38.1	2.5
Total assets	6,303.5	4,647.6	3,932.4	3,426.9	3,429.7	3,025.0	2,490.7	992.8	301.3	177.7
Equity/assets ratio, %	71.6%	52.1%	58.2%	56.5%	47.6%	50.9%	42.2%	5.1%	16.0%	8.0%
Number of employees	41	78	73	42	26	17	13	6	3	1

Consolidated comprehensive income

Income

Total income for the full-year was SEK 1,903.8 million (1,153.6). Income from property management operations totaled SEK 1,063.6 million (607.9) for the year, an increase of 75 percent compared with the corresponding period last year. The increase is primarily explained by the consolidation of Brinova. Rental increases for 2026 in the K-Fast portfolio (including K-Fast Kilen) are estimated at approximately 3.86 percent and in the Brinova portfolio at approximately 3.25 percent (not all negotiations have been concluded). Apartments under management amounted to 7,520 (4,985) at the end of the year. The occupancy rate was 93.9 percent at the end of the year, against 96.4 percent at the beginning of the year. The letting market was challenging at the beginning of 2025, but through, among other things, extensive measures in Brinova, which manages the majority of the Group's investment properties, Brinova's occupancy rate improved towards the end of the year, with positive net development since August, and the development going forward is expected to remain positive.

Income from the Construction operating segment totaled SEK 1,988.5 million (1,855.0) during the year, including percentage of completion revenue recognition over time in new construction in progress of SEK 105.8 million (301.8), of which a total of SEK 830.4 million (537.8) relates to external sales. Income from external construction, our prefabricated operations, was affected during the year by an improved construction market, with sales amounting to SEK 680.1 million (493.8). A number of major orders were secured during the year, and the order value at year-end amounted to SEK 1,254.2 million (1,056.0), of which 78 percent (61) related to external customers. Construction of concept buildings was significant during the year, with income amounting to SEK 1,308.4 million (1,361.1), despite percentage-of-completion revenue — included in income from the construction of concept buildings — being negatively affected by fewer construction starts in year-on-year terms. Of revenue from construction of concept buildings, SEK 150.3 million (44.0) relates to external sales during the year. The number of apartments in construction was 1,755 (2,052) at the end of the year. 176 apartment construction starts (928) took place during the year.

Operating expenses

Operating expenses for the property management operations for the year amounted to SEK 348.3 million (206.7), primarily impacted by the consolidation of Brinova. Operating costs for property management operations normally vary according to a seasonal pattern, where costs are

higher in the first and fourth quarters compared to the rest of the year. Costs relating to the project and contracting operations comprise direct project-related costs and fixed costs for the Construction Management and Prefab Solutions organization. The part of operations involving external construction and production has been reported in the Statement of Profit or Loss. Project and construction operations for Group property management activities have been capitalized as work for the Group's own purposes and have been reported net in the Statement of Profit or Loss under Project and construction costs. Total project and construction costs were SEK 2,177.7 million (1,758.0) for the full year, of which SEK 1,390.6 million (1,308.9) was capitalized on own account and SEK 787.0 million (449.1) recognized in the profit or loss. The increase in capitalized costs for own account is primarily attributable to higher work in progress in the construction operations relating to apartments for own management, and the increase in costs recognized in the Statement of Profit or Loss is primarily attributable to higher external sales in the prefabricated operations.

Gross profit

The Group's gross profit amounted to SEK 767.8 million (498.2) for the full year 2025, allocated as gross profit according to segment reporting for property management of SEK 715.3 million (401.2) and gross profit for project and construction operations of SEK 162.4 million (398.3), including revenue recognized over time in new construction in progress of SEK 105.8 million (301.8).

Gross profit for property management was positively affected by increased rental income, as a result of factors including the consolidation of Brinova Fastigheter and a higher surplus ratio. The surplus ratio for the year amounted to 67.3 percent (66.5).

Gross profit for the Construction operations amounted to SEK 162.4 million (398.3) and was positively impacted by higher revenue in the prefabricated operations, but negatively affected by fewer construction starts, lower percentage-of-completion profit recognition over time, and adverse cost developments in a few individual projects.

Central administration

Central administration, which includes Group-wide management, business development, legal, procurement, IR/communications, marketing, HR, IT and finance in K-Fast Holding AB and Brinova Fastigheter AB, amounted to SEK 87.2 million (67.9) for the year, of which SEK 34.8 million is attributable to Brinova. The increase is primarily due to the consolidation of Brinova Fastigheter, offset by ongoing cost-saving programs.

Depreciation/amortization and impairment

Depreciation/amortization and impairment for the year amounted to SEK 70.9 million (71.6), of which depreciation/amortization and impairment attributable to prefabricated operations totaled SEK 48.8 million (52.6), of which SEK 11.6 million (11.4) from amortization of intangible assets for the year. In total, depreciation/amortization and impairment for the Construction operating segment amounted to SEK 53.0 million (62.7), and for the Property Management operating segment to SEK 14.3 million (5.3). Total depreciation/amortization for the Group was SEK 58.3 million (59.3). Impairment for the Group was SEK 12.6 million (12.4).

Profit from investments in associates and joint ventures

Profit from investments in associates and joint ventures for the year amounted to SEK 15.4 million (14.8). Profit/loss was primarily affected by K-Fastigheter's share of profit in Mjölback's Entreprenad AB, Vallenfäst Rikeby AB and Novum Samhällsfastigheter AB.

Net interest income

Net financial items amounted to SEK -450.7 million (-274.1) for the year, of which net interest income comprised SEK -445.0 million (-281.0). At the end of the year, the average interest rate for acquisition financing, investment and business properties was 3.48 percent (3.72), including the effects of interest rate derivatives. During the year, interest expenses on building credits of SEK 120.2 million (183.4) were capitalized. The average interest expense in relation to contracted building credits amounted to 3.89 percent (4.92) at the end of the year. Interest expenses were negatively impacted compared with the previous year by an increase in interest-bearing debt related to the consolidation of Brinova Fastigheter and positively impacted by lower base rates, where the average base rate for the majority of the Group's financing, STIBOR 90 days, amounted to approximately 2.17 percent (3.45) during the year.

The interest coverage ratio for the year was a multiple of 1.6 (1.6), a figure adversely affected by lower net interest income which was not fully offset by increased gross profit. With progressively improved profit in the Construction and Property Management operating segments moving forward, the interest coverage ratio is expected to increase.

Profit before changes in value and profit from property management

Profit before changes in value for the full-year 2025 totaled SEK 174.3 million (99.3), corresponding to an increase of 75 percent compared to 2024.

Profit from property management amounted to SEK 264.9 million (135.1) for the year, an increase of 96 percent compared to the preceding year. Profit from property management per share amounted to SEK 0.70 (0.56), an increase of 25 percent year-on-year. Profit from property management was positively affected by the consolidation of Brinova Fastigheter and an improved surplus ratio.

Construction profit for the full year amounted to SEK 55.1 million (284.6), including percentage of completion revenue recognition in new construction projects in progress of SEK 105.8 million (301.8), a decrease of 81 percent compared with the previous year. Earnings per share amounted to SEK 0.22 (1.16), which is a decrease of 81 percent year-on-year. The Construction segment was positively impacted by higher income in the prefab operations, but negatively affected by fewer construction starts, lower percentage-of-completion profit recognition over time and adverse cost developments in a few individual projects.

Changes in value

Value changes in investment properties for the year were SEK -89.2 million (143.1), distributed over SEK -194.9 million (-158.8) for properties under management and SEK 105.8 million (301.8) for construction projects in progress. Total realized value changes for completed investment properties including exchange rate effects were SEK -145.6 million (-220.2), and SEK -49.3 million (61.5) for unrealized value changes. Realized changes in value were primarily affected by write-downs of properties in connection with completed divestments. The divestment of two properties in Gothenburg during the second quarter had an impact of SEK -61.8 million, while the sale to Viga Cap during the fourth quarter had an impact of SEK -81.0 million. Unrealized value changes were primarily affected by altered valuation assumptions, including higher tariff-based costs. The change in value of construction in progress, which in the segment reporting is recognized in gross profit through percentage-of-completion accounting, was positively affected by the gradual completion of investment properties and negatively, compared with the previous year, by fewer construction starts during the year as well as adverse cost developments in certain individual projects.

The direct return requirement in the external valuations for both completed properties and properties under new construction in progress remained stable. The direct return requirement for the valuation of completed investment properties amounted to 4.78 percent (4.44) at year-end, and for investment properties under new construction in progress it amounted to 4.44 percent (4.34) at year-end. The average direct return



requirement for K-Fastigheter's entire property portfolio, including undeveloped land and building rights and new construction in progress, amounted to 4.71 percent (4.41) at the end of the year, where the increase is primarily attributable to the consolidation of Brinova Fastigheter, as Brinova owns a higher share of community services properties and commercial properties, which normally have a higher direct return requirement than residential properties. For more information, see the Property portfolio and Valuation sections.

Changes in the value of derivatives amounted to SEK -58.0 million (-60.8) for the year. The trend during the year was primarily caused by lower market rates, which had a negative impact on the market value of the Group's interest rate derivatives. The Group's derivatives comprise interest rate derivatives, intended to mitigate the Group's interest rate and currency risks. The fair value of the Group's derivatives was SEK 19.7 million (39.6) at the end of the year. The value change in interest rate derivatives does not affect cash flow, and at maturity the value of the derivatives is always zero.

Tax

Current tax for the year amounted to SEK -9.6 million (-2.5). Deferred tax amounted to SEK -93.8 million (-104.4), primarily driven by non-deductible interest, realized value changes on divested properties, and unrealized value changes on properties in construction and derivatives,

partly offset by the recognition of deferred tax assets related to tax loss carryforwards.

As of 31 December 2025, K-Fastigheter's accumulated tax loss carryforwards were estimated at SEK 275.7 million (72.0), which together with a negative value of derivatives of SEK 119.7 million (149.9) and Lease liabilities of SEK 38.0 million (64.5) comprise the basis of the Group's deferred tax assets, which amounted to SEK 102.9 million (60.7). The deferred tax liability relates primarily to temporary differences between fair value and the residual tax base of the properties. On 31 December 2025, the fair value of the properties exceeded their tax base by SEK 9,536.9 million (5,136.5), comprising the primary basis for the deferred tax liability of SEK 2,027.1 million (1,092.4) at year end. The change is primarily attributable to the acquisition of Brinova Fastigheter.

Profit, comprehensive income and other comprehensive income for the year

Profit for the year was SEK -76.2 million (74.8), corresponding to SEK -0.56 (0.20) per share attributable to Parent Company shareholders.

Comprehensive income for the year totaled SEK -79.6 million (76.5). In other comprehensive income includes translation differences relating to K-Fastigheter's foreign operations, which totaled SEK -3.4 million (1.7) in the year. The full amount relates to items that can be reversed in a later period.



The Group's financial position

Intangible assets

Intangible assets comprise goodwill and other intangible assets primarily arose in connection with the acquisition of K-Prefab and the acquisition of Brinova Fastigheter AB. At the end of the year, goodwill amounted to SEK 600.0 million (443.6), and other intangible assets, comprising the value of K-Prefab's customer relations and capitalized system development costs, amounted to SEK 7.3 million (18.7). The increase in goodwill is a result of the consolidation of Brinova. Impairment testing was carried out at year end, which showed that there was no need for impairment. For more information regarding the Group's impairment testing, see Note 15. Other Intangible assets are amortized over five years.

Investment properties

Investment properties encompass properties where tenants can move in (completed investment properties), undeveloped land and land under development, site leaseholds (measured at fair value in accordance with IFRS 16) and new construction in progress.

On 31 December 2025, the Group's property portfolio comprised 246 completed investment properties distributed over a total of 464,864 square meters of residential space, 116,900 square meters of community services properties and 126,247 square meters of commercial space. In addition, the Group had 14 intra-Group construction projects in progress, distributed over 103,196 square meters of residential and 937 square meters of commercial space. In addition, the group had a number of properties in various stages of project development.

At the end of the year, the value of investment properties totaled SEK 24,431.1 million (15,616.5), distributed over completed investment properties at SEK 21,004.5 million (12,636.8), undeveloped land and building rights at SEK 758.2 million (648.9), site leases at SEK 38.7 million (18.0) and new construction in progress at SEK 2,629.5 million (2,312.7).

During the full-year, SEK 1,646.9 million (1,523.4) was invested in new construction, extensions and remodeling. In total, three projects as well as four stages in the construction of a total of 473 apartments were completed and reclassified from construction in progress to completed investment properties, corresponding to a value of SEK 889.2 million (1,089.1). A construction project comprising 176 apartments was started during the year.

Acquisitions during the full year 2025 amounted to SEK 8,861.1 million (191.7), where the acquisition of Brinova Fastigheter is clearly dominant.

In addition to Brinova Fastigheter, the acquisitions consist exclusively of acquisitions of undeveloped land and land for development. Property sales were completed during the year at a total value of SEK 1,536.4 million (1,189.5), comprising a portfolio of five properties in Västra Götaland with a total of 558 apartments. Furthermore, a portfolio in Gävle and Uppsala comprising a total of 288 apartments under management, 309 apartments under construction and 242 apartments in the planning stage was sold within the Group to K-Fast Kilen AB.

In addition, the total value of investment properties was negatively impacted by changes in value of SEK -89.2 million (220.2), distributed over SEK -195.0 million (-81.5) for properties under management and SEK 105.8 million (301.8) for new construction projects in progress.

Business properties

At the end of the year, the value of the Business properties amounted to SEK 548.8 million (571.0). Business properties mainly comprise K-Prefab's production premises. During the year, the business property that houses the Group's head office was sold, as a new head office is under construction. During the year, a further approximately SEK 16.6 million (28.9) was invested in K-Prefab's properties to upgrade the facilities and increase production capacity.

Equipment

Equipment, totaling SEK 152.9 million (170.8) as of 31 December 2025, mainly comprises machinery and equipment related to the Group's Construction and prefab operations, construction equipment and leased capitalized right-of-use assets in accordance with IFRS 16. The Group made total net investments of SEK 10.4 million (14.4) in inventories during the year.

Investments in associates and joint ventures and other non-current receivables

Investments in associates and joint ventures increased during 2025 from SEK 235.0 million to SEK 294.1 million, primarily as a result of a newly established joint venture with Alhem Fastigheter AB and positive progress in Novum Samhällsfastigheter and Vallenfast Rickeby. Net acquisitions in the year (including dissolution of negative goodwill) totaled SEK 43.8 million (-40.6), and total profit from shares in associated companies was SEK 15.4 million (14.8).

Deferred tax asset

The deferred tax asset amounted to SEK 102.9 million (60.7) as of 31

December 2025 and primarily relates to tax loss carryforwards, which are expected to be utilized in the coming years, and the positive value of interest rate derivatives, as well as lease liabilities.

Inventories

Inventories amounted to SEK 23.9 million (29.5) as of 31 December 2025, primarily comprising K-Prefab's raw materials and finished goods.

Operating receivables

The Group's operating receivables consisted primarily of other receivables of SEK 280.8 million (85.0), which increased during the year due to factors including a promissory note of SEK 113 million related to the sale to Vigs in November 2026, accrued but not invoiced revenue amounting to SEK 34.0 million (28.1), and prepaid expenses and accrued income of SEK 65.8 million (53.1).

Rent and accounts receivables amounted to SEK 74.3 million (70.9) at the end of the year of which SEK 5.5 million (4.1) related to rent receivables. The remainder comprises accounts receivables, mainly related to the construction operations. The proportion of rent and accounts receivables due for more than 90 days totaled SEK 14.5 million (4.1). Provisions of SEK 2.1 million (4.1) were made in accordance with the Group's loss-sharing model based on historical outcomes and management's assessment of future credit losses (Stage 2) and provisions of SEK 14.3 million (6.6) were made on the basis of individual assessments (Stage 3). Total bad debt loss amounted to SEK 9.0 million (5.5) in the year.

Cash and cash equivalents

At the end of the year, cash and cash equivalents amounted to SEK 143.1 million (9.5). In addition, K-Fastigheter has an unutilized overdraft facility of SEK 122.9 million (158.1).

Equity and net asset value

Consolidated equity at the end of the year amounted to SEK 8,151.9 million (5,304.6), of which SEK 3,088.0 million (90.2) was attributable to non-controlling interests. The increase in equity and non-controlling interests was partly attributable to the consolidation of Brinova and partly to the decision by the owners of K-Fast Kilen during the year to convert intra-group loans into shareholder contributions. Total equity attributable to the parent company's shareholders amounted to SEK 5,063.9 million (5,214.4) at the end of the year, corresponding to SEK 20.59 per share (21.20). The decrease is primarily due to the negative total comprehensive income for the year.

At the end of the year, the long-term net asset value (NAV) amounted to SEK 6,016.5 million (6,206.5), corresponding to SEK 24.46 per share (25.23) attributable to Parent Company shareholders, a decrease of 3 percent since 31 December 2024. Net asset value has been adjusted for the effects of the acquisition of Brinova, including the opening balances of the items forming the basis for the net asset value calculation, as well as for goodwill and deferred tax arising from the consolidation of the acquisition.

As of 31 December 2025, the number of outstanding shares amounted to 245,993,168 (239,331,168), divided into 22,500,000 Class A shares (22,500,000) and 223,493,168 Class B shares (216,831,168). There was an average of 245,993,168 shares (244,604,594) outstanding in 2025.

Deferred tax liability

At the end of the year, the Group's deferred tax liability amounted to SEK 2,027.1 million (1,092.4). The deferred tax liability derives primarily from temporary differences between fair value and the residual tax value for completed properties and properties under construction and the consolidation of Brinova Fastigheter.

Interest-bearing liabilities

At the end of the year, consolidated interest-bearing liabilities amounted to SEK 15,682.4 million (10,317.0), of which SEK 2,251.0 million (5,460.0) was classified as current interest-bearing liabilities. Interest-bearing liabilities are distributed across mortgage loans for completed investment properties and business properties of SEK 12,728.0 million (7,492.0), bond loans of SEK 500 million (0), construction loans of SEK 1,449.7 million (1,427.3), lease liabilities of SEK 83.8 million (64.5), and operating and acquisition credit facilities of SEK 920.9 million (1,333.2).

The debt-to-equity ratio for the Group amounted to 58.5 percent (59.1) and the loan-to-value ratio for completed investment properties totaled 60.1 percent (60.4). The change in interest-bearing debt and loan-to-value ratio was primarily explained by the consolidation of Brinova, ongoing and additional amortization, and by financing for ongoing and completed new construction.

At the end of the year, the Group had contracted credit agreements of SEK 16,022.6 million (11,697.7), of which SEK 12,728.0 million (7,492.0) related to the financing of completed investment and business properties, of which SEK 1,778.8 million (4,596.7) mature for renegotiation within the next 12 months. Beyond the financing of completed investment and business properties, contracted credit agreements comprise building



credits of SEK 2,250.8 million (2,714.4) and operating and acquisition credits of SEK 1,043.8 million (1,491.3). At the end of the year, building credits and operating and acquisition credits had been utilized at an amount of SEK 1,449.7 million (1,427.3) and SEK 920.9 million (1,333.2) respectively.

As per 31 December 2025, the average credit term for the Group's interest-bearing liabilities, relating to acquisition financing and completed investment and business properties were 2.0 years (1.1).

The average interest period for the Group's interest-bearing liabilities related to acquisition financing, investment and business properties was 2.1 years (1.8), and the average interest rate was 3.48 percent (3.72), including the effects of interest rate derivatives, and 3.55 percent (4.26) excluding the effects of interest rate derivatives. The average interest expense in relation to contracted building credits amounted to 3.89 percent (4.92) at the end of the year. The average interest rate during the year was positively affected by a lower average base rate. The total proportion of variable interest in relation to interest-bearing liabilities related to acquisition financing, investment and business properties were 44 percent (46).

Derivative instruments

K-Fastigheter currently works exclusively with variable interest rate loans. In order to manage the interest rate risk, interest rate derivatives, primarily interest rate swaps, are used to adjust the interest period. Over time, changes in value arise in the interest rate derivative portfolio, primarily due to changed market interest rates.

Nominally, the swap portfolio totaled SEK 7,557.3 million (4,621.3) at the end of the year. At the end of the year, the fair value of the interest derivative portfolio was SEK 19.7 million (39.6).

Operating liabilities

Operating liabilities primarily comprise of accounts payable of SEK 240.0 million (154.7) related to operations, other liabilities of SEK 43.1 million (20.6), invoiced but not accrued income of SEK 122.1 million (108.4) and accrued costs and prepaid income of SEK 342.2 million (201.8). Operating liabilities primarily related to ongoing construction operations, prepaid rental income and personnel-related liabilities.

Consolidated cash flow

Group cash flow from operating activities for the full year 2025 amounted to SEK 369.0 million (30.7) and was positively affected by improved gross

profit from property management, and a positive development in working capital, primarily relating to trade payables, prepaid rent and accrued expenses and deferred income.

Investing activities were primarily impacted by investments in existing investment properties and new construction in progress totaling SEK 1,960.4 million (1,810.4), and net sales of investment properties totaling SEK 399.8 million (1,121.3). Cash flow from investing activities amounted to a total outflow of SEK -1,511.3 million (-653.0).

In addition to being financed through cash flow from operating activities, the Group's financing activities in 2025 were primarily funded through increased interest-bearing liabilities of SEK 1,276.1 million (501.1), including amortizations and refinancing of loans totaling SEK 11,575.4 million (2,086.8). In total, cash flow from investing activities amounted to SEK 1,276.1 million (625.9), meaning that consolidated cash and cash equivalents for the year increased by SEK 133.9 million (3.7) to SEK 143.1 million (9.5) at the end of the year.

Investments

In addition to what has been presented in the Group's cash flow, no significant investments in non-current assets were made during the year. Beyond investments in non-current assets, in 2025, the Group invested primarily in developing the organization and strengthening processes, systems and functions in business development, management, finance, HR, IT, procurement, markets, legal and project development, investments which were mainly apparent in the increased central administration costs in the year.

Parent Company

The Parent Company owns no properties of its own. The company maintains Group-wide functions for business and project development, finance, treasury, marketing, procurement, IR/Communications, IT, HR and legal.

Parent Company sales primarily relate to services invoiced to Group companies, totaling SEK 72.5 million (130.5) in the year. The Parent Company's gross profit/loss for the full-year was SEK -29.6 million (7.3). The decrease in gross profit/loss was due to decreased intra-group invoicing offset by decreased costs for the central organization.

Parent Company profit/loss before tax was SEK 2,057.9 million (-1.4) after net Group contributions paid of SEK -180.2 million (-19.7). Profit was positively affected by the transaction with Brinova Fastigheter.

As of 31 December 2025, Parent Company assets and liabilities consisted primarily of shares, receivables and liabilities relating to Group companies, and derivative instruments. Receivables from Group companies totaled SEK 1,391.9 million (2,799.5) at the end of the year, and liabilities to Group companies were SEK 354.9 million (286.4), where current receivables and liabilities mainly comprised balances in the Group's bank account. The change compared with 2024 is primarily attributable to the consolidation of Brinova Fastigheter.

As of 31 December 2025, equity was SEK 4,514.0 million (2,422.1), positively affected by profit for the year and the consolidation of Brinova Fastigheter. At the end of the year, cash and cash equivalents in the Parent Company amounted to SEK 28.9 million (3.2) and interest-bearing liabilities to SEK 1,318.8 million (1,881.2), of which SEK 18.8 million (1,245.9) was classified as current liabilities.

Proposed appropriation of earnings

The unrestricted equity of the Parent Company is at the disposal of the Annual General Meeting. K-Fastigheter prioritizes growth above dividends. Ahead of the 2025 Annual General Meeting, the Board of Directors proposes that no dividend be paid for the 2025 financial year. The Board of Directors proposes that the available profit is appropriated as follows:

	SEK
Share premium reserve	1,812,481,910
Retained earnings	544,144,322
Profit for the year	2,091,852,009
Total	4,448,478,240
To be appropriated such that the following is carried forward	4,448,478,240
Total	4,448,478,240

SIGNIFICANT EVENTS DURING AND FOLLOWING THE FINANCIAL YEAR

Significant events in 2025

- In January 2025, K-Fastigheter was named a Career Company 2025 by Karriärföretagen, marking the third consecutive year.
- In February 2025, K-Fastigheter published a notice convening an Extraordinary General Meeting to be held on 6 March 2025. The purpose of the EGM was to decide on the transaction with Brinova Fastigheter AB. At the Annual General Meeting, the transaction was approved in accordance with the Board's proposal.
- In February 2025, Brinova Fastigheter AB published an information document aimed at shareholders of K-Fast Holding AB in connection with the acquisition of the property holding in region South from K-Fastigheter.
- In March 2025, K-Fastigheter announced that, as of 1 April 2025, changes to the Group's management team and ways of working were implemented. Following the change, the Group's management team consists of Jacob Karlsson (CEO), Martin Larsson (Deputy CEO/CFO), Niclas Bagler (Deputy CEO and Head of Construction), Martin Johannesson (Head of Property Management) and Leif Astikainen (COO and HR Director). An extended management team will also be established to provide continuous support to Group Management. The extended management team consists of Magnus Persson (Business Development Manager), Åsa Fredin (Head of Design and Concept), Stefan Paulsson (CEO K-Prefab), Jimmy Fröberg (Head of Group Accounting), Camilla Wiksten (General Counsel), Mathias Holm (Head of IT), Henrik Gustafsson (Chief Procurement Officer), and Johan Hammarqvist (Head of IR and Communications, replaced during the year by Anders Antonsson).
- On 1 April 2025, K-Fastigheter completed the divestment of its property portfolio in region South to Brinova Fastigheter AB. As consideration, K-Fastigheter received 132.5 million shares, corresponding to 57.6 percent of the votes, in Brinova Fastigheter AB.
- On 10 April 2025, K-Fastigheter published its Annual Report for 2024. The Notice convening the Annual General Meeting was published on 21 April 2025. The Annual General Meeting was held on 21 May 2025. Current Board members and Chair Erik Selin were re-elected by the AGM. The AGM also adopted a resolution stating that no dividends be paid for the financial year 2024. The Board also obtained authorization to issue, in the period until the next AGM is held, on one or more occasions, a maximum of 25,000,000 new shares with or without departure from shareholders' pre-emptive rights.
- During the second quarter 2025, K-Prefab announced that it had signed an agreement with MTA Bygg och Anläggning AB for the complete frame construction for another phase of the Virket 3 neighborhood in Lund. In total, all phases of the Virket 3 neighborhood comprise approximately 45,000 square meters of rental apartments, 1,100 square meters of commercial space, and an underground garage. To date, the project is K-Prefab's largest individual undertaking.
- On 30 April 2025, K-Fastigheter divested a property portfolio in Gävle and Uppsala to K-Fast Kilen AB. The portfolio comprised 288 apartments under management, 309 apartments under construction and 242 apartments in the planning stage. The annual rental value of the 288 apartments under management amounted to SEK 41 million. Once all properties in the portfolio are completed, the total market value is expected to reach approximately SEK 2,265 million, comprising 54,725 square meters of residential space across 839 apartments, with an annual rental value of SEK 125 million. The transaction was carried out at an agreed property value of SEK 700 million and provided K-Fastigheter with liquidity inflow of approximately SEK 220 million upon completion.
- During the second quarter 2025, K-Fastigheter established a Green Framework aimed at supporting the financing of the company's commitment to sustainable construction.
- During the second quarter 2025, K-Fastigheter issued senior unsecured green bonds in the amount of SEK 500 million under a framework of up to SEK 1,000 million. The green bonds have a three-year maturity and carry a floating interest rate of 3-month STIBOR plus 600 basis points. The net proceeds, received on 3 July 2025, have primarily been used to refinance existing debt in accordance with the Green Framework.
- On 30 June, K-Fastigheter divested a property portfolio in Gothenburg to Willhem AB. The portfolio comprises 294 apartments with a rental value of SEK 46 million. The agreed property value was SEK 875 million and provided K-Fastigheter with liquidity inflow of approximately SEK 289 million upon closing.
- During the third quarter 2025, K-Fastigheter announced the appointment of Anders Antonsson as Head of Investor Relations and Communications. Anders served as Head of Investor Relations during K-Fastigheter's stock exchange listing in 2019 and brings extensive experience from various senior roles in investor relations, communications, and change management. He is also deeply familiar with the company's operations and strategy.
- During the fourth quarter was K-Fastigheter granted a legally binding zoning plan for the construction of 194 rental apartments on the property Långeberga 4:6 in Östra Ramlösa, Helsingborg. The zoning plan covers a larger area that will form an entirely new district, including a new regional hospital.
- During the fourth quarter, K-Fastigheter published a prospectus and submitted an application for listing on Nasdaq Stockholm's Sustainable Bond List for the bonds issued on 3 July 2025. The first day of trading was 28 October 2025.
- K-Fastigheter completed the sale of a property portfolio comprising six properties in Gothenburg, Ale and Vänersborg on 4 November 2025. The buyer was a company owned by property investor Viga Cap. In total, the portfolio comprises 681 apartments, consisting of 264 completed apartments with an annual rental value of SEK 38.3 million and 417 apartments under construction with an annual rental value of SEK 72 million. The apartments under construction are being sold through a forward sale, (including conditional financing) whereby the buyer takes ownership of the shares upon completion, expected in the second quarter of 2026 and the second quarter of 2027. The transaction is based on a total portfolio value of SEK 1,888 million, with a 50 percent deduction for deferred tax, corresponding to an expected net value of SEK 1,839 million. The carrying net value is expected to amount to SEK 1,790 million upon completion. The transactions are estimated to provide K-Fastigheter with net liquidity proceeds of approximately SEK 592 million up until 2027, of which SEK 75 million was received in 2025.
- During the fourth quarter, K-Fastigheter announced that the Group, alongside Alhem Fastigheter AB, had acquired building rights for the construction of rental apartments in Björlanda north of Gothenburg. The project comprises a total of 15,823 square meters and, in addition to rental apartments, includes a grocery store and a parking garage. Occupancy will take place in stages, with the first move-ins scheduled for the summer of 2027. Construction will also commence in stages, with the first construction start planned for the first quarter of 2026.
- During the fourth quarter, Brinova announced that CEO Per Johannsson will retire at mid-year 2026 and that Peter Ullmark has been appointed new CEO, taking office no later than 16 June 2026.

Significant events after the end of the year

- In January 2026, K-Fastigheter announced that it had divested a corresponding 1.2 percent in the subsidiary K-Fast Kilen AB to a company within Kilenkrysset Förvaltning AB. K-Fastigheter's ownership interest will thereby decrease to 50 percent, and K-Fast Kilen AB will be recognized as an associated company as of 1 January 2026.
- K-Fastigheter announced in January 2026, a strategic partnership with ByggVesta AB. The collaboration, which will be conducted through a joint venture, initially comprises the development and construction of two major projects in Stockholm and Malmö totaling 500 apartments, with a planned construction start in the first quarter of 2027.
- In January 2026, K-Fastigheter announced that the Board of Directors

had resolved to participate in and approve an incentive program. The incentive program is directed at certain members of Group management in K-Fastigheter, with the objective of promoting the Group's earnings, profitability and long-term growth. The program comprises a total of 3,000,000 Class B shares owned by Jacob Karlsson AB and Erik Selin Fastigheter AB. Accordingly, the program will not result in any potential dilution for other shareholders.

- The Board of Directors of Brinova has resolved to initiate the process of listing the company's Class A share as part of the preparations for, and to enable, K-Fastigheter's future distribution of its holding in Brinova.
- In February 2026, K-Fastigheter announced that it had divested to Titania its shareholding in the jointly owned company that owns the project property Vallentuna Rickeby 1:48. The project was sold during

ongoing production and the underlying market value amounted to SEK 175 million, corresponding to SEK 75,000 per square meter. Following the transaction, Titania is the sole owner of the company.

- In March 2026, K-Fastigheter announced that Kilenkrysset had increased its holding in K-Fast Holding AB and exceeded 5 percent of the share capital.

Acquisitions, divestments, construction starts, completed projects in 2025

The completed acquisitions and divestments of investment properties and building rights, as well as project starts and completions during the 2025 financial year, are presented below. Over the year, these were presented in K-Fastigheter's interim reports as significant events.

Divested investment properties

Property	Municipality	Transfer date/Completion	Number of apartments	Area m ²	Estimated yearly rental value, SEK m	Purchase price SEK m
Sävenäs 131:12 and 131:13	Gothenburg	Q2 2025	294	16,895	46.4	875.0
Surte 43:143	Ale	Q4 2025	14	990	2.0	29.8
Önnered 45:15-16	Gothenburg	Q4 2025	110	6,778	18.0	331.1
Kohagen 1	Vänersborg	Q4 2025	140	9,465	18.3	285.6

Acquired building rights

Property	Municipality	Construction scheduled to commence	Number of apartments	Area m ²	Estimated yearly rental value, SEK million	Purchase price SEK m
Veddesta 2:65	Järfälla	Q3 2026	325	20,828	68.3	258.6
Förvaltaren 2	Eskilstuna	Q1 2026	92	4,894	12.6	21.1
Långeberga 4:6	Helsingborg	Q3 2027–Q3 2028	194	14,121	35.7	29.9
Björlanda 3:72 et. al.*	Gothenburg	Q1/Q3 2026	265	15,823	44.6	71.5

* Jointly owned company by K-Fastigheter and Alhem Fastigheter AB.

Projects where construction has commenced

Property	Municipality	Scheduled completion	Number of apartments	Area m ²	Estimated yearly rental value, SEK million
Sättra 108:20 phase 2*	Gävle	Q1 2028	176	11,302	27.5

Completed projects

Property	Municipality	Move in	Number of apartments	Area m ²	Rental value SEK m
Alderholmen 4:34*	Gävle	Q1 2025	96	5,628	16.2
Ballerup (DK)**	Copenhagen	Q2-Q4 2025	153	11,054	30.7
Storspoven 1 phase 2*	Strängnäs	Q2 2025	45	2,710	6.4
Spoven 1*	Strängnäs	Q3 2025	72	4,573	10.4
Utby 3:113 phase 1***	Ale	Q3 2025	40	2,673	6.8
Östra Vildrosen 1 phase 3	Västerås	Q4 2025	29	1,914	4.0
Vapenrocken 3 phase 1	Västerås	Q4 2025	38	2,232	4.8

* K-Fast Kilen AB.

** Brinova Fastigheter AB.

*** Forward sale Vigs.

RISKS AND RISK MANAGEMENT

Continuous risk assessment

The Group continuously identifies and evaluates risks that could affect operations and its profit and financial position. This work and identified risks are described in the section Risks and risk management.

K-Fastigheter's operations may be affected, directly or indirectly, by a number of risks and external factors,

which, individually or in combination, may have a negative impact on the Group's current and future earnings and financial position.

K-Fastigheter's management systematically identifies and evaluates the Group's material risks. The risks are categorized as strategic, operational and financial, and compliance-related risks. For risks that are considered

to have a relatively high probability of occurrence combined with a relatively large impact on the Group, an individual within the Group has been assigned responsibility for these and an action plan has been drawn up. Each quarter, these action plans where the risks are managed through mitigating, exporting and eliminating measures, are reviewed by Group management and a report is presented to the Board by the Audit Committee.

In addition, the Board and management have produced a number of governance documents and policies, and a web-based control application. The aim is to establish a regulatory framework, provide information and facilitate communication with the Group's employees, and to facilitate regulatory compliance with the aim of mitigating, exporting or, as far as possible, eliminating potential risks in the operations.



Operational risks

These include operational risks in the Group's project development, construction, prefab and property management operations, as well as in HR and IT.

In this area, the Group manages risks by, for example:

- maintaining close collaboration between the business areas to actively adapt K-Fastigheter's products according to tenants' wishes and to mitigate rent and vacancy risks and, by making active choices in the project development and construction phases to foster future cost-efficiency in property management, both in terms of ongoing operation and future maintenance.
- working proactively and on a broad front, with projects progressing in parallel to mitigate the risk in individual projects.
- working primarily with the Group's own concept buildings, developed in-house, which mitigates the risk of design defects and the risk of increased expenditure in the development and construction phases.
- working proactively in the letting process and in close collaboration between the Construction and Property Management operating segments to safeguard a smooth process when our new customers move in.
- working actively to foster support for, and the conditions necessary for, K-Fastigheter's employees to be able to focus on what is essential – generating customer satisfaction (internally and externally) and thereby return to shareholders.
- working actively to maintain K-Fastigheter's company culture, which is the Group's growth engine.



Strategic risks

These include strategic risks in the Group's governance, planning and resource allocation, market conditions, relations with the surrounding world and political factors.

In this area, the Group manages risks by, for example:

- conducting an active dialog within management and between management and the Board.
- continuously complementing, broadening and developing the competencies of the employees.
- conducting an active and transparent dialog with the Group's stakeholders, which include customers, shareholders, the media, suppliers, banks, Auditors and public authorities to maintain positive relationships and to understand different external trends and currents.
- focusing operations on project development, construction and property management of residential properties in growth regions and municipalities with a population of more than 50,000 inhabitants.
- actively broadening the Group's geographical market.
- actively broadening the Group's housing offering through new concept buildings and by upgrading existing stocks to continue attracting customers and to broaden the customer base.
- actively broaden the Group's supplier base to minimize risk in relation to individual suppliers or input goods.



Financial risks

These include risks involving the Group's property valuation, market risks, liquidity risks, accounting and reporting, capital structure and tax issues.

In this area, the Group manages risks by, for example:

- working actively with the financial policy, adopted by the Board of Directors, which stipulates financial targets and target figures for currency, interest, financing, liquidity and credit risks.
- identifying, assessing and managing significant accounting and reporting processes, which are documented in the Group's financial manual.
- collaborating actively with, and consulting, specialists and advisers in banking, law, valuation and the financial sector.



Compliance risk

Among other things, this encompasses the Group's compliance with ethical and legal rules, as well as with requirements regarding accounting and reporting.

In this area, the Group manages risks by, for example:

- actively working with the Group's Code of Conduct.
- participating actively in the HSEQ work, to attract the most skilled employees and to have employees who are healthy on retirement.
- collaborating actively with, and consulting, specialists and advisers in law, IT and financial compliance.

SOME SPECIFIC RISKS



Operational risks

Access to input goods

This relates to the risk that a certain type of input goods required for K-Fastigheter's production becomes unavailable. For example, access to cement, reinforcement bars or other input goods that ensure optimal capacity utilization of K-Fastigheter's production and management. The Covid-19 pandemic and Russia's invasion of Ukraine are examples of events that have affected various supply chains both in terms of goods flows and pricing factors that K-Fastigheter has been required to manage.

K-Fastigheter has well-established relationships with several suppliers to ensure the supply of input goods and materials in the event of shorter delivery or production problems. In the event of more extensive disruptions, K-Fastigheter is able to contract additional suppliers even if this were to increase costs slightly in the short term.

Procurement is also a key function at K-Fastigheter, and the Group has had a centralized procurement organization in place for several years. The Group has also established a framework for selecting and reviewing suppliers to improve control and planning, and ensure compliance with the Group's Code of Conduct, focusing on human rights, working conditions, environmental aspects and anti-corruption.

New construction

The construction of a new property is a complicated process, often extending over several years. During the process, several events/risks that could cause the partial or complete revaluation of the project. Such events include political decisions, decisions in the planning and building permit process, conditions at the construction site, availability of materials and labor.

K-Fastigheter actively manages the aforementioned risks by pursuing multiple parallel projects (as of 31 December 2025, 15 housing projects in construction, one commercial premises project, and 13 development projects across 9 locations), through the long-term and mutual cooperation with public authorities and suppliers, and by focusing on construction of the Group's proprietary concept buildings, which means

that K-Fastigheter's construction projects are repetitive and therefore time and cost-efficient.

Rental income

Rental income is affected by tenants' ability to pay, the occupancy rate of the properties, as well as the possibility of charging market based rent. A reduction in the ability to pay or an increase in vacancies would entail a risk of reduced income and lower profit for the Group.

K-Fastigheter actively manages this risk by developing projects, constructing, and directly and indirectly owning and managing attractive and space-efficient residential apartments that appeal to a broad customer base in markets with economic and demographic growth. Given continued demand for housing through new production on the markets where the Group operates, there is positive potential to continue to develop the directly and indirectly owned property portfolio through new construction and by maintaining agreed rent levels on existing properties.

Historically, vacancy levels in the ongoing property management operations have been very low and, given the continued demand for new housing, there are no signs that vacancies would structurally increase significantly in the future. As of 31 December 2025, total rental income from housing was approximately 67 percent of total income. The commercial rent income was distributed over approximately 540 commercial contracts, with the largest tenant comprising around 2 percent of total contractual rental income and the 10 largest commercial tenants comprising approximately 12 percent of total contractual rental income.

Operating and maintenance costs

Costs linked to tariffs, such as electricity, waste management, water, and heating, constitute the main operating costs. Of K-Fastigheter's property holding, 70 percent was constructed after 2010 and the remainder is in good condition or will be renovated in future according to the program, which ensures continued low operating and maintenance costs.

Inflation

The level of inflation affects both revenue and costs in K-Fastigheter's operations. A clear example was the high level of inflation in 2023, which affected the entire economy. Prices and interest rates rose, and household purchasing power declined, which also affected tenants' ability to rent the homes they desired. It also impacted construction activity, as rising construction costs and higher interest rates made it more challenging for construction companies to achieve viable investment calculations for

new developments. During 2024 and 2025, the inflation rate returned to more long-term normal levels, and purchasing power is expected to increase going forward, partly due to real wage growth. In addition, lower interest rates are helping to strengthen the transaction market for single-family homes and tenant-owned apartments and to gradually restart new construction, which in turn generates housing chains and positively impacts the rental apartment market.

This also affects operating costs in K-Fastigheter's investment properties, as well as construction costs. K-Fastigheter's high surplus ratio reduces the impact of cost inflation on operating and maintenance costs compared to many other operators. Similarly, K-Fastigheter's construction operations are relatively less affected than those of other operators, as a larger share of the construction is carried out internally and with the delivery of structural systems from K-Prefab. Furthermore, rising inflation generally implies higher interest rates as the Swedish Riksbank tries to mitigate inflation, leading to increased borrowing costs. The Financial risks section describes how K-Fastigheter manages interest rate exposure.

Cyber risk

Cyber risk comprises the risk of being exposed to IT attacks, operational stoppages and information leaks. The risks are managed by using modern soft and hardware with reliable redundancy, which is handled on an ongoing basis by K-Fastigheter's IT Manager and staff, contracted professional IT providers, including the systematic work of testing vulnerability, contingency and incident planning and training our staff to raise security awareness in the organization.

Working environment

The construction and management of properties give rise to the risk of workplace accidents both internally within the organization, and with external suppliers. K-Fastigheter works systematically with risk prevention in the working environment and strives to secure a workplace with zero personal injuries. The work proceeds from the Group's HSEQ policy and Code of Conduct.



Strategic risks

Key individuals and corporate culture

K-Fastigheter's operations are conducted as a relatively small organization with a limited number of key individuals, with the most central individual being the founder and CEO, Jacob Karlsson. For K-Fastigheter's employees, a strong driving force is that the Group has successfully built a strong corporate culture based on deep commitment, drive, mutual loyalty and a long-term approach.

The Group has, however, grown rapidly since it was founded in 2010 and there is a risk that K-Fastigheter's corporate culture could be exposed to stresses and become eroded, which could have consequences for the Group's future growth.

K-Fastigheter works actively with this risk by continuously fostering the corporate culture, in daily life and by raising it as a strategic issue in the management team and on the Board of Directors, where the issue always has a special status. Furthermore, the Group actively works to ensure short and long-term recruitment supply, and to develop staff and managers to remain an attractive employer. Accordingly, it is pleasing that K-Fastigheter has been named a Career Company by Karriärföretagen for three consecutive years (2023–2025).

Access to land for development

In order for K-Fastigheter to be able to construct its concept buildings, it needs access to suitable building rights on terms that the Group considers acceptable. Competition was significant at the beginning of the 2020s from operators developing rental apartments and tenant-owned apartments, respectively. Conditions changed in the period 2022 to 2025 as construction starts declined, which led to an increase in the supply of building rights. However, the number of transactions has been relatively low. A shortage of suitable building rights can ultimately have a serious impact on future potential growth.

In K-Fastigheter's assessment, the potential for acquiring suitable building rights are currently clearly favorable, as there is lower competition for potential building rights and the company is established across a larger geographical area. The Group also has good financial and organizational opportunities to handle both larger and less developed building rights, which further reduces the risks.

As of 31 December 2025, K-Fastigheter had 1,788 apartments in project development, of which 1,137 were in the planning application process.

Climate and the environment

Climate and environmental risk related to K-Fastigheter's operations are estimated to mainly include the physical environment which affects people and buildings, and production and prices of natural resources in the form of materials and energy. The planning process determines which climate adaptations may become necessary in connection with new construction, and are governed by detailed plans.

The construction and property sector accounts for a large share of society's energy consumption and climate-impacting emissions, and also generates significant amounts of waste. K-Fastigheter assesses that the Group will be affected in multiple ways looking ahead, including increased demands for sustainable investments to reduce the negative impact on the environment. With 70 percent of the holding constructed after 2010, and increasingly sustainable production of concrete frames and systematic sustainability work, K-Fastigheter has a good starting point for reducing the negative impact on the environment and to meet the demands and regulatory requirements introduced and that are expected in the area of climate and environmental initiatives.

In addition to the risks mentioned above, reference is made to K-Fastigheter's Sustainability Statement, pages 39–71, and the sustainability-related risks described therein.



Financial risks

Market value of the properties

K-Fastigheter recognizes investment properties at fair value and property value changes are recognized in the Statement of Profit or Loss. Historically, changes in the value of K-Fastigheter's properties have significantly impacted the Group's profit. The value of a property is primarily affected by the trend in rental income, operating and maintenance expenses, investment needs and the market return requirement for comparable properties. A lower operating surplus due to increased vacancies or operating costs, or an increased return requirement, implies a downward adjustment of price.

K-Fastigheter's direct and indirect holding consists primarily of newly-constructed and attractive housing situated in good micro-locations in growing towns and cities on several geographical markets, which, combined, reduces the risk of all parameters related to a property's valuation. Furthermore, K-Fastigheter values all properties on a quarterly basis in order to monitor market progress.

Interest

Interest expenses are the largest-single current expense in K-Fastigheter's operations.

K-Fastigheter works with interest rate risk partly by maintaining a good dialog with Nordic banks to secure market-based loan terms, and partly by reducing the interest rate risk by means of interest rate derivatives. As of 31 December 2025, the proportion of variable interest in the loan portfolio amounted to 44 percent, and the average interest fixing period was 2.1 years.

Financing

K-Fastigheter is dependent on the financing of existing investment properties and upcoming new construction. The risk of not securing adequate future financing is mitigated by means of a good dialog with Nordic commercial banks, as well as by signing longer credit agreements with a diversified maturity structure.

As of 31 December 2025, K-Fastigheter had engagements with around ten Nordic banks and the average fixed interest rate period for capital was 2.0 years. Furthermore, the listing of the company's share on Nasdaq Stockholm and the issuance of bonds, which are also listed on Nasdaq Stockholm, have further broadened the capital base.

Cash and cash equivalents

The risk of having insufficient cash and cash equivalents to meet current and future payment obligations is managed by preparing a monthly liquidity forecast, which is continuously reviewed, and by contracting the required limits and credits for ongoing operations. Furthermore, no new projects are initiated without financing having been secured.

As of 31 December 2025, K-Fastigheter's available cash and cash equivalents totaled approximately SEK 266 million, including unutilized credit facilities.

Credit

Credit risk arises in K-Fastigheter's operations primarily through the Group's tenants', customers' and suppliers' ability to pay. Tenants' and customers' creditworthiness is tested in accordance with established criteria in connection with new rental or customer agreements being signed. For key suppliers, a credit assessment is performed when a new collaboration is established. For key commercial tenants, customers and suppliers alike, creditworthiness is monitored continuously through the requisite credit monitoring services.

Currency

At the end of 2025, K-Fastigheter owned one property completed in Denmark. Translation differences are mainly managed by borrowing in local currency, equivalent to net assets.



Compliance risks

Political and legal risks

This refers to risks related to identifying changes in legislation, regulations and directives, which affects K-Fastigheter's ability to adapt its operations according to legislation and other regulations, and decisions by authorities relating to areas such as tax, subsidies and support, planning and construction measures, the environment, security, permitted construction materials and construction standards, lettings and the regulated rental market for apartments.

In part, these risks have a major impact on how K-Fastigheter conducts its operations and, in part, they are difficult to manage as they are often changed at short notice. K-Fastigheter addresses the political risks primarily by keeping the organization abreast of ongoing political trends and by engaging specialists and advisers to manage the effects of changing laws and regulations.

SENSITIVITY ANALYSIS

K-Fastigheter's earnings are affected by several factors. The table below shows a theoretical effect on cash flow and fair value based on K-Fastigheter's current earning capacity as of 31 December 2025 given a change based on four parameters. Each variable in the table has been addressed individually and on the assumption that the other variables remain unchanged. The sensitivity analysis should be reviewed alongside information relating to current earning ability on page 16, and the Valuation section.

K-Fastigheter measures the Group's properties at fair value, recognizing changes in value in the Statement of Profit or Loss. This means that earnings, in particular, but also financial position can be affected both positively and negatively over time. The following table shows the theoretical value change when increasing or decreasing the property value based on the property value as of 31 December 2025 and its effect on the loan-to-value ratio and the debt-to-value ratio at the date.

SEK m	Cash flow	Fair value
Direct return requirement +/- 0.1%	-	513.1
Rental value +/- 1%	13.1	273.9
Operating and maintenance costs +/- 1%	3.9	81.7
Long-term vacancy ratio +/- 1%	13.1	273.9

Value change in completed investment properties, SEK m

	-10%	10%
Property value, SEK m	-2,100.4	2,100.4
Loan-to-value ratio, completed investment properties, %	67%	55%
Debt-to-equity ratio, %	63%	54%

SUSTAINABILITY STATEMENT

How to read the Sustainability Statement

The Sustainability Statement is structured in accordance with the main sections of the European Sustainability Reporting Standards (ESRS) and includes: General disclosures, environmental disclosures and governance disclosures.

The Sustainability Statement has been prepared on a consolidated basis, with the same scope as the financial statements unless otherwise stated. The report has been subject to a limited assurance review by the auditors of K-Fast Holding AB, Ernst & Young.

K-Fast Holding owns 57.6 percent of Brinova Fastigheter AB (“Brinova”) as of 1 April 2025. Brinova operates as an independent company and is listed on the Nasdaq Stockholm Mid Cap segment and publishes financial and sustainability information for its operations. KPMG is Brinova’s auditor. Brinova has been included in K-Fastigheter’s value chain in the double materiality assessment carried out in 2025.

The index on this page presents the disclosure requirements under ESRS 2 and the topical ESRS standards that have been assessed as material for K-Fastigheter and have guided the structure of the Sustainability Statement and its content. The headings in the index are linked and can be used to locate information related to specific disclosure requirements.

Social disclosures are not presented in a separate section in this year’s Sustainability Statement, as K-Fastigheter has applied transitional provisions for these standards. The standards and disclosure requirements that are being phased in are presented under ESRS 2, BP-2.

Forward-looking statements

The preparation of the Sustainability Statement requires the use of certain estimates and assumptions regarding the future, which affect reported impacts, risks, opportunities, as well as future actions and investments to achieve the targets. Actual outcomes may differ from the reported estimates and assumptions.

How to read the Sustainability Statement

GENERAL INFORMATION

ESRS 2 General Disclosures	40
[BP-1] Basis for preparation of the Sustainability Statement	40
[BP-2] Disclosures in relation to specific circumstances	40
[GOV-1] The role of the administrative, management and supervisory bodies	42
[GOV-2] Information provided to and sustainability matters addressed by the undertaking’s administrative, management and supervisory bodies	44
[GOV-3] Integration of sustainability-related performance in incentive schemes	45
[GOV-4] Statement on due diligence	45
[GOV-5] Risk management and internal controls over sustainability reporting	45
[SBM-1] Strategy, business model and value chain	46
[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model	49
[IRO-1] Description of the process to identify and assess material impacts, risks and opportunities	50
[IRO-2] Disclosure Requirements in ESRS covered by the undertaking’s sustainability statement	51

ENVIRONMENTAL INFORMATION

ESRS E1 Climate Change	52
[IRO-1] Description of the process to identify and assess material climate-related impacts, risks and opportunities	52
[SBM-3] Material impacts, risks and opportunities and their relationship to strategy and business model	52
[E1-1] Transition plan for climate change mitigation	53
[E1-2] Policies related to climate change mitigation and adaptation	53
[E1-3] Actions and resources in relation to climate change policies	54
[E1-4] Targets related to climate change mitigation and adaptation	54
[E1-5] Energy consumption and mix	55
[E1-6] Gross Scopes 1 and 2 and total GHG emissions	56

ESRS E2 Pollution

[IRO-1] Description of the process to identify and assess material impacts, risks and opportunities in relation to pollution	57
[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model	57
[E2-1] Policies related to pollution	57
[E2-2] Actions and resources related to pollution	57
[E2-3] Targets related to pollution	57
[E2-4] Pollution of air, water and soil	57

ESRS E3 Water and marine resources	58
[IRO-1] Description of the processes to identify and assess material water and marine resources-related impacts, risks and opportunities	58
[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model	58
[E3-1] Policies related to water and marine resources	58
[E3-2] Actions and resources related to water and marine resources	58
[E3-3] Targets related to water and marine resources	58
[E3-4] Water consumption	58
ESRS E5 Resource Use and Circular Economy	59
[IRO-1] Description of the processes to identify and assess material resource use and circular economy-related impacts, risks and opportunities	59
[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model	59
[E5-1] Policies related to resource use and circular economy	59
[E5-2] Actions and resources related to resource use and circular economy	60
[E5-3] Targets related to resource use and circular economy	60
[E5-4] Resource inflows	60
[E5-5] Resource outflows	61

Taxonomy Regulation

	62
--	-----------

CORPORATE GOVERNANCE INFORMATION

ESRS G1 Business Conduct	66
[IRO-1] Description of the process to identify and assess material impacts, risks and opportunities	66
[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model	66
[G1-1] Business conduct policies and corporate culture	66
[G1-2] Management of relationships with suppliers	67
[G1-3] Prevention and detection of corruption and bribery	67
[G1-4] Incidents of corruption or bribery	67
[G1-6] Payment practices	67

INDEX OF DATA POINTS DERIVED FROM EU LEGISLATION

Index of data points derived from other EU legislation	68
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GENERAL INFORMATION

ESRS 2 GENERAL DISCLOSURES

[BP-1] Basis for preparation of the Sustainability Statement

Reporting framework

This Sustainability Statement constitutes K-Fast Holding AB's ("K-Fastigheter" or the "Group", with or without subsidiaries and associates depending on the context) statutory Sustainability Statement prepared in accordance with the Corporate Sustainability Reporting Directive (CSRD), as implemented through the Swedish Annual Accounts Act, and the European Sustainability Reporting Standards (ESRS). The Sustainability Statement forms part of the Management Report.

Disclosures in the sections General information, Environmental information and Governance information have either been assessed as material in accordance with K-Fastigheter's double materiality assessment or are mandatory under the ESRS standards. The Sustainability Statement also includes disclosures in accordance with the EU Taxonomy Regulation. (BP-2, 15)

No information has been incorporated by reference. References to information outside the Sustainability Statement on pages 39–71, websites and other reports are provided for information purposes only and do not form part of the statutory Sustainability Statement. Forward-looking statements are based on standards and processes that are still under development and should not be regarded as precise or definitive forecasts. (BP-2, 12, 16)

Consolidation principles

The Sustainability Statement covers the period 1 January–31 December 2025 and has been prepared on a consolidated basis for the Group. The scope of consolidation is, unless otherwise stated, the same as for the financial reporting as of 31 December 2025. Companies in which the parent company, K-Fast Holding AB, as of 31 December 2025 held a controlling interest (control) with a shareholding representing more than 50 percent of the voting rights are recognized as subsidiaries.

In April 2025, a transaction was carried out whereby K-Fast Holding AB divested investment properties in region South and received shares corresponding to approximately 57.6 percent in the acquiring company, Brinova Fastigheter AB. Brinova is therefore consolidated in this year's Sustainability Statement from 1 April 2025. For further information on consolidation principles, refer to the accounting principles in the financial reporting, Note 1. (BP-1, 5 b i, ii)

Scope and value chain

The Sustainability Statement covers K-Fastigheter's entire operations and value chain; however, only information assessed as material in the upstream and downstream value chain has been included in the descriptions. For an overview of the parts of the value chain where impacts, risks and opportunities are most significant, see ESRS 2, SBM-1. (BP-1, 5 c)

K-Fastigheter's policies, activities, metrics and targets cover the entire value chain. In connection with the implementation of CSRD and ESRS, the Group is in an initial phase of systematically mapping, developing and integrating sustainability-related processes across the value chain. This means that work relating to data collection, monitoring and governance for certain parts of the upstream and downstream value chain is still under development. Efforts to progressively strengthen the comparability and quality of sustainability data in these parts of the value chain are ongoing and will continue to be developed over time. (BP-2, 10 d)

Relevant information on intellectual property rights, know-how, results of innovation or other business processes and negotiations is included. (BP-1, 5 d–e)

Information on external validation

Metrics have not been validated by any external party other than the limited assurance review performed by K-Fastigheter's auditor. (MDR-M, 77 b)

[BP-2] Disclosures in relation to specific circumstances

Time horizons

The time horizons described in this report are short term (one year, which is in line with K-Fastigheter's financial reporting period), medium term (one to five years) and long term (more than five years), which are consistent with the definition in ESRS. (BP-2, 9 a, b)

Estimates and uncertainties

Sustainability reporting is undergoing significant changes and therefore entails a degree of uncertainty across several areas. Reporting is based, to the greatest extent possible, on specific data, with certain elements based on substantiated assumptions. K-Fastigheter actively collaborates with stakeholders in the value chain to collect data; however, challenges such as varying levels of maturity and data quality, as well as limited digitalization, mean that certain data points are estimated using standards, sector averages and proxy data.

The areas where uncertainty is assessed to be greatest are in the calculation of greenhouse gas emissions and air pollutants, where reporting is based on a combination of activity data and emission factors. Where necessary, generic data and extrapolation are also used to fill any data gaps. In addition, calculations of resource inflows and resource outflows involve the use of boundaries and estimates in the absence of actual measured data. (BP-2, 10 b, c)

Calculation methods, assumptions and details of prevailing estimates and uncertainties are presented in connection with each metric. (BP-2, 10 b, c)

Changes in how sustainability information is prepared or presented

The Sustainability Statement for 2025 is K-Fastigheter's first report prepared in accordance with ESRS, which entails a change in how sustainability information has been prepared and presented compared with previous reporting periods. This change also entails more extensive reporting, including both more qualitative information and a greater number of key performance measures than previously reported. Comparative information is therefore provided where available from previous reporting periods. This means that comparative information is not available for sections E1, E2, E3 and E5. (BP-2, 13 b)

Brinova, which has been consolidated into the Group from 1 April 2025, has established procedures and definitions for its sustainability reporting. Accordingly, in the preparation of this Sustainability Statement, the focus has been on coordinating processes, harmonizing definitions and consolidating sustainability data to ensure comparability. K-Fastigheter's objective is to distribute K-Fast Holding AB's shares in Brinova Fastigheter AB when the conditions for such a transaction are in place. (BP-2, 13 a, b)

Errors in reporting in previous periods

No material errors have been identified or corrected in reported information from previous periods during the reporting period.

Phase-in of disclosure requirements

K-Fastigheter has identified eight material topics in accordance with ESRS. In accordance with the provisions of the standard, three of these are being phased in progressively, as described below. This means that the Group currently reports on five of the topical standards in ESRS.

K-Fastigheter has chosen to apply the phase-in option for the standards and disclosure requirements listed below, in accordance with Appendix C to ESRS 1 and the phase-in provisions set out in the Delegated Act (EU) 2023/2772.

Standard

- E4: Biodiversity and ecosystems
- S1: Own Workforce
- S2: Workers in the value chain

Disclosure requirements

- SBM-3, 48 e: Material impacts, risks and opportunities and their interaction with strategy and business model
- E1-6: Gross greenhouse gas emissions in Scope 3
- E1-9: Anticipated financial effects from material physical and transition risks and potential climate-related opportunities
- E2-6: Anticipated financial effects from pollution-related impacts, risks and opportunities
- E3-5: Anticipated financial effects from water and marine resources-related impacts, risks and opportunities
- E5-6: Anticipated financial effects from material resource use and circular economy-related risks and opportunities (BP-2, 17)

Additional disclosures relating to:

For the areas assessed as material in the double materiality assessment, K-Fastigheter has chosen to apply the phase-in option for the standards E4: *Biodiversity*, S1: *Own Workforce* and S2: *Workers in the value chain* as a whole. These topics are therefore not presented in separate sections in the Sustainability Statement. Instead, their materiality is described below, together with an overall summary of how each topic is managed.

E4: Biodiversity and ecosystems

In the double materiality assessment, *Direct drivers of biodiversity loss* were identified as a material sub-topic. (BP-2, 17 a) (E4, IRO-1, 17 a–c)

The assessment of materiality for biodiversity and ecosystems has been carried out at an overall and qualitative level and covers own operations and the value chain. The analysis is based on the Group's dependencies on raw materials such as timber and mineral-based materials, where extraction and processing may result in direct drivers of biodiversity loss. (E4, IRO-1, 17 a)

The assessment has been based on internal knowledge and experience, results from workshops conducted as part of the double materiality assessment, as well as publicly available high-level analyses. No detailed mapping at site or supplier level has been carried out, and no scenario analysis relating to biodiversity and ecosystems has been performed. (E4, IRO-1, 17 b, 18)

Negative impacts on local biodiversity may occur in the extraction of primary raw materials in the upstream value chain, for example in the extraction of natural resources such as timber and cement. Clear-cutting of forests for timber may negatively affect biodiversity in the region, and the extraction of limestone for cement production may have adverse effects on surrounding flora and fauna. (BP-2, 17 a)

The management of ecosystem services and biodiversity is carried out primarily through K-Fastigheter's close collaboration with stakeholders such as municipalities, county administrative boards and relevant rights holders. This consultation is particularly important in connection with the acquisition and development of properties, but also as support in evaluations ahead of major renovation projects. Through this dialog, the Group takes into account local conditions and environmental requirements across the value chain. (BP-2, 17 a, d)

For own operations, no material impacts have been identified, and based on the assessment performed, K-Fastigheter has no identified facilities in or in the immediate vicinity of areas with particularly sensitive or protected biodiversity. (E4, IRO-1, 17 b) (E4, IRO-1, 19 a)

The Sustainability Policy addresses material impacts, risks and opportunities related to biodiversity and ecosystems. For a summary of the Group's governing policies and the process for their adoption and follow-up, see ESRS 2, GOV-1. (BP-2, 17 c)

As of the date of this Sustainability Statement, K-Fastigheter has not adopted any time-bound targets or defined any key performance measures for biodiversity and ecosystems. As part of the ongoing work to update the Group's business plan, the possibility of establishing such targets is being evaluated. (BP-2, 17 b–e)

S1: Own Workforce

In the double materiality assessment, *Working conditions and Equal treatment and diversity* were identified as material sub-topics.

K-Fastigheter's operations within construction and production entail a risk of negative impacts on the health and safety of its own workforce, particularly in activities carried out on construction sites and in production environments. Such environments may involve physical risks such as falls, crush and cut injuries, as well as exposure to noise, dust and vibrations, which may lead to acute accidents and long-term health effects.

Workplace accidents and ill health also entail financial risks for the Group, for example through production disruptions, increased costs, legal

consequences, as well as negative impacts on the brand and attractiveness as an employer. Furthermore, the construction and civil engineering sector is characterized by a historically uneven gender distribution, where women are underrepresented. Although no specific incidents have been identified, the risk of negative impacts related to equal treatment, inclusion and workplace culture remains, which may affect both employee well-being and the Group's ability to attract and retain talent. (BP-2, 17 a)

K-Fastigheter takes into account identified impacts and risks relating to its own workforce through standardized construction processes and systematic work on occupational health and safety, as well as equal treatment across the organization. Work on occupational health and safety includes, among other things, preventive training initiatives, regular safety inspections, thorough documentation and structured recording of accidents and incidents. The work aims to reduce the risk of negative consequences for the own workforce and to promote a safe, secure and inclusive working environment. (BP-2, 17 a)

The Group has established the following policies to address material impacts, risks and opportunities related to employees and human rights: Code of Conduct, Occupational Health and Safety Policy, Equal Treatment Plan and HR Policy. For a summary of the Group's governing policies and the process for their adoption and follow-up, see ESRS 2, GOV-1. (BP-2, 17 c)

The Group's systematic occupational health and safety work is based on a zero-vision, meaning that no serious accidents or incidents should occur and that no cases of discrimination or harassment should arise. In addition, the Group has a target for the employee engagement index to exceed 80 percent, based on the results of the annual employee survey. (BP-2, 17 b)

To monitor the targets relating to occupational health and safety and equal treatment, K-Fastigheter reports a limited set of key performance measures for its own workforce in the first reporting period. These include the number of work-related accidents and serious accidents, fatalities, as well as the employee engagement index. The reported key performance measures represent a first step in the development of the Group's monitoring of its own workforce in accordance with ESRS S1. (BP-2, 17 e)

Key performance measures	2025	2024
Number of recordable work-related accidents ¹ , in the own workforce	168	118
Number of fatalities resulting from work-related injuries and work-related ill health, in the own workforce	0	0
Number of serious accidents ² reported to the Swedish Work Environment Authority, among own employees	5	5
Employee engagement index ³ , %	76%	76%

¹ Recordable work-related accidents are defined as "An event that occurs suddenly and unexpectedly and causes personal injury, e.g. slip, fall, cut or crush injury".

² Serious accidents reported to the Swedish Work Environment Authority follow the definition set out on the authority's website.

³ Brinova has not been included in the employee engagement index for 2025, as the results were compiled prior to consolidation.

S2: Workers in the value chain

In the double materiality assessment, working conditions were identified as a material sub-topic for workers in the value chain. Negative impacts on workers in the value chain may occur in connection with construction and contracting activities, particularly in contractor and subcontractor tiers. Such impacts may relate to deficiencies in occupational health and safety, including the risk of serious accidents and fatalities, as well as adverse effects on workers' physical, mental and social well-being. The risk is assessed as elevated in parts of the value chain where foreign labor is present. (BP-2, 17 a)

The management of working conditions for workers in the value chain is carried out primarily through requirements imposed on contractors and subcontractors through contractual agreements, as well as through dialog, collaboration and follow-up in the procurement and execution phases of construction and contracting projects. (BP-2, 17 a, d)

The Supplier Code of Conduct addresses material impacts, risks and opportunities related to working conditions in the value chain. In addition, a Whistleblowing Policy is in place that enables the reporting of suspected breaches both within own operations and in the value chain. For a summary of the Group's governing policies and the process for their adoption and follow-up, see ESRs 2, GOV-1. (BP-2, 17 c)

As of the date of this Sustainability Statement, K-Fastigheter has not adopted any time-bound targets or defined any key performance measures for workers in the value chain. As part of the ongoing work to update the Group's business plan, the possibility of establishing such targets is being evaluated. (BP-2, 17 b, e)

[GOV-1] The role of the administrative, management and supervisory bodies

The Board of Directors

The Board of Directors of K-Fast Holding AB is the highest governing and controlling body for K-Fastigheter's sustainability work, including oversight of the Group's material impacts, risks and opportunities. Responsible roles are defined through guidelines, instructions and policies adopted by the Board of Directors, including the Board's rules of procedure and the CEO instruction. Policies, targets, risks, actions and results are evaluated annually by the Board of Directors to ensure appropriateness and effectiveness. The rules of procedure govern, among other things, the functions and allocation of work between the members of the Board of Directors and the CEO, also acting as Group CEO, as well as between the Board of Directors and its committees. The CEO instruction, in turn, includes instructions regarding both internal reporting to the Board of Directors and external reporting to external stakeholders. (GOV-1, 22 a, b) (G1, GOV-1, a)

The Audit Committee is appointed within the Board of Directors and is responsible for preparing and assisting the Board in its oversight work. The Committee is responsible for monitoring the Group's internal control, including the management of sustainability-related risks and review processes, as well as ensuring that the Board's guidelines, instructions and policies are complied with. The Audit Committee also reviews the Sustainability Statement before it is submitted to the Board of Directors for approval. (GOV-1, 22 c iii)

The Board of Directors considers that oversight of sustainability matters meets K-Fastigheter's current needs and that such matters are managed within the framework of the Board's annual meetings. In addition to regular meetings, the Board of Directors convenes as required. The need for additional controls or functions with a specific focus on the Group's material impacts, risks and opportunities is reviewed in connection with the Board's annual evaluation of its work. For further information on the evaluation of the Board's and the committees' work during the year, see the Corporate Governance Report on page 72. (GOV-1, 22 C i, iii)

The Board of Directors exercises oversight of the establishment of targets related to material impacts, risks and opportunities in accordance with the Group's Internal Control Policy and will follow up on developments annually in connection with the sustainability and annual reporting process. (GOV-1, 22 d)

Group Management

The Group CEO has overall operational responsibility for implementing the decisions of the Board of Directors and ensuring that sustainability work is integrated into the operations. The Group CEO delegates operational responsibility for sustainability work to the respective heads of operations and business areas. In development and support processes, the Group CEO, the CFO, the COO/HR Director, the Group's Quality, Environment and Occupational Health and Safety function (QEH&S), as well as the Head of Investor Relations and Communications, collaborate. Together, they constitute management's forum for the coordination of sustainability matters, risk management and sustainability reporting. (GOV-1, 22 c, c i)

Group management has overall responsibility for the operational implementation and follow-up of targets related to the Group's material impacts, risks and opportunities. The work includes continuous monitoring of the risk profile and developments in these areas, as well as reporting progress against the established targets. Reporting is carried out within the framework of K-Fastigheter's annual reporting cycle and is presented to the Board of Directors, primarily through the Group CEO and the CFO. These attend all Board meetings during the year and ensure that the Board of Directors continuously receives up-to-date information and updates regarding the development of the operations, sustainability matters and financial performance. (GOV-1, 22 c ii, d)

Composition of the Board of Directors and Group management and its relevance for sustainability matters

The Board of Directors consists of five non-executive members and the Chief Executive Officer of K-Fast Holding AB, also acting as Group CEO. 33 percent of the members are independent in relation to the company, executive management and major shareholders. The Board of Directors has no employee representatives. The gender distribution on the Board of Directors is 83 percent men and 17 percent women. (GOV-1, 21 a, b, d, e)

K-Fastigheter's management structure consists of a Group management team and an extended management team. The Group management team consists of five executive officers, including the Group CEO. The gender distribution in Group management is 100 percent men.

The Board of Directors consists of members with broad and extensive experience in project development, residential construction, contracting activities and property transactions, with a particular focus on the Swedish market. This composition is well suited to meeting both the interests of shareholders and the Group's need for industry expertise, sustainability competence, geographic understanding, diversity and strategic strength.

The Nomination Committee annually reviews and ensures that the Board of Directors has a well-balanced competence profile aligned with the Group's strategy, current industry conditions and identified sustainability risks and opportunities, in accordance with good corporate governance practice. (GOV-1, a) (GOV-1, 21 c)

For further information on the composition and experience of the Board of Directors and Group management, see the Corporate Governance Report.

Access to competence and expert support

The Group's internal resources have extensive experience in handling tasks related to identified material impacts, risks and opportunities, as these largely form part of the day-to-day operations carried out within the Group's business areas. Expertise in these areas is concentrated within management's forum for the coordination of sustainability matters. This forum supports the Board of Directors and Group management in sustainability work. External expertise is engaged when necessary, for example as advisory support in strategy, analysis, implementation, reporting and communication. The Group's sustainability work is under development, and the need for external expertise is reviewed on an ongoing basis. During the year, external expertise has, for example, been engaged to support the preparation of this Sustainability Statement. (GOV-1, 23 a, b)

Policy overview

Sustainability work is governed by a number of overarching policies that are reviewed and adopted annually by the Board of Directors. Policies are complemented by operational guidelines and instructions at subsidiary level, which are described in more detail in the respective sections of this report. Together with the Group's values and management philosophy, they form a framework for a consistent and responsible way of working that systematically addresses risks and steers operations towards strategic and sustainability-related targets.

The Group has three overarching governing documents: Code of Conduct, Supplier Code of Conduct and Sustainability Policy. These governing documents are based, among other things, on the ten principles of the UN Global Compact, the OECD Guidelines for Multinational Enterprises, the UN Guiding Principles on Business and Human Rights, the ILO core conventions, applicable environmental and labor legislation, as well as the Code of Conduct of the Swedish Construction Federation. (MDR-P, 65 d)

The table below presents the Group's overarching governing documents for sustainability work, the parts of the Group they cover, the highest level responsible for their implementation, and where the policies are made

Codes and Policies*	Scope of the policy	Highest level of responsibility for implementation	How the policy is made available
Code of Conduct	Employees and others representing the Group	CEO	Website, intranet
Supplier Code of Conduct	Material suppliers in the upstream value chain	CEO	Website, intranet, contracts
Sustainability Policy	Employees within the Group	CEO	Intranet
Work Environment Policy	Employees within the Group and personnel present at the Group's workplaces	CEO	Intranet
HR-policy	Employees within the Group	CEO	Intranet
Equal Treatment Plan	Employees within the Group	CEO	Intranet
Procurement and Purchasing Policy	Employees within the Group	CEO	Intranet
Whistleblowing Policy	Employees, suppliers and other stakeholders	CEO	Website, intranet

* Brinova's operations are covered by corresponding governing documents, which may have different names or form part of overarching policy documents.

available. As a general rule, the Group's policies apply to the entire Group. Where limitations within own operations exist, these are supplemented by corresponding governing documents in the relevant subsidiary, as set out in the table above. (MDR-P, 65 b, c, f)

Code of Conduct

The Code of Conduct establishes the fundamental principles and expectations that are to guide the Group's employees in their daily work and in their relationships with tenants, customers, suppliers, business partners, authorities and other stakeholders. The Code of Conduct aims to ensure responsible, trust-building and transparent conduct, as well as to strengthen the Group's corporate culture and long-term business development. (MDR-P, 65 a)

The Code of Conduct covers key areas such as respect for human rights, a safe working environment and good working conditions, equal treatment and zero tolerance for discrimination and harassment, business ethics, anti-corruption, competition, information security and data protection, as well as climate and the environment. (MDR-P, 65 a)

The CEO is the document owner and ultimately responsible for the Code of Conduct. Within each business area, function or region, responsibility for implementation rests with the most senior manager. Each manager is responsible for ensuring that the Code of Conduct is followed and complied with within their area. Compliance is monitored through management responsibility within each business area and function, annual risk assessments, and established reporting and whistleblowing functions. (MDR-P, 65 a, c)

Supplier Code of Conduct

K-Fastigheter's Supplier Code of Conduct aims to ensure that the Group's supply chain is characterized by responsible business conduct, respect for human rights, good working conditions, high business ethics, and minimized environmental and climate impact. The Supplier Code of Conduct clarifies the fundamental requirements and expectations placed on the Group's suppliers and other business partners and constitutes a condition for collaboration with K-Fastigheter. (MDR-P, 65 a)

The Supplier Code of Conduct covers key areas such as the prohibition of child labor and forced labor, non-discrimination, freedom of association, safe and healthy working conditions, anti-corruption and bribery, and compliance with competition and business ethics rules. Furthermore, the Supplier Code of Conduct sets requirements for suppliers' environmental work, including compliance with applicable environmental legislation, efforts to reduce climate and environmental impact and, where applicable, environmental certification and the provision of relevant environmental and climate data. For suppliers to the construction operations, the requirements also include material selection, chemicals management and compliance with relevant environmental databases and certification systems. (MDR-P, 65 a)

Compliance with the Supplier Code of Conduct is monitored through dialogue with suppliers. K-Fastigheter's contractual terms also provide the possibility to carry out audits through site visits and additional follow-ups where necessary. In this way, compliance is monitored and any deficiencies can be addressed in a timely manner. (MDR-P, 65 a)

Sustainability Policy

The Sustainability Policy establishes the Group's overall direction and ambition for long-term sustainable value creation. The policy is to guide

decisions and ways of working across the entire operations – from business development, planning and design to production and property management. The purpose of the policy is for environmental, social and economic aspects to be integrated into the Group's business model, governance and daily operations, as well as to reduce negative impacts and strengthen positive contributions to a sustainable society. (MDR-P, 65 a)

The policy covers the entire Group and is based on its business model of industrial construction and property ownership and management. It provides direction, among other things, for the Group's work on climate and environmental impact, resource efficiency and circularity, climate adaptation, biodiversity, sustainable property management, and responsible requirements for suppliers and business partners. The policy also clarifies the Group's ambition to identify, measure and monitor its sustainability performance and to continuously improve it over time. (MDR-P, 65 a)

The Sustainability Policy is reviewed annually as part of the revision of the Group's double materiality assessment. (MDR-P, 65 a)

Work Environment Policy

K-Fastigheter's Work Environment Policy sets out the Group's overall ambition and principles for creating and maintaining a safe, secure, inclusive and positive work environment for the Group's employees. The policy aims to prevent ill health and accidents and to ensure that no employee suffers physical or mental ill health as a result of their work. A good work environment is regarded as a prerequisite for long-term business development, attractive workplaces and sustainable performance. (MDR-P, 65 a)

Work environment management is conducted systematically and is integrated into the daily operations, in decision-making and in changes to the organization, ways of working and operations. The policy covers both the physical and the organizational and social work environment and emphasizes participation, dialog, accountability and active leadership. (MDR-P, 65 a)

Overall responsibility for work environment matters rests with the Board of Directors and is delegated to the CEO, who may in turn delegate the practical work environment management further within the organization. Managers at different levels are responsible for ensuring that the policy is complied with within their respective areas of responsibility, while all employees have a personal responsibility to contribute to a safe and healthy work environment. (MDR-P, 65 c)

Compliance with the Work Environment Policy is monitored through systematic work environment management (SAM), regular risk assessments, safety inspections, reporting and follow-up of risk

observations, incidents and accidents, as well as through ongoing dialog within the organization and internal controls. (MDR-P, 65 a)

HR policy

The Group's HR policy clarifies expected approaches and behaviors in daily work, regardless of the situation. It is based on the values of being long-term, innovative and considerate and provides guidance on work environment and equal treatment matters. Through clear internal guidelines, the policy prevents negative impacts on the work environment and ensures fair and respectful treatment of all employees. (MDR-P, 65 a)

Managers have operational responsibility for compliance with the purpose and content of the policy, in accordance with the Group's systematic work environment management. (MDR-P, 65 a)

Equal Treatment Plan

The Equal Treatment Plan clarifies the Group's overall objectives and measures to systematically counteract all forms of discrimination, including harassment, and to actively promote equal treatment and equal opportunities. The plan aims to promote an inclusive and positive work environment in which each employee bears personal responsibility to prevent and counteract various forms of inappropriate treatment. Through clear guidelines and dedicated efforts, no individual should risk being excluded or treated unfairly, and the principle of equal value for all and mutual respect forms the foundation of the entire operations. (MDR-P, 65 a)

Managers have operational responsibility for ensuring compliance with the purpose, provisions and content of the policy, in accordance with the Group's systematic work environment management. (MDR-P, 65 a)

Procurement and Purchasing Policy

K-Fastigheter's Procurement and Purchasing Policy establishes overarching principles and ways of working to ensure that purchasing and procurement are carried out in a business-like, structured and responsible manner. The purpose of the Procurement and Purchasing Policy is to support the purchasing function, contribute to cost efficiency in combination with the right quality, and minimize risks related to the supply chain. (MDR-P, 65 a)

The policy covers the procurement of materials, goods, services and construction contracts within the Group and governs, among other things, competitive tendering, the use of framework agreements, contractual terms and follow-up. (MDR-P, 65 a)

The CEO is responsible for the operational allocation of responsibilities and the Head of Procurement is responsible for the coordination of the Group's purchasing. Managers and employees with purchasing responsibility are responsible for ensuring that the policy is known, applied and complied with within their respective operating segment and subsidiaries. (MDR-P, 65 c)

Compliance is monitored through governance and control processes within the Group's purchasing function. This includes requirements set out in contracts, the use of framework agreements, monitoring of contract compliance, and ongoing dialogue with suppliers. (MDR-P, 65 a)

Whistleblowing policy

K-Fastigheter's Whistleblowing Policy aims to ensure that suspected or actual misconduct can be reported in a safe, confidential and reliable manner and to strengthen an open and transparent corporate culture characterized by accountability and integrity. (MDR-P, 65 a)

The Whistleblowing Policy covers the entire Group and applies to employees, former employees, job applicants, trainees, consultants, suppliers, contractors and people in the Group's administrative, management and supervisory bodies. (MDR-P, 65 a)

The CEO has overall responsibility for the policy and its compliance. The policy is reviewed annually and constitutes a central part of the Group's governance in business ethics, regulatory compliance and risk management. (MDR-P, 65 a)

[GOV-2] Information provided to and sustainability matters addressed by the undertaking's administrative, management and supervisory bodies

The Board of Directors addresses sustainability matters on an annual basis as part of its ongoing oversight. Sustainability matters are addressed, among other things, in connection with decisions on strategy, risk management, the double materiality assessment and reporting. In-depth reviews of specific sustainability matters are conducted where necessary. Responsibilities and duties related to sustainability governance are integrated into the Board of Directors' rules of procedure and mandate, and are also reflected in relevant governing documents, such as the Group's Code of Conduct, Sustainability Policy, as well as in ongoing risk assessments.

This Sustainability Statement, which is based on the Group's material impacts, risks and opportunities and its work on due diligence, follows up

the measures taken to prevent, mitigate and remedy identified impacts, risks and opportunities against established targets. The underlying documentation is presented annually by the Audit Committee to the Board of Directors together with other financial and risk reporting. (GOV-2, 26 a, b)

During 2025, the Board of Directors has, among other things:

- Established the outcome of the updated double materiality assessment as a basis for reporting in accordance with ESRS.
- Addressed sustainability-related risks and opportunities within the framework of the double materiality assessment.
- Ensured resources for the collection and reporting of data in accordance with ESRS in the form of internal and external expertise.
- Addressed and established updated policies as part of the annual process for governing documents.
- After the end of the reporting period, the Board of Directors also established updated Group-wide sustainability targets. For further information on the Group's sustainability-related targets, see ESRS 2, SBM-1, E1-4 and G1-3.

Material impacts, risks and opportunities have been considered within the framework of the Board of Directors' work above. No additional specific matters beyond these have been assessed as being of such a nature that they required separate handling during the year. For a complete list of material topics addressed as part of the double materiality assessment, see ESRS 2, SBM-3. (GOV-2, 26 c)

For further information on this year's Board work, please refer to the Corporate Governance Report on page 72.

[GOV-3] Integration of sustainability-related performance in incentive schemes

The guidelines for remuneration to senior executives are based on K-Fastigheter's strategy for commercial and sustainable development and comply with applicable legislation and market practice. Sustainability is central to K-Fastigheter's operations, focusing on environmental considerations by including energy-efficient solutions in the properties, and by being a responsible employer that attracts and develops its employees.

In order to promote the Group's business strategy and long-term interests and thereby create long-term value growth for shareholders, K-Fastigheter shall offer market-based and competitive remuneration, but shall not be a market leader in terms of remuneration compared with comparable companies.

No variable remuneration is paid to senior executives in Brinova Fastigheter AB. Remuneration to senior executives in K-Fast Holding AB consists of fixed and variable salary, where the variable component is based on predefined and measurable targets linked to the Group's financial targets, sustainability-related targets and individual performance. The sustainability-related targets relate to the employee engagement index. (GOV-3, 29 a, c)

The proportion of variable remuneration that is directly linked to sustainability-related indicators is not specified as a percentage but forms part of the overall assessment of bonus-generating incentives. K-Fastigheter has no specific incentives linked to climate-related targets. (GOV-3, 13, 29 d, E1)

For 2025, variable remuneration to members of Group management amounted to a total of SEK 1.7 million (2.1). The Remuneration Committee prepares and monitors the incentive programs. The Remuneration Committee is established by the Board of Directors and consists of three members. The Remuneration Committee's main duties are to prepare the Board of Directors' decisions on matters relating to remuneration principles, remuneration and other terms of employment for members of the Board of Directors, the CEO and Group management, to monitor and evaluate any programs for variable remuneration for Group management, and to monitor and evaluate the application of guidelines for remuneration to senior executives adopted by the General Meeting, as well as current remuneration structures and remuneration levels. (GOV-3, 29 e)

In addition to the incentive programs, the Group's financing structure also contributes to strengthening management's focus on sustainability matters. K-Fastigheter has established a green financing framework of up to SEK 1 billion. In June 2025, the Group issued senior unsecured bonds in an amount of SEK 500 million. The green framework entails the financing or refinancing of the Group's property projects and properties. This may create additional incentives for Group management to integrate sustainability aspects into governance and decision-making.

For further information, see the Remuneration Report on pages 83–84.

[GOV-4] Statement on due diligence

K-Fastigheter follows the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights, which, among other things, include due diligence in the Group's purchasing and operations.

Key elements of due diligence	Disclosure requirements	Page
1. Integrating due diligence into governance, strategy and the business model	ESRS 2, GOV-1	42–44
	ESRS 2, GOV-2	44–45
	ESRS 2, SBM-3	49–50
	E1, SBM-3	52–53
	E2, SBM-3	57
	E3, SBM-3	58
2. Engaging with affected stakeholders across all key steps of due diligence	E5, SBM-3	59
	G1, SBM-3	66
3. Identifying and assessing adverse impacts	ESRS 2, IRO-1	50–51
	ESRS 2, SBM-3	49–50
	E1, IRO-1	52
	E1, SBM-3	52–53
	E2, IRO-1	57
	E2, SBM-3	57
	E3, IRO-1	58
	E3, SBM-3	58
	E5, IRO-1	59
	E5, SBM-3	59
4. Taking measures to address adverse impacts	G1, IRO-1	66
	G1, SBM-3	66
	ESRS 2, BP-2	40–42
	E1-3	54
	E2-2	57
	E3-2	58
5. Monitoring the effectiveness of these measures and communicating the results	E5-3	60
	G1-2	67
	G1-3	67
	ESRS 1, BP-2	40–42
	E1-5	55
	E1-6	56
	E2-4	57
	E3-4	58
E5-4	60	
E5-5	61	
G1-4	67	
G1-6	67	

The Group applies several key functions, such as the Code of Conduct and the Supplier Code of Conduct, to review and evaluate potential suppliers of products and services, business partners and investment opportunities. The purpose is to obtain a clear overall view of, and actively manage, the impacts the operations may have on the environment, people and society.

Further information on due diligence is provided in the table below. (GOV-4, 32)

[GOV-5] Risk management and internal controls over sustainability reporting

Internal control over sustainability reporting is integrated into the Group's overall structure for internal control over both financial and non-financial reporting. The work is based on established processes, common definitions, policies and procedures, as well as the use of external systems for the collection of sustainability data and reporting. The Group's control activities include, among other things, allocation of responsibilities at role and function level, documented procedures for data collection and consolidation, reasonable assessments of reported information, as well as internal coordination between finance and operational functions. (GOV-5, 36 a, c, d)

The risk assessment includes identifying and evaluating the risk of material misstatements in K-Fastigheter's operational processes, which, among other things, includes accounting and reporting at Group, operating segment and subsidiary level. Risk assessments are conducted on an ongoing basis and in accordance with established guidelines, with a focus on the Group's material operational processes. Within the Board of Directors, the Audit Committee is primarily responsible for continuously evaluating the Group's risk situation, after which the Board of Directors conducts an annual review of the risk situation. K-Fastigheter is in a development phase with regard to sustainability reporting in line with the implementation of ESRS. The work of formalizing processes, controls and system support will therefore continue to develop as sustainability work and its reporting mature. (GOV-5, 36 b, e)

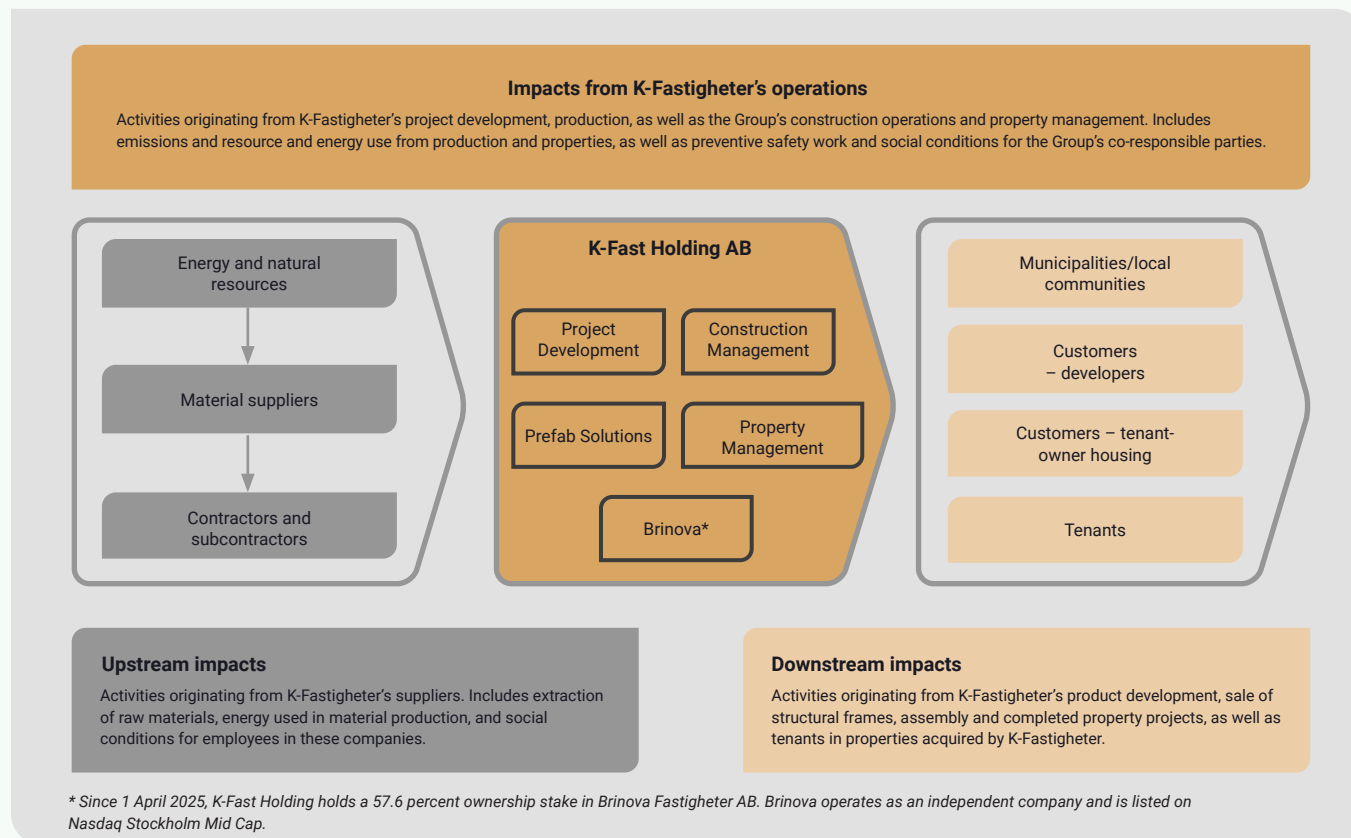
Identified risks include, among other things, access to reliable sustainability data from suppliers, insufficient internal expertise and resources, dependencies on external systems, as well as the risk of incomplete reporting or missed deadlines. To manage these risks, measures are implemented such as dialogue with suppliers, capacity building, access to external advisors and established system support. (GOV-5, 36 c)

[SBM-1] Strategy, business model and value chain

K-Fastigheter's business model and operations

Project and property development – Transport – Construction – Property management – Employees

K-Fastigheter operates within two segments: Construction and Property Management. Within Construction, the Group develops and constructs residential and commercial properties based on proprietary concept



buildings as well as prefabricated production under the K-Prefab brand, while Property Management comprises the management of the property portfolio with a primary focus on residential properties.

The Group's net sales amounted to SEK 1,893.9 million in 2025, and as of 31 December 2025 the Group had a total of 640 employees. All employees are employed in Sweden and work within project and property development, construction operations, production of prefabricated building components, property management, as well as supporting functions such as purchasing, finance and HR. Employee activities include, among other things, the design, planning and execution

of construction projects, manufacturing of prefabricated elements, construction and assembly work, technical and administrative property management, as well as customer and tenant dialog. (SBM-1, 40 a i–iii)

The Group provides prefabricated frames and other construction components in concrete, as well as lightweight elements in wood. The construction operations are based at offices in Hässleholm, Malmö, Gothenburg and Stockholm, with six production facilities for prefabricated elements. Within the Property Management operating segment, operation, maintenance and development of properties constructed or acquired by the Group are carried out. (SBM-1, 42 c)

Worked hours and specialist expertise, energy, raw materials, capital and land for project development are key input factors and form the basis of the Group's operations. These resources are continuously developed through competence development, efficient use of resources and internal processes. (SBM-1, 42 a)

For further information on the Group's employees, see Note 5. For further information on revenue, cost structure and asset allocation by operating segment, see Note 2.

Upstream value chain

Material extraction – Transport – Manufacturing of building components – Services

K-Fastigheter has approximately 2,200 suppliers and contractors and is dependent on stable supply chains that include land/properties, raw materials such as concrete, steel and wood, building components, as well as the provision of services by contractors and subcontractors.

The majority of the Group's direct suppliers are based in the Nordic region and the Baltics, but parts of the raw material supply may be linked to global supply chains. The operations are therefore dependent on access to raw materials, energy and transport, as well as on adequate working conditions among suppliers and contractors.

In addition to material procurement, K-Fastigheter also procures services from contractors and subcontractors, for example within groundworks and civil engineering, transport, assembly and other specialist services necessary for the execution of construction and property projects. (SBM-1, 42 a, c)

Downstream value chain

Surrounding society – Transactions – Renovations – Recycling

The downstream value chain comprises the sale, leasing and long-term use of properties, as well as subsequent renovation, redevelopment and decommissioning. K-Fastigheter's customers and end users primarily consist of developers, tenant-owner housing developers, urban planners, and ultimately the households and businesses that use the buildings.

The Group is dependent on how buildings are used, managed and maintained over time, which affects energy use, resource consumption, waste generation and the need for future renovations. (SBM-1, 42 c)

Strategy and business model from a sustainability perspective

K-Fastigheter's strategy is based on long-term value creation through industrial construction, efficient project and property development, as well as ownership and management of residential properties. The strategy aims to combine profitable growth with stable cash flows, cost control and sound risk management.

As part of the work to develop the Group's sustainability efforts, the Group has established a number of overarching sustainability targets to clarify the direction and level of ambition for the continued work. The targets are linked to the Group's core operations and the stakeholders affected by them. They include reduced greenhouse gas emissions, a zero-vision for workplace accidents, and a zero-vision for corruption and bribery.

The targets provide a common framework for the Group's continued development and will be further developed and specified as sustainability efforts and monitoring are strengthened. (SBM-1, 40 e)

For further information on sustainability-related targets, see ESRs 2, BP-2, E1-4 and G1-3.

In relation to these targets, K-Fastigheter assesses that its current products, services and markets are, in all material respects, aligned with the Group's long-term sustainability ambitions. (SBM-1, 40 f)

Key strategic elements affecting the ability to achieve the sustainability targets include the long-term management model, which creates the conditions for a lifecycle perspective in which decisions in early stages affect climate impact, resource use, the work environment and business ethics over time. Industrial construction and standardized concept buildings also enable more efficient use of materials, improved control over processes, and long-term sustainable solutions in operation and property management. At the same time, the Group is in a development phase with regard to monitoring, data collection and system support, particularly with respect to climate- and resource-related information in the value chain. (SBM-1, 40 g)

Impact of the business model on stakeholders

K-Fastigheter's business model aims to identify, develop and complete construction projects and to provide property management services with a focus on quality, functionality and long-term sustainability. For customers and tenants, this entails access to expertise in developing modern and safe living environments, stable property management, as well as residential and commercial premises adapted to specific needs.

For investors and customers, the business model creates the conditions for long-term value creation through recurring rental income, cost control through industrial construction, and risk management over the lifecycle of the properties.

For other stakeholders, such as employees, suppliers and the surrounding society, the operations entail employment, business opportunities and collaboration in property development projects across multiple stages. (SBM-1, 42 b)

[SBM-2] Interests and views of stakeholders

K-Fastigheter maintains a close and ongoing dialogue with key stakeholder groups. The main stakeholders are society, employees, suppliers and business partners, tenants, customers and the capital market. A range of methods and dialogs take place within existing

processes and forums, such as annual employee surveys, customer and tenant surveys, as well as interviews, surveys and discussions with municipalities and industry organizations. (SBM-2, 45 a i–iii)

The purpose of these dialogs is to capture views and expectations related to the Group’s work on sustainability matters and to give stakeholders the opportunity to influence K-Fastigheter’s offering and direction. Feedback from stakeholders is taken into account in the work of identifying the Group’s material impacts, risks and opportunities and constitutes a fundamental part of the design of planned measures and the formalization of sustainability matters. (SBM-2, 45 a iv, v, 45 b)

The stakeholder dialogs on sustainability matters conducted during the year have shown that K-Fastigheter’s various offerings remain attractive, and no changes or planned changes to the strategy or business model have been assessed as necessary in the short term, but may be further evaluated in connection with the update of the Group’s business plan. (SBM-2, 45 c ii–iii)

Insights from ongoing stakeholder dialogs are taken forward within the organization by the functions responsible for the respective dialog. Issues and outcomes from stakeholder dialogs are escalated to management or the Board of Directors as appropriate, depending on their strategic nature. (SBM-2, 45 d)

A summary of each stakeholder group, the channels for dialog and their key issues is presented in the table below.

Stakeholder group	Society	Employees	Tenants	Customers	Suppliers and business partners	Capital markets
Channel for dialog	<ul style="list-style-type: none"> Stakeholder reviews and in-depth interviews Local collaborations, continuous dialog for long-term engagement Collaborations with authorities and organizations Commitment to social development 	<ul style="list-style-type: none"> Workplace meetings Internal training Communication via Group intranet Annual performance reviews Code of Conduct Employee surveys 	<ul style="list-style-type: none"> Various types of stakeholder surveys Continuous dialog through multiple channels, including personal meetings, events, websites and social media 	<ul style="list-style-type: none"> Customer survey, including an annual survey across the entire portfolio Ongoing dialogue with customers for continuous improvement 	<ul style="list-style-type: none"> Continuous dialog Follow-up of the Code of Conduct 	<ul style="list-style-type: none"> Shareholder meetings Financial statements Investor and analyst meetings Study visits to the Group’s operations Group websites Press releases
Key sustainability matters	<ul style="list-style-type: none"> Long-term sustainable products with a low lifecycle climate footprint Energy production and consumption, water consumption and climate adaptations Local social engagement Compliance with legislation and regulations Health and safety Transparency Well-being and safety in residential areas 	<ul style="list-style-type: none"> K-Fastigheter as an employer and workplace Competencies, inclusion and equal opportunities Well-being, health and safety 	<ul style="list-style-type: none"> Energy and emissions Sustainable and safe living Continuous communication 	<ul style="list-style-type: none"> Customer satisfaction Participation in social progress Long-term sustainable products with a low lifecycle climate footprint Development of products that increase customers’ competitiveness 	<ul style="list-style-type: none"> Ethics and anti-corruption Product performance from a lifecycle perspective Low climate footprint 	<ul style="list-style-type: none"> Financial performance Energy and emissions Ethics and anti-corruption Sustainability and commitment for long-term construction and management K-Fastigheter as a workplace Transparency and quality

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

During 2024–2025, K-Fastigheter conducted an initial double materiality assessment to determine the material impacts, risks and opportunities associated with the Group’s operations and its value chain. The assessment was carried out with the support of an independent consultant in accordance with CSRD and ESRS. Based on the materiality assessment performed, a total of 36 impacts, risks and opportunities have been identified, resulting in eight of the ten ESRS standards being assessed

as material. For the current reporting year, K-Fastigheter has applied the option to phase in the standards S1 *Own workforce*, S2 *Workers in the value chain* and E4 *Biodiversity and ecosystems* in their entirety. For further information regarding phase-ins, see ESRS 2, BP-2. (SBM-3, 48 a, g)

The material sustainability-related impacts, risks and opportunities identified in the double materiality assessment are considered to have the potential to affect K-Fastigheter’s business model, value chain and strategic decision-making primarily through effects on value development and earnings. The assessment has been carried out through a qualitative analysis of how sustainability-related impacts and dependencies in the

Group’s own operations and value chain may give rise to financial risks and opportunities. No material changes to the business model or strategy have been implemented as a result of the assessment. K-Fastigheter’s resilience with respect to material sustainability-related impacts, risks and opportunities has been analyzed in an overall and qualitative manner within the framework of the double materiality assessment. For further information on climate-related analyses, see section E1. (SBM-3, 48 b, f)

All impacts, risks and opportunities identified are covered by the disclosure requirements in ESRS, and no entity-specific disclosures have been included. (SBM-3, 48 h).

Impact materiality

Thematic standard	Material sub-topic	Impact	Positive or negative	Value chain	Time horizon
E1 Climate Change	Climate adaptation	Measures to mitigate local effects of climate change, such as stormwater management systems and green spaces	Potential positive	Own Operations	Medium and long term
	Climate change mitigation	CO ₂ emissions from purchased materials and services	Actual negative	Upstream and own operations	Short and medium term
		CO ₂ emissions from machinery used in K-Fastigheter’s projects and operations	Actual negative	Own Operations	Short, medium and long term
		CO ₂ emissions from transport of products, materials and employees	Actual negative	Upstream and own operations	Short and medium term
		Fossil-free energy in residential properties and production facilities (manufacturing and heating)	Potential positive	Own Operations	Short, medium and long term
	Energy	High energy consumption in upstream manufacturing of materials	Potential negative	Upstream	Short and medium term
		Concrete structural frames with low U-values contribute to reduced energy consumption from heating	Potential positive	Own Operations	Short, medium and long term
	Energy consumption in residential properties and production facilities	Potential negative	Own Operations	Short, medium and long term	
E2 Pollution	Air pollution	Air pollution from heavy machinery and vehicles on construction sites	Actual negative	Own Operations	Short, medium and long term
E3 Water	Water	Upstream water use in extraction processes for raw materials with high water intensity	Potential negative	Upstream	Short, medium and long term
		Use of water in concrete production	Actual negative	Own Operations	Short and medium term
		Use of water among residents in properties	Potential negative	Downstream	Short and medium term
E4 Biodiversity and ecosystems	Direct impact drivers lead to biodiversity loss	Impact on biodiversity from extraction of raw materials	Potential negative	Upstream	Short, medium and long term
E5 Resource Use and Circular Economy	Resources inflows, including resource use	High use of materials such as steel and cement	Actual negative	Own Operations	Short, medium and long term
		High use of consumables within Construction and Property Management	Actual negative	Own Operations	Short, medium and long term
		Optimization of resource consumption and sustainable material choices	Potential positive	Own Operations	Short, medium and long term
	Waste	Generation of waste from production and construction	Potential negative	Own Operations	Short and medium term
S1 Own Workforce	Equal treatment and equal opportunities for all	Risk of negative impact on employees due to unequal treatment	Potential negative	Own Operations	Short, medium and long term
	Working conditions	Work environment, health and safety risks for K-Fastigheter’s employees in construction projects and in production facilities	Potential negative	Own Operations	Short, medium and long term
S2 Workers in the value chain	Working conditions	Work environment and safety risks for workers in the value chain	Potential negative	Upstream	Short, medium and long term
		Risk of deficiencies in working conditions among contractors and subcontractors	Potential negative	Upstream and own operations	Short, medium and long term
G1 Business Conduct	Corporate culture	Risk of deficiencies in corporate culture leading to adverse impacts on employees	Potential negative	Own Operations	Short, medium and long term
		A sound corporate culture can contribute to positive ESG impacts	Potential positive	Own Operations	Short, medium and long term
	Management of relationships with suppliers	Deficiencies in payment practices lead to adverse impacts on suppliers	Potential negative	Own Operations	Short, medium and long term
	Corruption & bribery	Elevated risk of corruption and bribery within the industry	Potential negative	Upstream and own operations	Short, medium and long term

Financial materiality (SBM-3, 48 c i-iv)

Thematic standard	Material sub-topic	Risks and opportunities	Risk or opportunity	Value chain	Time horizon
E1 Climate Change	Climate adaptation	Disruptions in supply chains due to extreme weather	Risk	Upstream	Short, medium and long term
		Physical damage to properties caused by extreme weather	Risk	Own Operations	Medium and long term
		Risk of project delays and increased construction costs due to extreme weather	Risk	Own Operations	Medium and long term
		Adaptation to higher requirements for emission reductions and sustainability efforts from customers, tenants and investors may lead to increased operating costs	Risk	Own Operations	Medium and long term
	Energy	High and volatile energy prices	Risk	Upstream	Short and long term
E5 Resource Use and Circular Economy	Resources inflows, including resource use	Resource efficiency in an integrated value chain	Opportunity	Own Operations	Medium and long term
	Resource outflows related to products and services	Durable buildings with a long service life	Opportunity	Own Operations	Long term
S1 Own Workforce	Working conditions	Deficiencies relating to employee health and safety may lead to damage to the brand and/or legal costs	Risk	Own Operations	Short and medium term
S2 Workers in the value chain	Working conditions	Deficiencies relating to health and safety among contractors and subcontractors may lead to damage to the brand and/or legal costs	Risk	Upstream	Medium term
G1 Business Conduct	Corporate culture	A dysfunctional work culture may lead to adverse impacts on K-Fastigheter's financial performance	Risk	Own Operations	Short, medium and long term
		A positive work culture can benefit productivity and quality and thereby contribute to improved financial performance	Opportunity	Own Operations	Short, medium and long term

[IRO-1] Description of the process to identify and assess material impacts, risks and opportunities

K-Fastigheter has conducted a double materiality assessment to identify material impacts, risks and opportunities associated with the operations and its value chain. The assessment was carried out with the support of an independent consultant in accordance with ESRS.

Overall description of the process

The materiality assessment has been conducted in accordance with the principle of double materiality in line with ESRS 1, meaning that impacts as well as financial risks and opportunities have been assessed. A sustainability matter has been considered material if it meets the criteria for materiality from one or both of the following perspectives:

- **Impact materiality:** K-Fastigheter has a material impact on people and/or the environment, and/or
- **Financial materiality:** Sustainability-related factors give rise to material effects on K-Fastigheter's cash flows, development, performance, financial position, cost of capital or access to finance.

The double materiality assessment was conducted in six steps: (IRO-1, 53 b)

1. Identification of a gross list of ESG topics

The starting point for identifying material topics has been the thematic areas and sub-topics defined in ESRS 1, supplemented with topics that could potentially be particularly relevant for the real estate, construction and civil engineering sector. Based on this, an initial assessment of each topic was carried out in relation to K-Fastigheter's operating segments. The initial assessment was conducted based on K-Fastigheter's operations, its value chain and the sector in which the Group operates. The qualitative assessment considered the Group's geographical location in Sweden, its role in the value chain and particularly risk-exposed parts of the upstream value chain. K-Fastigheter's value chain is defined on page 46 of this Sustainability Statement. (IRO-1, 53 b i)

The initial assessment resulted in a preliminary gross list of sustainability matters covering K-Fastigheter's own operations, its upstream and downstream value chain (IRO-1, 53 b ii), as well as short-, medium- and long-term time horizons.

2. Consideration of existing processes and stakeholder dialogs

To ensure that the gross list covered potential impacts, risks and opportunities within existing internal processes and stakeholder dialogs,

a workshop was conducted with representatives from K-Fastigheter's various business areas as well as relevant support functions. Input from external stakeholders was taken into account through internal representatives who, in various ways, have ongoing contact with key stakeholder groups. The stakeholder dialogs underlying the assessment are presented in section ESRS 2, SBM-2. (IRO-1, 53 b iii)

Identified impacts, risks and opportunities at this stage of the process were added under the relevant sustainability topic in the gross list. The sustainability topics, as well as the impacts, risks and opportunities identified within each topic, were then scored based on the criteria in ESRS 1 "General requirements for impact materiality and financial materiality" in accordance with steps 3 and 4 below.

3. Assessment of impact materiality

Following the mapping of positive and negative, as well as actual and potential impacts that K-Fastigheter has on people and the environment, each identified impact was scored and prioritized. Negative impacts were scored based on severity; a combination of scale, scope, irremediability and likelihood. For negative impacts on human rights, severity was prioritized over likelihood. Positive impacts were scored based on scale, scope and likelihood. Each parameter has been scored on a scale from 1 to 5.

Appropriate thresholds were established based on the quantitative assessment, existing processes and through dialogue with relevant representatives from K-Fastigheter.

Impacts were considered material if the score was medium or high, i.e. 5 or higher. The score is calculated by multiplying the severity factor by the likelihood factor. (IRO-1, 53 b iv)

4. Assessment of financial materiality

Following the mapping of sustainability-related risks and opportunities, financial materiality was assessed based on the potential financial effect and the likelihood of occurrence. The assessment considered how identified sustainability-related impacts and dependencies in the Group's own operations and value chain may give rise to risks and opportunities with potential financial effects. These relationships formed the basis for the identification and analysis of financial risks and opportunities within the framework of the double materiality assessment. Each parameter has been scored on a scale from 1 to 5.

Appropriate thresholds were established based on the quantitative assessment, existing processes and through dialogue with relevant representatives from K-Fastigheter. The threshold is based on cash flow and operating profit to reflect the Group's operations in project development, construction, prefab and property management. The risks and opportunities analyzed in the double materiality assessment therefore primarily affect operating profitability and cash flow. Cash flow and operating profit reflect these effects well and thus provide a relevant and consistent basis for assessing financial effects.

The Group's existing assessment methods for financial and sustainability-related risks, and their outcomes, were taken into account; however, the methods described in steps 3 and 4 were applied in the assessment of impact materiality and financial materiality. Sustainability-related risks have thus been handled separately from other risk management in the execution of the double materiality assessment. (IRO-1, 53 c i, iii, e, f)

Financial effects were considered material if the score was medium or high, i.e. 5 or higher. The score is calculated by multiplying the risk/opportunity factor by the likelihood factor. (IRO-1, 53 c ii)

5. Mapping and documentation of materiality

The preliminary results were validated by representatives from HR and QHSE during a validation meeting. Any issues identified were subsequently referred to the department responsible within K-Fastigheter, after which final adjustments were made. The materiality assessment and the 2025 revision resulted in eight of the thematic ESRS standards being assessed as material, while 14 sub-topics within these were assessed as material. Supporting documentation and justification for all assessments have been documented in the Group's digital tool for the double materiality assessment. (IRO-1, 53 d)

6. Decision on the adoption of the double materiality assessment

A summary of the results of the materiality assessment was then presented to the Board of Directors by the CEO. The Board of Directors was also provided with access to the assessment materials underlying the materiality assessment. Based on this documentation, the Board of Directors resolved to approve the results of the double materiality assessment. (IRO-1, 53 d)

The results of the double materiality assessment are validated annually and updated as necessary. The decision-making documentation is handled as part of the Board of Directors' annual work in accordance with its annual cycle. (IRO-1, 53 d, h)

Description of the process for assessing materiality for each topic

Additional information on the methodology and assessment basis is provided under the respective sections E1, E2, E3, E5 and G1.

[IRO-2] Disclosure Requirements in ESRS covered by the undertaking's sustainability statement

A complete list of the ESRS disclosure requirements applied in the preparation of K-Fastigheter's Sustainability Statement is presented in the table of contents on page 39. Disclosures have been included where they have been assessed as material for the reporting and relevant for describing the Group's policies, actions, targets and metrics related to identified impacts, risks and opportunities. Disclosures in the Sustainability Statement corresponds to the applicable disclosure requirements in ESRS. The Sustainability Statement does not contain any entity-specific disclosures. (IRO-2, 56)

ENVIRONMENTAL INFORMATION

ESRS E1 – CLIMATE CHANGE

[E1 IRO-1] Description of the processes to identify and assess material climate-related impacts, risks and opportunities

As part of the double materiality assessment, K-Fastigheter has examined climate-related impacts as well as the risks and opportunities that may arise in connection with climate change.

Basis for identification of impacts, risks and opportunities

The assessment of materiality for climate change has been carried out at an overall and qualitative level and covers the Group's own operations and value chain. As a basis, the Group's operations, production facilities and property portfolio have been mapped to assess how climate change may affect properties, buildings, tenants and the local environment, as well as how the operations contribute to climate change. The analysis has been conducted over the short, medium and long term. The time horizons applied correspond to those specified in ESRS 2, IRO-1 (E1, IRO-1, AR 11 b, AR 12 a).

An overall and qualitative climate scenario analysis has been conducted for the prefab operations within the framework of the Group's ISO 14001-certified environmental management system, as well as as part of the annual supervision carried out by the municipal environmental authority in accordance with the Environmental Code. The analysis was conducted with the support of the Swedish National Expert Council for Climate Adaptation's tools and included both high and low-emission scenarios. The assessment focused on potential physical risks, such as extreme weather, water scarcity and supply chain disruptions. The analysis has had a qualitative approach and relates only to the prefab operations. No Group-wide climate scenario analysis, or analysis with time horizons corresponding to the full life cycle of the properties, has been conducted. (E1, IRO-1, 20 a-c, 21, AR 11 a)

In the assessment of materiality, a distinction has been made between physical climate risks and transition risks. While physical risks relate to the direct effects of a changing climate on the Group's assets and operations, transition risks relate to consequences associated with the transition to a low-carbon society.

The assessment of physical risks has focused on energy use in residential properties and production facilities, material use (particularly cement,

concrete and steel), construction machinery and transport related to construction activities, as well as waste management. In addition, qualitative analyses have been carried out on how physical risks such as increased temperatures, significant temperature variations, rising water levels, heavy rainfall and extreme weather may affect the Group's assets in terms of building functionality, reliable energy supply, indoor environment, as well as safety and comfort for tenants. Physical risks are also assessed during the construction phase of a building, as part of the planning and building permit process. Risks are also evaluated on an ongoing basis for completed buildings. (E1, IRO-1, 20 a, AR 11 a, c)

Transition risks have been identified through a qualitative analysis of the Group's energy use, material choices, transport dependency and regulatory conditions within the construction and real estate sector. The assessment has been based on potential changes in energy prices, increased requirements for energy efficiency, climate-related building regulations, requirements from investors and customers, as well as the development of climate-related policy instruments.

The Group's exposure to these risks is primarily linked to energy use in the property portfolio and production facilities, the use of energy-intensive materials such as cement, concrete and steel, and dependence on transport in the construction and prefab operations. These factors may affect investment costs, operating costs and competitiveness over time. The assessment of exposure has been conducted qualitatively, and no quantification of the financial impact or the proportion of exposed assets has been carried out. (E1, IRO-1, 20 c ii, AR 12 b)

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

Climate change adaptation

Through planning, design and management of constructed properties and residential areas, K-Fastigheter can make areas more robust and adapted to a warmer and more unpredictable climate. Extreme weather resulting from climate change may lead to flooding and extreme heat, which can be managed through effective stormwater management and the establishment and preservation of green areas. K-Fastigheter is responsible for establishing systems for stormwater management and green areas in accordance with the requirements set out in the detailed development plan. Through choices in design and layout within the framework of these requirements, the Group and its partners can

construct properties that are capable of managing a changing climate. (SBM 3, 48 a, b, c i, ii, iv)

Insufficient adaptation to climate change gives rise to several risks for K-Fastigheter. Upstream, disruptions in global trade and logistics chains may result in delays or non-deliveries, as well as increased costs for critical input materials. For the Group's existing property portfolio, a changing and more extreme climate entails a risk of increased physical damage, for example due to flooding, heavy rainfall, heatwaves and storms. Climate-related risks may lead to higher insurance premiums, increased maintenance and repair costs, as well as reduced attractiveness in exposed geographical areas. Extreme weather may also lead to interruptions, damage and delays in ongoing construction and renovation projects, and require new working methods, technical solutions and safety measures, which may drive costs and affect the profitability of construction projects.

There is also a risk that more stringent regulations and increased regulatory requirements, as a direct consequence of the effects of climate change, may lead to significantly higher operating costs. This applies in particular to costs related to expanded requirements for analysis and reporting, investments in various climate adaptation measures, as well as systematic monitoring of climate-related risks. (SBM-3, a, b)

Climate change mitigation

K-Fastigheter's climate impact is linked to material purchases, construction machinery, transport and energy use in residential properties and production facilities. These activities also entail exposure to transition risks, as increased requirements for emission reductions, technological development and changing cost structures may affect the operations over time. The Group purchases significant volumes of cement and steel, the production of which is energy- and emission-intensive. Heavy machinery used in construction projects is currently powered by fossil fuels, resulting in greenhouse gas emissions. Inbound and outbound transport of materials and products is also primarily carried out using diesel-powered trucks. (SBM-3, 48 a, b, c i, ii, iv)

The Group has entered into agreements for fossil-free electricity for its own residential properties and production facilities, which, in addition to reducing the Group's climate impact, also contributes to increasing the production of fossil-free energy as demand rises. K-Fastigheter has also installed solar panels as standard in the majority of new residential properties and at one of the Group's production facilities, which contributes to more efficient energy use and an increased share of fossil-free energy in the market. (SBM-3, 48 a, b, c i, ii, iv)

Material sub-topic	Impact	Risk and opportunity
Climate adaptation	Measures to mitigate local effects of climate change, such as stormwater management systems and green spaces	Potential positive impact
	Disruptions in supply chains due to climate change and extreme weather	Risk
	Physical damage to properties caused by extreme weather	Risk
	Risk of project delays and increased construction costs due to extreme weather	Risk
	Adaptation to higher requirements for emission reductions and sustainability efforts from customers, tenants and investors may lead to increased operating costs	Risk
Climate change mitigation	CO ₂ emissions from purchased materials and services	Actual negative impact
	CO ₂ emissions from construction machinery in K-Fastigheter's operations	Actual negative impact
	CO ₂ emissions from transport of products, materials and employees	Actual negative impact
	Fossil-free energy in residential properties and production facilities (manufacturing and heating)	Potential positive impact
Energy	High energy consumption in the upstream production of strategic materials	Potential negative impact
	Concrete structural frames with low U-values contribute to reduced energy consumption from heating	Potential positive impact
	Energy consumption in residential properties and production facilities	Potential negative impact
	High and volatile energy prices	Risk

Energy

K-Fastigheter's energy impact arises throughout the value chain, from raw material extraction to tenants' energy consumption. The production of strategic input materials such as cement, concrete and steel is energy-intensive and may, depending on the energy source, result in significant greenhouse gas emissions. Cement production upstream in the value chain accounts for a large share of regional electricity consumption in both the Baltic region and Sweden. Significant amounts of energy are also consumed in K-Fastigheter's production facilities and residential properties, including for heating and operation. (SBM-3, 48 a, b, c i, ii, iv)

The prefabricated concrete structures from the prefab operations contribute positively to the building envelope and create favorable conditions for energy-efficient residential properties. Thanks to the high density and thermal inertia of concrete, the structures help to reduce energy loss and thereby improve both indoor comfort and energy efficiency. (SBM-3, 48 a, b, c i, ii, iv)

K-Fastigheter's energy use entails a financial risk due to uncertain electricity and fuel prices. If energy prices increase, or if costs for greenhouse gas emissions rise – for example through more stringent regulation within the EU carbon market – this may have a significant impact on the Group, as the operations are relatively energy-intensive. This exposes K-Fastigheter to transition risks related to market changes and future price adjustments. (SBM-3, 48 a, b)

Financial effects

Both physical risks and transition risks may have financial effects on K-Fastigheter, as they may lead to increased costs and investment needs, as well as loss of income and reduced attractiveness in the rental and transaction market. These risks may also have a negative effect on the ongoing valuation of the Group's investment properties, as changes in assumptions regarding, for example, future developments in operating costs and market risk affect the valuation. The effects are not assessed to have a material impact on the Group's financial statements in the short term, but constitute potential consequences in the medium and long term. (SBM-3, 48 d)

Resilience analysis

K-Fastigheter has not conducted any systematic or quantitative resilience analysis specifically related to climate-related risks and opportunities. During 2024–2025, within the framework of the double materiality assessment and previous overall risk assessments, the Group has carried out a qualitative review of exposure to climate-related risks. The analysis covers the entire Group and all stages of the value chain and has been conducted based on the time horizons specified in ESRS 2, BP-2. No analysis based on longer-term climate scenarios has been conducted. (E1, SBM-3, 19 a, b)

The relatively young and energy-efficient property portfolio, investments in fossil-free energy and material choices taking climate impact into

account are assessed to strengthen the Group's competitiveness as energy prices rise and climate-related regulations become more stringent. Effective stormwater management and well-considered design of green areas also contribute to more robust residential areas, which may support value development, occupancy rates and attractiveness over time.

Dependence on energy-intensive input materials, exposure to volatile energy and carbon costs, as well as increasing physical climate-related risks – such as flooding, heavy rainfall and extreme heat – mean that climate adaptation and energy efficiency need to be integrated into investment decisions, project development and property management strategy. K-Fastigheter's continued ability to manage these risks, minimize operating and life-cycle costs and meet requirements from investors, regulators and tenants is therefore central to the Group's long-term profitability and resilience. (E1, SBM-3, 19 c)

[E1-1] Transition plan for climate change mitigation

K-Fastigheter's climate targets, as disclosed under E1-4, set the ambition and guide the Group's overall climate efforts. During the year, the Group has worked on mapping its current state and actual impacts and is therefore still at an early stage in structuring a more systematic approach to climate management. No formal transition plan has been adopted to mitigate climate change. (E1, 17)

[E1-2] Policies related to climate change mitigation and adaptation

Sustainability policy

The Sustainability Policy describes how K-Fastigheter is to address the climate impact of its operations, both in terms of adapting to and mitigating climate change, as well as improving energy efficiency. The policy states that, in the planning of new properties, consideration is to be given to climate-related risks such as flooding and extreme heat, that the management of completed buildings is to be carried out in a long-term sustainable manner, and that climate-improved material choices are to be offered to customers. It is further stated that all concept buildings are to meet the requirements for energy class B (MDR-P 65 a), (E1 25).

Roadmap for the construction and civil engineering sector 2045

The construction and civil engineering sector's roadmap for fossil-free

competitiveness (“Roadmap 2045”) is a joint commitment covering the entire value chain – from material manufacturers to developers, contractors and property owners – with the objective of achieving net zero emissions by 2045. The focus is on increased collaboration across the value chain, resource-efficient use of materials, increased circularity, energy efficiency and electrification. In addition, the importance of continuous skills development, innovation and digitalization is highlighted as key enablers for the transition.

K-Fastigheter uses Roadmap 2045 as a strategic compass to structure its climate efforts, set targets based on the sector’s transition and integrate climate considerations into investments, project development and property management – with the aim of future-proofing the operations and strengthening competitiveness in a rapidly changing market. The Group Management is ultimately responsible for the implementation of Roadmap 2045 in the operations. (MDR-P, 65 a, c, d) (E1, 25)

Supplier Code of Conduct

The Supplier Code of Conduct clarifies K-Fastigheter’s approach and working methods with regard to the Group’s climate impact. It describes the Group’s ambitions for its climate efforts and specifies the requirements and expectations placed on its business partners. To enable consistent and structured monitoring of suppliers’ climate efforts, K-Fastigheter prioritizes cooperation with suppliers that are certified in accordance with ISO 14001. Brinova assumes that tenderers have quality and environmental management systems that meet the requirements of ISO 9001 and ISO 14001 or equivalent. (MDR-P, 65 a), (E1, 25)

For further information on the Group’s policy documents and related processes, see ESRS 2, GOV-1.

[E1-3] Actions and resources in relation to climate change policies

K-Fastigheter’s climate efforts are developing progressively as the knowledge base is strengthened. During 2025, the Group conducted a structured mapping of greenhouse gas emissions for the first time, providing a clearer understanding of where emissions arise within its own operations and across the value chain. During the year, the Group also established common climate targets intended to guide and clarify the level of ambition in its climate efforts, both internally and externally. The targets entail that climate impact from the Group’s own operations and, progressively, from the value chain is to be analyzed and reduced over time. Against this background, the actions taken during the year

have primarily focused on areas where the Group has direct control. (MDR-A, 68 a–c)

Materials and production

K-Fastigheter’s prefab operations actively work to optimize both the type and quantity of binders in its concrete products, which contributes to reducing CO₂ emissions. The Group’s prefabricated concrete structures are currently used in a significant share of the property portfolio. During 2025, the Group intensified efforts within its own operations to further reduce the climate impact from concrete production, for example by progressively replacing cement with alternative binders with a lower climate footprint. This work has resulted in improved outcomes in the EPDs (Environmental Product Declarations) prepared for K-Fastigheter’s concrete elements, which in turn contributes to reducing the Group’s overall climate impact.

All reinforcing steel procured is made from recycled material, contributing to a lower climate footprint compared with the use of primary raw materials. (E1-3, 29 a) (MDR-A, 68 a)

Transport

The prefab operations continuously work to improve transport efficiency from production to customer by focusing on minimizing transport distances and maximizing load factors for each shipment. Climate-related transport data is monitored regularly and reported by the transport provider, enabling clear oversight and continuous improvement over time. The majority of the Group’s cement suppliers are located in Latvia and Sweden, with production at some of Europe’s most modern production facilities.

The transition to fossil-free transport alternatives has been initiated, including through cooperation with a transport company testing electric vehicles, with the objective of achieving fully fossil-free transport during 2026. Biogas and HVO are the primary fuels being evaluated in this work. (E1-3, 29 a) (MDR-A, 68 a)

The results of implemented measures are expected to progressively reduce K-Fastigheter’s emissions, with a trajectory towards net zero by 2045. The effects of the Group’s combined measures are monitored as part of the climate accounts, which are presented under E1-6. (E1-3, 29 b)

Energy and climate adaptation

Energy efficiency is continuously considered in the development of buildings and in material choices. The greenhouse gas emissions mapping carried out during 2025 provides a basis for continued prioritization of energy-related emissions in the Group’s own operations and across the value chain.

Climate adaptation is integrated into project development and property management, for example through stormwater management and the design of green areas to manage the effects of extreme weather and increased precipitation. At present, this work is carried out within the framework of existing processes for project development and property management, as well as through dialogue with relevant stakeholders, and is being developed progressively as the analysis of climate-related risks is further deepened. (E1-3, 29 a)

Financial resources

K-Fastigheter continuously works to drive development forward within the framework of Roadmap 2045. Achieving the established targets requires financial resources to implement the necessary measures. At present, however, no significant resource allocation has been made for the measures described above. The costs and investments relating to the Group’s capital and operating expenditures covered by the EU Taxonomy are presented on pages 62–65. (E1, 29 c, AR 21) (MDR-A, 69 a)

[E1-4] Targets related to climate change mitigation and adaptation

K-Fastigheter has adopted Group-wide climate targets that include both a net zero target and a halving target for greenhouse gas emissions in its own operations (Scope 1 and 2).

The targets have been established based on the construction and civil engineering sector’s roadmap for fossil-free competitiveness and Sweden’s national climate targets, which in turn are based on internationally established climate science, including assessments by the Intergovernmental Panel on Climate Change (IPCC). The targets have not been subject to external scientific validation.

The Group’s greenhouse gas emissions mapping and an internal assessment of feasibility and impact have also formed the basis for the target setting. The base year was established in connection with this year’s mapping of Scope 1 and 2 emissions and is considered representative of the operations.

The targets are based on the same emission boundaries as those used by the Group in the calculation of greenhouse gas emissions; see further information under E1-6. In the formulation of the targets, stakeholder perspectives have been taken into account through the stakeholder dialogs presented in accordance with ESRS 2 SBM-2. These dialogs have contributed to ensuring that the targets are relevant and aligned with the expectations and needs of relevant stakeholders. (E1-4, 16 a, 33, 34 a, b, e, AR 25 a) (MDR-T 80 a, f–h)

Net zero target (Scope 1 and 2)

- K-Fastigheter shall achieve net zero by 2045 for greenhouse gas emissions in tCO₂e from its own operations (market-based Scope 1 and 2), with base year 2025. (E1-4, 34 a, b) (MDR-T, 80 b–d)

Halving target (Scope 1 and 2)

- K-Fastigheter shall, by 2035 at the latest, reduce absolute market-based greenhouse gas emissions in tCO₂e from its own operations (Scope 1 and 2) by at least 50 percent compared with the base year 2025. (E1-4, 34 a, b) (MDR-T, 80 b–e)

As the climate targets were adopted after the end of the reporting period and 2025 constitutes the base year, no historical comparative figures are available. The disclosures for 2025 therefore represent an initial baseline forming the basis for future monitoring of the targets. K-Fastigheter has adopted a net zero target for 2045 and a halving target for 2035; however, no detailed definition of net zero has yet been established. This means that the targets have not been broken down into quantified sub-targets or target pathways beyond the overall reduction levels.

Work to further develop the data basis, methodology and boundaries for emissions calculations will continue during 2026. Quantification of the targets is presented under E1-6.

In order to achieve the targets, the Group intends to work continuously with the measures listed in section E1-3. At present, no detailed analysis has been carried out of the extent to which each individual measure contributes to achieving the targets. Fossil fuels have, in principle, been almost entirely phased out of the Group's own operations. At a limited number of local construction sites, the energy source could not be identified and has therefore been assumed to be fossil-based. Going forward, the Group's focus will be on increasing understanding of energy sources at construction sites, as well as identifying and implementing solutions to phase out fossil fuels in road and maritime transport.

The factors expected to primarily influence the continued phase-out are increased requirements from customers, technological developments – for example improved availability of electric trucks with higher capacity – as well as higher taxation on fossil fuels and potential changes in legislation. (E1-4, 34 f)

[E1-5] Energy consumption and mix

The Group's energy consumption primarily arises from the operation of the property portfolio, the prefab operations' production facilities and construction projects, and amounted to a total of 53,729 MWh in 2025. The energy mix in 2025 consisted of 95 percent renewable energy, 3 percent fossil energy and 2 percent nuclear energy.

Energy consumption and energy mix, MWh	2025
Fuel consumption from coal and coal products	0
Fuel consumption from crude oil and petroleum products	1,128
Fuel consumption from natural gas	0
Fuel consumption from other fossil sources	0
Consumption of purchased or acquired electricity, heat, steam, and cooling from fossil sources	680
Consumption of nuclear energy	1,217
Total consumption of fossil energy	1,808
Share of fossil sources in total energy consumption, %	3%
Share of nuclear energy in total energy consumption, %	2%
Fuel consumption from renewable sources, including biomass (including industrial waste and municipal waste of biological origin, biogas, renewable hydrogen, etc.)	2,775
Consumption of purchased or acquired electricity, heat, steam, and cooling from renewable sources	46,818
Consumption of self-generated renewable non-fuel energy	1,111
Total consumption of renewable energy	50,704
Share of renewable energy sources in total energy consumption, %	94%
Total energy consumption	53,729

Calculation methods: Consumption data has primarily been obtained directly from suppliers. Fuel consumption is based on the quantity of fuel purchased, converted into energy units. In certain construction projects, consumption data has been obtained through project-specific monitoring where supplier data has not been available. For self-generated solar electricity, energy consumption has been calculated based on total electricity generated, excluding the amount of electricity sold. Electricity consumed in properties is generated from nuclear energy, and the prefab operations use electricity from hydropower, as verified by guarantees of origin. For just over half of the ongoing construction projects, information on the origin of electricity has been obtained from suppliers, with the majority consisting of renewable energy sources. (E1-5, 43)

Energy intensity per net revenue	2025
Total energy consumption from activities in high climate impact sectors per net revenue from activities in high climate impact sectors ¹ (MWh/net revenue in SEK million)	28.4

¹ The Group operates within the real estate sector, which is classified as a sector with high climate impact.

Calculation methods: Energy intensity is calculated as the Group's total energy consumption divided by net revenue. The net revenue used in the calculations corresponds to that reported in the financial statements and is presented in millions of Swedish kronor (SEK million); see the statement of profit or loss on page 85. (E1-5, 43)

[E1-6] Gross Scopes 1 and 2 and total GHG emissions

The Group's direct greenhouse gas emissions in Scope 1 and 2 amounted to a total of 2,208 tonnes of CO₂e in 2025. The emissions are generated from the heating of the Group's production facilities and purchased electricity. The Group assesses that its most significant climate impact is included in indirect greenhouse gas emissions in Scope 3, and will therefore continue mapping such emissions during 2026.

Biogenic emissions (tCO ₂ e)	2025
Biogenic emissions in Scope 1	847.9
Biogenic emissions in Scope 2	0
Total biogenic emissions in Scope 1 and 2	847.9

Calculation methods: Biogenic carbon dioxide emissions arise in the prefab operations in connection with the use of biofuels for heat generation. Consumption is based on the quantity of fuel purchased. Emission factors for biodiesel and wood pellets have been obtained from DEFRA 2025.

Emission intensity per net revenue	2025
Total greenhouse gas emissions (location-based) (tCO ₂ e/net revenue in SEK million)	1.1
Total greenhouse gas emissions (market-based) (tCO ₂ e/net revenue in SEK million)	1.2

Calculation methods: Emission intensity is calculated as the Group's total greenhouse gas emissions in Scope 1 and 2 divided by net revenue. The net revenue used in the calculations corresponds to that reported in the financial statements and is presented in millions of Swedish kronor (SEK million); see the statement of profit or loss on page 85.

Gross greenhouse gas emissions (tCO₂e)

	Retrospective			Year for interim targets and targets		
	2025 (base year)	2025	2024	2035	2045	Annual target in % (base year)
Greenhouse gas emissions in Scope 1						
Gross greenhouse gas emissions Scope 1	302.5	302.5	-	-	-	-
Percentage of Scope 1 greenhouse gas emissions from regulated emissions trading systems, %	0%	0%	-	-	-	-
Greenhouse gas emissions in Scope 2						
Location-based gross greenhouse gas emissions in Scope 2	1,774.9	1,774.9	-	-	-	-
Market-based gross greenhouse gas emissions Scope 2	1,905.6	1,905.6	-	-	-	-
Total greenhouse gas emissions Scope 1 and 2						
Total greenhouse gas emissions (location-based)	2,077.4	2,077.4	-	-	-	-
Total greenhouse gas emissions (market-based)	2,208.1	2,208.1	-	1,393.5	-	-

Calculation methods: The climate accounts have been prepared in accordance with the Greenhouse Gas Protocol (GHG Protocol), the international standard for the calculation of greenhouse gas emissions. All greenhouse gases are expressed in carbon dioxide equivalents (CO₂e), a metric used when several different greenhouse gases (where applicable CO₂, CH₄, N₂O, HFC, PFC, SF₂ and NF₂) are converted into the corresponding climate impact of carbon dioxide. The climate accounts are prepared in accordance with the principle of operational control. This means that all operations over which the Group has operational control are included in the reporting, regardless of ownership share. The calculation and consolidation of greenhouse gas emissions have been carried out in the Group's digital reporting tool.

Scope 1 includes direct greenhouse gas emissions from fuel consumption in the Group's own operations, including heating in the prefab operations' production facilities as well as fuel consumption in leased company cars. Emissions have been calculated based on measured or purchased fuel volumes multiplied by emission factors from DEFRA 2025.

Scope 2 includes indirect greenhouse gas emissions from purchased electricity and district heating in the Group's own operations. In accordance with the GHG Protocol, Scope 2 is reported using both the market-based and location-based methods.

Market-based method: Electricity is primarily purchased with renewable origin via the electricity supplier, where guarantees of origin are contractually linked to the electricity supply. In 2025, 83 percent of the market-based energy use in Scope 2 consisted of electricity with guarantees of origin. No unbundled guarantees of origin have been purchased. Emission factors for electricity under the market-based method have been obtained from AIB 2025. For electricity that could not be traced through contracts, the residual mix has been applied. For district heating, supplier-specific fuel mixes and emission factors have been applied.

Location-based method: For the location-based method, the Swedish electricity mix in accordance with AIB 2025 is used to calculate greenhouse gas emissions based on purchased electricity. For district heating, supplier-specific fuel mixes and emission factors have been applied. (E1-6, 55, AR, 39 b, 45 d, 46 h)

ESRS E2 POLLUTION

IRO-1 Description of the processes to identify and assess material pollution-related impacts, risks and opportunities

K-Fastigheter has, within the framework of the double materiality assessment, identified air pollution as a material negative impact. The assessment is based on a review of the Group's operations and value chain, where emissions to air associated with heavy vehicles and machinery at construction sites have been identified as having a material impact. (IRO-1, 11 a)

As part of the basis for the assessment, K-Fastigheter has also considered that the prefab operations are subject to notification requirements. The requirements, conditions and control measures arising from notification processes and decisions have been used to specify the types of environmental pollution that may occur, where they may occur, and which protective measures and monitoring requirements apply. Within the framework of the notification processes, consultations are also carried out with relevant stakeholders, such as authorities, municipalities, neighboring operations and other specifically affected parties (including residents in the surrounding area). (IRO-1, 11 b)

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

At K-Fastigheter's construction sites, the risk is assessed to be elevated for negative impacts on local air quality, primarily during phases involving ground preparation and site establishment. During these stages of the projects, heavy machinery and vehicles are used, which may give rise to local air pollutants, such as particulate matter, carbon monoxide (CO), nitrogen oxides (NOx) and sulphur oxides (SOx). (SBM-3, 48 a, b, c i, ii, iv)

Material sub-topic	Impact	Risk and opportunity
Air pollution	Air pollution from heavy machinery and vehicles on construction sites	Actual negative impact

At the same time, K-Fastigheter's construction method means that the use of heavy vehicles and machinery is limited in both duration and extent. (SBM-3, 48 b, c iii)

[E2-1] Policies related to pollution

The Sustainability Policy describes how K-Fastigheter is to work to minimize the risk of air pollution. The Supplier Code of Conduct sets out

the environmental requirements that K-Fastigheter places on its suppliers during the contract period. For example, suppliers' transport must meet at least emission standard Euro 5, meaning that emissions of nitrogen oxides, particulate matter and carbon monoxide must not exceed specified limit values. (E2-1, 15 a) (MDR-P, 65 a)

The Code of Conduct sets out the requirements that K-Fastigheter places on suppliers and contractors engaged by the Group with regard to their use of chemicals, transport, waste management and construction methods carried out on and around the construction site. (E2-1, 15 a) (MDR-P, 65 a)

The Group's policy documents currently lack a description of how potential emergency situations or incidents related to air pollution are managed and how K-Fastigheter controls and minimizes impacts on people and the environment. (E2-1, 15 c)

K-Fastigheter has not identified a need for this type of management, as the risk of emergency situations related to air pollution arising is assessed as low. For more information on the Group's policy documents and related processes, see ESRS 2 GOV-1.

[E2-2] Actions and resources related to pollution

K-Fastigheter works continuously to prevent and reduce emissions to air, with a focus on transport and the use of vehicles and machinery at construction sites. To further limit such emissions, a gradual transition from fossil fuel-powered transport to electric vehicles and the use of biofuels is being implemented, which contributes to reducing emissions of greenhouse gases and other harmful environmental pollutants. (MDR-P, 68 c, d)

In addition, the Group seeks to select the production facility located closest to the customer, which contributes to reducing fuel consumption in transport. During the year, the Group has developed clear guidelines for suppliers and subcontractors to limit idling at construction sites. (MDR-P, 68 c)

K-Fastigheter also requires that transport comply with the European emission standard Euro 5, which sets maximum limits for emissions of, inter alia, nitrogen oxides and particulate matter from vehicles. (MDR-A, 68 a, b)

In its own operations, electricity or HVO is primarily used for work vehicles at production facilities; individual fossil fuel-powered vehicles may occur. The ambition is to gradually reduce dependence on fossil fuels and, where possible, transition to alternatives with lower environmental impact. (MDR-A, 68 a, b)

In the case of specific customer requirements, additional measures are applied; for example, electric cranes are used during assembly and HVO is used as fuel for the transport of concrete elements from the production facility to the customer. K-Fastigheter works continuously to clarify and follow up on the environmental requirements applicable to external parties responsible for site preparation, including relevant requirements related to machinery, fuels and emissions. (MDR-A, 68 a, b)

In addition to the transition from diesel to HVO, no further measures are currently planned to reduce air pollution from transport. Although a possible next step could be the introduction of electric vehicles, this is not currently planned. (MDR-A, 69 a)

[E2-3] Targets related to pollution

This is the first time that K-Fastigheter collects and reports its air pollution, and therefore no specific, time-bound and measurable target has yet been established. The measures and requirements currently applicable to both the Group's own operations and suppliers are, at present, considered sufficient to limit negative impact. The Group continuously monitors developments and evaluates opportunities to further reduce environmental impact, including through active dialog with stakeholders. Follow-up and evaluation of the measures implemented are carried out using the metrics reported under E2-4. (MDR-T, 81 b i)

[E2-4] Pollution of air, water and soil

Air pollution arising from transport to and at construction sites is reported in the table below.

As this is the first year the Group collects these data, there is no historical data for comparison. The calculations are based on estimates regarding vehicle and fuel types, which means that the results should be interpreted with some caution, as it is difficult to draw unambiguous conclusions.

Air pollution (tonnes/year)	2025
Carbon monoxide (CO)	4.3
Nitrogen oxides (NOx)	0.4
Airborne particulate matter (PM)	0.0
Hydrocarbons (HC)	0.2

The calculation of air pollution is based on diesel use in construction machinery during 2025 and is based on a standardized estimate applied to all vehicles. Dust emissions have not been included. The following assumptions have been applied in the calculation: that all construction machinery has an engine output between 56 and 560 kW and that only new machinery meeting applicable environmental requirements has been used. The source used to calculate air pollution is a project report published by SBUF (the Swedish Construction Industry Development Fund) in 2024. The calculation method has not been validated by an external party. (MDR-M, 77 b)

ESRS E3 WATER AND MARINE RESOURCES

IRO-1 of the processes to identify and assess material water and marine resources-related impacts, risks and opportunities

Water consumption is significant throughout K-Fastigheter's value chain. To obtain a clearer picture of how water is used in different parts of the operations, information has been collected from relevant internal stakeholders as well as on the Group's processes, procurement and property management. K-Fastigheter also based its assessment on the geographical location of the operations to determine the extent of assets in potential high-risk areas related to water. This mapping is complemented by an overall analysis that highlights water-related impacts across all stages of the value chain. (IRO-1, 8 a)

External stakeholders have not been directly involved in the process; their interests have been considered through ongoing stakeholder dialogs as described in ESRS 2 SBM-2. (IRO-1, 8 b)

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

Water consumption extends across multiple stages of the operations, from the extraction of raw materials to the production of concrete frames and further to the daily use of water by tenants. (SBM-3, 48 a)

The materials and products procured for new construction, maintenance and renovation often have high water intensity in their production. In particular, the production of cement, concrete and steel requires significant amounts of water, and the extraction of limestone may affect both the availability and quality of local water resources. Within the Group's operations, water is primarily used in the industrial process to manufacture concrete elements. (SBM-3, 48 c i, ii)

K-Fastigheter adapts its operations primarily by implementing efficiency measures and reducing the proportion of clean water consumed. Water is recycled in the production process after passing through sedimentation basins. (SBM-3, 48 b)

Downstream in the value chain, water use occurs continuously through tenants' daily use in residential units and premises. The amount of water consumed is influenced both by tenants' routines and activities and by the technical design and equipment of the properties. (SBM-3, 48 c ii-iv)

In areas where water resources are limited or where water scarcity prevails, it is essential to actively work to reduce water consumption and

implement effective measures to ensure the sustainable use of available water. (SBM-3, 48 a, c i)

No systematic analysis of the Group's geographical exposure to areas with elevated risk of water scarcity has been carried out. A more structured mapping of water risk areas is planned to be developed as methodologies and the databases are strengthened.

Material sub-topic	Impact	Risk and opportunity
Water	Upstream water use in extraction processes for raw materials with high water intensity	Potential negative impact
	Use of water in concrete production	Actual negative impact
	Use of water among residents in properties	Potential negative impact

[E3-1] Policies related to water resources

The Group's Sustainability Policy constitutes the central basis for managing significant water consumption. The policy states that sustainability aspects shall be considered in the design of new properties in consultation with customers and suppliers. Water consumption may therefore be a more relevant issue in specific projects. K-Fastigheter always complies with industry standards regarding water-saving taps and mixers in newly constructed buildings. (E3-1, 12-14)

Further information on this policy and related processes is provided in ESRS 2, MDR-P. K-Fastigheter has not adopted any specific policy regarding water management and treatment or the prevention and reduction of environmental pollution in water. (E3-1, 12 a)

[E3-2] Actions and resources related to water and marine resources

Within the prefab operations, the reuse of wash water has been implemented during the year as a measure to reduce the need for new water in the process. (E3-2, 18 c) (MDR-A, 68 a-c)

Within the property portfolio, water-saving solutions, such as low-flush toilets and flow-restricting nozzles, have been installed to reduce water consumption in the use phase and thereby reduce tenants' water consumption. (E3-2, 18 b) (MDR-A 68 a-c)

Beyond these activities, no additional resources are allocated to reduce water consumption, unless this is a specific requirement from the customer. (MDR-A, 69 a)

[E3-3] Targets related to water resources

The implementation of ESRS has resulted in new metrics and measurement points being developed for 2025, which in turn has enabled a broader and more holistic approach to previously established targets related to water consumption. This means that existing targets need to be reassessed and adapted to the new overall perspective.

K-Fastigheter has not established any time-bound or measurable targets for water consumption relating to identified impacts in the upstream value chain, the prefab operations' manufacturing of concrete elements or tenants' water consumption. Work to evaluate and develop targets is ongoing and will be adapted in line with the new structure and data collection methodology. (MDR-T 81)

[E3-4] Water consumption

Total water consumption refers to the volume of water consumed at construction sites, in the manufacturing of concrete elements and in tenants' water consumption in residential properties. Water consumption in the upstream value chain has not been measured or estimated.

Total water consumption during the year amounted to 788,315 m³. At present, there is no comparative figure for total water consumption, which means that no change can be reported. Brinova's properties account for 88 percent of total water consumption. K-Fastigheter's residential properties account for 8 percent, the prefab operations' water consumption accounts for 3 percent and construction sites account for less than 1 percent of total water consumption.

Water usage, m ³	2025
Total water consumption	788,315
Total volume of recycled and reused water in concrete manufacturing	1,816
Total water consumption in areas with water risk*	-
Total water consumption per net revenue (m ³ /SEK million)	413.7

* Information on total water consumption in areas with water risk is not reported for 2025, as a geographical water risk analysis has not been carried out.

Calculation methods: Water consumption in the prefab operations is based on actual consumption during 2025. For construction sites, consumption has been estimated based on water use per gross floor area, while data for K-Fastigheter's property management is based on measured consumption. For Brinova's properties, the data is based on figures for April-December 2025, where approximately 25 percent of December's consumption has been estimated due to missing measurement data. The estimate is considered reasonable as it represents a small share of total water consumption. Total water consumption per net revenue is calculated as total water consumption divided by net revenue for 2025; see the statement of profit or loss, page 85. K-Fastigheter assesses that the operations are not conducted in areas with water scarcity and therefore reports zero water consumption in such areas. The calculation methods have not been validated by an external party. (MDR-M, 77 b)

ESRS E5 RESOURCE USE AND CIRCULAR ECONOMY

IRO-1 Description of the processes to identify and assess material resource use and circular economy-related impacts, risks and opportunities

As a project and property developer with strategic contracting functions, there is significant use of materials and resources throughout the value chain. The assessment carried out to determine this has been based on input from internal operational experts, material and product flows, waste management, as well as activities related to new construction, renovation, maintenance, property operations, property management and the use phase. Significant material and resource flows have been mapped and analyzed from a resource use perspective. (IRO-1, 11 a)

The assessment has been carried out together with internal stakeholders and is based on available information on the industry, the operations' processes, procurement, project execution and property management, as well as an overall analysis of the characteristics and actors of the value chain. Consultation with relevant stakeholder groups has not been conducted, as K-Fastigheter considers existing channels for engagement with stakeholder groups to be sufficient. (IRO-1, 11 b)

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

Resource inflows

The Group's operations within construction projects and property management are material-intensive, which has a significant environmental impact. Significant volumes of materials such as cement, steel and timber are used on an ongoing basis, and within both the Construction Management business area and the Property Management operating segment, the majority of volumes are procured in bulk – for example white goods, tiles, clinker tiles and paint. Against the background of these processes, K-Fastigheter is assessed to conduct operations with significant resource extraction, where both recycled, reusable and virgin material resources are utilized. (SBM-3, 48 ci–iii)

To reduce negative impacts, there are opportunities to steer operations towards more efficient use of materials and to increase circular flows in both projects and property management. This means that procurement and design can to a greater extent be based on resource efficiency,

the lifespan of materials and the potential for reuse and recycling. By working more strategically with these matters, K-Fastigheter can reduce environmental impact as well as enhance the long-term sustainability of its operations. (SBM-3, 48 b)

The Group's business model, which provides control over the material value chain from production to property management, has demonstrated a clearly positive impact on resource inflows through optimized material use and increased resource efficiency. By standardizing materials and components in projects – for example tiles, kitchen fittings and appliances – material consumption can be planned more accurately and the procurement process can be streamlined. This reduces the risk of over-ordering and waste, which ultimately leads to lower costs and reduced environmental impact.

Internal expertise regarding the quality and functionality of materials also enables more sustainable material choices that contribute to longer building lifespans and a reduced need for renovations and repairs over time. Within each construction project, evaluations of material quality are carried out, and through long-term sustainable choices, the lifespan of properties can be extended and fewer renovations required, which may lead to reduced maintenance costs over time. (SBM-3, 48 b, d)

Waste materials and surplus concrete are managed and reused by being cast into new products, which reduces the use of primary raw materials and contributes to more circular flows within the operations. (SBM-3, 48 b, ci–iii)

Although circular material management does not necessarily result in immediate cost reductions, it can over time contribute to reduced resource use, lower cost levels and reduced exposure to price and availability risks for strategic materials. (SBM-3, 48 b, d)

Resource outflows

K-Fastigheter primarily builds using prefabricated concrete elements, which have a lifespan of up to 100 years, due to the durability of the material and its ability to reabsorb carbon dioxide over time. Proper maintenance can extend the lifespan by a further 50–100 years, making renovation economically and environmentally advantageous. K-Fastigheter's repetitive building model with concept buildings, combined with concrete frames, also enables more efficient management of materials and waste, which may lead to reduced procurement costs. (SBM-3, 48 b, d)

Waste

In the production and construction of properties, industrial waste arises, which is assessed to have an actual negative environmental impact, as not all waste can be recycled. Typical waste from construction sites includes, for example, wood, concrete, metal, plastic, gypsum and minerals, which

are sorted in accordance with applicable laws and regulations. (SBM-3, 48 c i–iii)

K-Fastigheter works to prevent and reduce the generation of waste and to strengthen resource efficiency through strategic planning of procurement and design, as well as by imposing contractual requirements on waste management on partners and suppliers. (SBM-3, 48 b)

Material sub-topic	Impact	Risk and opportunity
Resources inflows, including resource use	High use of materials such as steel and cement	Actual negative impact
	High use of consumables within construction and property management	Actual negative impact
	Optimization of resource consumption and sustainable material choices	Potential positive impact
Resource outflows	Resource efficiency in an integrated value chain	Opportunity
	Durable buildings with a long service life	Opportunity
Waste	Generation of industrial waste from production and construction	Potential negative impact

[E5-1] Policies related to resource use and circular economy

The Sustainability Policy and the Code of Conduct constitute the basis for how the Group manages resource use and waste in a responsible manner. These governing documents clarify guidelines and principles for minimizing resource consumption and ensuring that waste is managed in a sustainable manner. For further information on the policy documents and related processes, see ESRS 2 GOV-1.

According to the governing documents, K-Fastigheter shall, both in manufacturing and assembly, actively work to increase circular material flows through conscious material choices and to enhance the Group's resource efficiency by reducing the use of non-renewable resources. (E5-1, 15 b)

The Group strives for all waste generated to be, in the first instance, avoided, and thereafter managed, reused or recycled in line with the waste hierarchy, thereby contributing to more resource-efficient operations and supporting a circular economy. (E5-1, 15 a, AR9 a, b) (MDR-P, 68 a)

[E5-2] Actions and resources related to resource use and circular economy

Resource inflows

To increase circular flows in the operations and reduce the consumption of primary raw materials, K-Fastigheter continuously procures significant volumes of recycled steel, which is primarily used in reinforcement bars in the construction of concrete frames. (MDR-A, 68 a–c)

In addition, the Group has introduced procedures to increase the reuse rate of plywood in the manufacture of formwork for concrete casting and has begun using reusable void boxes for, for example, silicone and cardboard. This leads to lower material consumption in concrete casting and reduces the share of wood waste. This forms part of the continuous improvement work undertaken to reduce resource consumption within the production process. (MDR-A, 68 a–c, e)

Waste

K-Fastigheter works continuously to reduce waste volumes from tenants, including by offering well-functioning and user-friendly sorting systems. (MDR-A, 68 b, c)

Furthermore, ongoing efforts are undertaken to reduce the amount of construction waste sent to landfill and to increase the share of waste that is sorted for recycling and reuse. (MDR-P, a–c)

The Group has identified future initiatives to increase the reuse of materials such as demolition waste and gravel. These materials can, for example, be used as fill material in the production of concrete frames and other concrete elements, thereby contributing to more circular material management. A challenge in this work is to ensure that reused fill materials are free from hazardous substances that could otherwise risk leaching into the environment. K-Fastigheter therefore closely monitors developments in this area and continuously evaluates opportunities to increase the use of such materials. (E5-2, 19) (MDR-A, 68 c)

Since 2025, K-Fastigheter procures cement with a high share of recycled material, including slag, which is a by-product of steel production. By selecting this type of cement, the need for raw materials is reduced and circular flows within the value chain are increased. (MDR-P, a–c)

Beyond the measures described, no significant resources are allocated to address the negative impacts related to resource inflows and waste. (E5-2, 19) (MDR-A, 68 c)

[E5-3] Targets related to resource use and circular economy

K-Fastigheter's fundamental ambition is to integrate circular flows into the manufacturing process and to build in a resource-efficient manner. The Group works continuously to increase the use of recycled materials and to reduce the total amount of waste generated in its own operations. Through the Code of Conduct, requirements are set that the concept buildings constructed shall meet the requirements corresponding to the rating of Silver, as set out by Sweden Green Building Council. This includes requirements regarding the share of recycled materials, the proportion of waste sent to landfill and that buildings are designed in an adaptable, flexible and demountable manner.

The implementation of the new ESRS reporting standard has resulted in K-Fastigheter needing to reassess both the structure and scope of the collection and evaluation of material flows and weights. As a result, the Group has not established any time-bound or measurable targets related to identified impacts, risks and opportunities within resource use and the circular economy. During 2026, K-Fastigheter will review the need for and the design of targets related to resource use in order to ensure efficient and sustainable management going forward. (E5-3, 23) (MDR-T, 72)

Monitoring of resource use is carried out through the metrics presented in E5-4. Ongoing controls of policy compliance in the operations are currently considered sufficient to manage K-Fastigheter's negative impacts and opportunities. (MDR-T, 72, 81 b i, ii)

[E5-4] Resource inflows

The total weight of products and technical and biological materials amounted to 179,204 tonnes during 2025. The largest share of this weight derives from the prefabricated operations' manufacturing of concrete elements (95 percent). The weight of building materials and white goods for new construction accounts for approximately 4 percent of the total weight. Renovation of existing properties accounts for less than 1 percent. As data for the previous year is not available, no conclusions can be drawn regarding the outcome for the year.

Resource inflows	2025
Total aggregate weight of products and technical and biological materials, tonnes	179,204
Share of biological materials from sustainable sources, %	0%
Total weight of reused and recycled secondary intermediate products and materials, tonnes	4,123
Share of reused and recycled secondary intermediate products and materials, %	2.3%

Calculation methods: The aggregate weight of products and technical and biological materials is the sum of raw materials for the prefabricated operations and building materials for new construction and renovation of properties.

Prefab – The purchased weight of raw materials for the prefabricated operations has been calculated based on the actual weight of procured materials. The materials included in the calculation are cement, aggregates, reinforcement, prestressing strand and insulation. Data has been obtained from K-Fastigheter's procurement statistics for 2025.

Building materials for new construction and renovation – K-Fastigheter – New construction. The calculation of materials for newly constructed properties is based on an estimate for the three types of concept buildings that K-Fastigheter builds. Climate declarations have been used to obtain weights of building materials per gross floor area for each concept building. K-Fastigheter's internal project summary shows the number of square meters of gross floor area constructed for each type of concept building during the year. The estimated weight of building materials per gross floor area has then been multiplied by the number of square meters of gross floor area for each type of concept building constructed during 2025.

– New kitchen appliances for the properties have been calculated based on actual weight using data from K-Fastigheter's procurement statistics for 2025.

Brinova – The calculation of Brinova's property renovations is based on actual weights of procured materials during the period April to December 2025.

K-Fastigheter does not have data on the share of procured materials from sustainable sources and therefore reports this as zero.

The reported weight of reused and recycled secondary intermediate products and materials corresponds to the total amount of reinforcement procured for the prefabricated operations during 2025. All procured reinforcement originates from recycled scrap and steel.

The calculation methods have not been validated by an external party. (E5-4 32, AR 22, 24, 25) (MDR-M, 77 a–d)

[E5-5] Resource outflows

K-Fastigheter's primary resource outflows are concrete frames and concept buildings, see section E5 SBM-3 for further information. (E5-5, 35)

The waste streams generated arise primarily from the manufacturing of concrete elements and from construction site waste. These types of waste are described under the heading Waste. (E5-5, 38 a)

The estimated share of recyclable material used during 2025 amounted to 67 percent. The assessment is based on the assumption that a large share of reinforcement bars and concrete can be reused after the building has been demolished. The fact that concrete constitutes a large proportion of a building's total weight contributes to the recycling rate.

The various components in K-Fastigheter's buildings can be renovated and replaced with new components, based on need and depending on how a property is used. By maintaining buildings properly and proactively inspecting, repairing and replacing components such as roofs and façades, the lifespan can be extended and the need to demolish buildings minimized. (E5-5, 36 b)

Resource outflows	2025
Share of recyclable materials and packaging, %	67%
Expected lifespan of properties relative to the industry average, years	50

Calculation methods: Climate declarations for the three types of concept buildings that K-Fastigheter builds have been used to estimate the categories of materials that can be recycled or reused upon future demolition of the building. Reinforcement and concrete are the materials included in this calculation. According to the environmental product declarations for these materials, it is stated that 70 percent of the concrete used can be reused. The corresponding figure for reinforcement is 85 percent. The quantity of reinforcement and concrete used during 2025 has been estimated based on the same methodology as presented under E5-4 Resource inflows. (MDR-M, 77 a-d)

Waste

Waste arises both from construction activities and from the prefab operations.

Waste	2025
Total amount of waste generated, tonnes	4,998
Total amount of hazardous waste, tonnes	29
Total amount of radioactive waste, tonnes	0
Total amount of recycled waste, tonnes	4,885
Total amount of non-recycled waste, tonnes	113
Proportion non-recycled waste, %	2.3%

Waste diverted from disposal

Hazardous waste	
Preparation for recycling, tonnes	2
Material recycling, tonnes	6
Other recovery operations, tonnes	21
Total amount of hazardous waste, tonnes	28

Non-hazardous waste

Preparation for recycling, tonnes	0
Material recycling, tonnes	2,924
Other recovery operations, tonnes	1,934
Total amount of non-hazardous waste, tonnes	4,857
Total amount of waste diverted from disposal, tonnes	4,886

Waste directed to disposal

Hazardous waste	
Incineration, tonnes	0
Landfill, tonnes	1
Other disposal operations, tonnes	0
Total amount of hazardous waste, tonnes	1

Non-hazardous waste

Incineration, tonnes	0
Landfill, tonnes	112
Other disposal operations, tonnes	0
Total amount of non-hazardous waste, tonnes	112
Total amount of waste directed to disposal, tonnes	113

Calculation methods: Information on waste volumes and waste types has been obtained from waste contractors and is reported as actual figures for 2025. The calculation method has not been validated by an external party (MDR-M, 77 a-d). Hazardous waste from the prefab operations includes, for example, paint residues, batteries and fluorescent tubes. Non-hazardous waste that is recycled includes concrete and reinforcement residues, wood, cardboard and plastic. Waste directed to disposal includes stone wool and unsorted operational waste. From construction sites, paint residues and batteries are classified as hazardous waste. Concrete residues, wood, gypsum, cardboard, plastic, metal scrap and other combustible waste are recycled as non-hazardous waste.

TAXONOMY REGULATION

Disclosures in accordance with Article 8 of Regulation (EU) 2020/852

K-Fast Holding AB (publ) is subject to EU taxonomy directive (EU 2020/852). This stipulates requirements for providing information about the extent to which operations are eligible for and comply with the taxonomy directives. The purpose of the EU Taxonomy is to classify which investments are environmentally sustainable, and the Taxonomy is an important tool for achieving the EU's six environmental objectives. For an activity to be classified as environmentally sustainable, it must contribute substantially to at least one of the six environmental objectives of the Taxonomy, not cause significant harm to any of the other objectives, and comply with the requirements set out in the defined minimum social safeguards.

The six environmental goals according to the EU taxonomy

1. Climate change mitigation
2. Climate change adaptation
3. Sustainable use and protection of water and marine resources
4. Transition to a circular economy, including preventing waste and increased use of secondary raw materials
5. Pollution prevention and mitigation.
6. Protection and restoration of biodiversity and sound ecosystems, and the recreation of damaged ecosystems

Accounting principles

K-Fastigheter's core operations related to project development, construction, prefab and property management fall within the scope of the EU Taxonomy Regulation (*eligible*). The proportion of the Group's operations that is environmentally sustainable in accordance with the EU Taxonomy Regulation is determined by three financial key performance indicators: turnover, capital expenditure and operating expenses. The Group shall identify the proportion of these key performance indicators that is aligned with the EU Taxonomy Regulation by contributing to one of the environmental objectives (*significant contribution*) while not causing significant harm to any of the other environmental objectives (*Do No Significant Harm, DNSH*), and by ensuring that the Group's operations otherwise comply with the *minimum safeguards* set out in the EU Taxonomy Regulation.

Economic activity

K-Fastigheter reports only against environmental objective 1, "Climate change mitigation" (CCM), in the EU Taxonomy, as this is the objective most relevant to the Group's operations and as the Group is not considered to have any activities that are covered solely by environmental objectives 2 to 6 but not by environmental objective 1. Within environmental objective 1, a number of activities have been identified as falling within the scope of the EU Taxonomy. Screening has been carried out by monitoring economic activities at account level in the Group's accounting records, which have been compared with activities based on the Group's NACE codes.

K-Fastigheter assesses that the activities CCM 3.5 "Manufacture of energy efficiency equipment for buildings", CCM 7.1 "Construction of new buildings" and CCM 7.7 "Acquisition and ownership of buildings" are in scope, as these three activities reflect the Group's core operations related to project development, construction, prefab contracting and property management.

Other related activities (e.g. CCM 4.1, CCM 6.5, CCM 6.6, CCM 7.2, CCM 7.3, CCM 7.4, CCM 7.5 and CCM 7.6) are considered, in all material respects, to be included within the three aforementioned activities related to the Group's core operations. For activities not considered to be included in these three activities, the so-called 10 percent threshold under the simplified rules for the EU Taxonomy from 2026 has been applied, and the KPIs related to these activities are therefore not reported.

Alignment

The table on page 63 presents the alignment of identified activities with the EU Taxonomy based on the technical screening criteria deemed most relevant for contributing substantially to environmental objective 1 and for not causing significant harm to the other environmental objectives. Comments regarding the assessment of the screening criteria or minimum social safeguards, as well as the status of ongoing work, are provided in the table. As presented, no share of the Group's economic activities for the financial year 2025 is assessed to be aligned with the EU Taxonomy.

CCM 3.5 Manufacture of energy efficiency equipment for buildings

The structural contracting of the Group's prefab system is currently assessed to be among the most environmentally sustainable in the construction industry and is overall considered to contribute substantially to environmental objective 1. However, at present, documentation is lacking to monitor U-values at system level, and K-Fastigheter therefore currently assesses the activity as not aligned. The ambition is to be able to report the activity as largely aligned with the EU Taxonomy going forward.

CCM 7.1 Construction of new buildings

All of the Group's new constructions are carried out with an energy performance that is better than the criterion for contributing substantially to environmental objective 1. However, at present, documentation is lacking, inter alia, for certain technical criteria to demonstrate that no significant harm is caused to the other environmental objectives. The ambition is to be able to report the activity as largely aligned with the EU Taxonomy going forward.

CCM 7.7 Acquisition and ownership of buildings

The Group's investment properties that meet the technical screening criteria regarding energy performance and that have undergone, or are undergoing, a climate risk and vulnerability assessment are expected to be aligned with the EU Taxonomy going forward. Other properties consist primarily of project properties where the ambition is for the property to be developed with the Group's concept buildings or an investment property that has not yet been energy-optimized. The ambition is that all of the Group's investment properties for long-term management will be aligned with the EU Taxonomy in the future.

2025		Criteria for significant contributions		Do no significant harm			Minimum safeguards	Alignment
Identified activities	Criteria	Compliance/assessment	Environmental objective	Activities	Compliance/assessment			
CCM 3.5 Manufacture of energy efficiency equipment for buildings	External wall systems with a U-value less than or equal to 0.5 W/m ² K	Documentation in progress	Objective 2 – Climate change adaptation	Production facilities have undergone, or are undergoing, a climate risk and vulnerability assessment	Documentation in progress	No	No	
	Roofing systems with a U-value less than or equal to 0.3 W/m ² K	Documentation in progress	Objective 3 – Sustainable use and protection of water and marine resources	Production facility has undergone an environmental impact assessment	Documentation in progress	No	No	
			Objective 4 – Transition to a circular economy	Documentation of the adoption of techniques that support, inter alia, the reuse of returned products and design for high durability and recyclability	Documentation in progress	No	No	
			Objective 5 – Pollution prevention and control	Documentation that certain substances in production have been replaced or minimized	Documentation in progress	No	No	
			Objective 6 – Protection and restoration of biodiversity and ecosystems	Production facility has undergone an environmental impact assessment	Documentation in progress	No	No	
CCM 7.1 Construction of new buildings	Construction of new buildings where, inter alia, the following conditions are met. The primary energy demand, which defines the energy performance of the constructed building, is at least 10 percent lower than the threshold set for nearly zero-energy building requirements.	Calculated or measured primary energy demand for the relevant building	Objective 2 – Climate change adaptation	The relevant property has undergone, or is undergoing, a climate risk and vulnerability assessment.	A climate risk and vulnerability assessment is carried out for all buildings under construction*	No	No	
			Objective 3 – Sustainable use and protection of water and marine resources	Documentation, inter alia, of water equipment	Documentation in progress	No	No	
			Objective 4 – Transition to a circular economy	Documentation, inter alia, of the share of construction and demolition waste prepared for reuse and recycling	Documentation in progress	No	No	
			Objective 5 – Pollution prevention and control	Documentation, inter alia, of hazardous substances in building components and measures to reduce noise, dust and contaminated land	Documentation in progress and through compliance with Swedish legislation	No	No	
			Objective 6 – Protection and restoration of biodiversity and ecosystems	n.a.	Aligned by constructing on zoned land	No	No	
CCM 7.7 Acquisition and ownership of buildings	For buildings constructed before 31 December 2020, an energy performance certificate in class A is available, or the building is among the top 15 percent of the national or regional building stock expressed in terms of operational primary energy demand. This is substantiated by appropriate data that at least compares the performance of the relevant asset with that of the corresponding building stock. For buildings constructed after 31 December 2020, the building meets the criteria set out in section 7.1 of this Annex that are applicable at the time of acquisition.	Calculated or measured primary energy demand for the relevant building	Objective 2 – Climate change adaptation	The relevant property has undergone, or is undergoing, a climate risk and vulnerability assessment.	A climate risk and vulnerability assessment is carried out for all buildings held for long-term management	No	No	

Excludes Brinova Fastigheter AB and development properties.

Key performance measures

Turnover

Turnover in accordance with the Taxonomy and net revenue in accordance with IFRS constitute the same key performance indicator and are based solely on external revenue to avoid double counting. For further information, see Note 3 Income. Turnover covered by the Taxonomy primarily comprises contracting revenue in the prefab operations (CCM 3.5), construction of concept buildings for external clients (CCM 7.1), and rental income in the property management operations (CCM 7.7). K-Fastigheter currently reports only against environmental objective 1, and therefore no double counting of turnover occurs in relation to environmental objectives.

Capital expenditure (CapEx)

Capital expenditure in accordance with the Taxonomy and IFRS constitutes the same key performance indicator. For further information, see Notes 16, 17 and 18. Expenditure covered primarily relates to investment costs associated with the construction of concept buildings (CCM 7.1), as well as investments in completed properties (CCM 7.7) and in operating properties, machinery and equipment in the prefab operations (CCM 3.5).

K-Fastigheter currently does not have a separate investment plan related to the EU Taxonomy, i.e. a CapEx plan. The capital expenditure related to the economic activities covered by the EU Taxonomy, such as the construction of new buildings, is assessed by K-Fastigheter to a large extent to consist of long-term, economically and environmentally sustainable investments.

Operating expenditure (OpEx)

Operating expenditure primarily includes costs relating to property maintenance, ongoing repairs and maintenance required to maintain the basic standard and functionality of properties and technical installations within the property management and prefab operations. (CCM 7.7 and CCM 3.5, respectively). For further information, see Note 6 Operating expenses. The share not covered by the Taxonomy primarily consists of costs in the prefab operations related to external sales, as well as property administration and operating costs relating to electricity, heating, water and waste for the Group's investment properties.

Overview of activities eligible or aligned with the EU Taxonomy

2025	Breakdown by environmental objective of activities aligned with the Taxonomy requirements															
	Key performance measures	Total	Percentage of Taxonomy eligible activities	Activities aligned with the Taxonomy requirements	Share of activities aligned with the Taxonomy requirements	Climate change mitigation	Climate change adaptation	Water	Circular economy	Pollution	Biodiversity	Share of enabling activities	Share of transitional activities	Non-assessed activities considered to be non-material	Activities aligned with the Taxonomy requirements in the previous financial year, 2024	Share of activities aligned with the Taxonomy requirements in the previous financial year, 2024
Unit	SEK m	%	SEK m	%	%	%	%	%	%	%	%	%	%	%	SEK m	%
Turnover	1,903.8	100%	0	-	-	-	-	-	-	-	-	-	-	-	0	-
Capital expenditure (CapEx)	2,035.0	100%	0	-	-	-	-	-	-	-	-	-	-	-	0	-
Operating expenditure (OpEx)	1,135.3	13%	0	-	-	-	-	-	-	-	-	-	-	-	0	-

Overview of activities eligible or aligned with the EU Taxonomy

2025	Environmental objective for activities aligned with the Taxonomy													
	Economic activity	Code	Share of turnover eligible in the Taxonomy	Turnover aligned with the Taxonomy	Share of turnover aligned with the Taxonomy	Climate change mitigation	Climate change adaptation	Water	Circular economy	Pollution	Biodiversity	Enabling activities	Transitional activities	Share aligned with the Taxonomy of the share covered by the Taxonomy
Unit	SEK m	%	SEK m	%	%	%	%	%	%	%	%	E	T	%
Manufacture of energy efficiency equipment for buildings	CMM 3.5	36%	0	-	-	-	-	-	-	-	-	-	-	-
Construction of new buildings	CMM 7.1	8%	0	-	-	-	-	-	-	-	-	-	-	-
Acquisition and ownership of buildings	CMM 7.7	56%	0	-	-	-	-	-	-	-	-	-	-	-
Total alignment with objective														
Total turnover		100%	0	-	-	-	-	-	-	-	-	-	-	-

Turnover

Minimum safeguards

The minimum safeguards focus on compliance with four core areas:

- Human rights and labor rights: Companies must respect international standards on human rights, including the OECD Guidelines for Multinational Enterprises, the UN Guiding Principles on Business and Human Rights, and the ILO core conventions.
- Bribery and corruption: Companies shall have measures in place to prevent corruption and bribery.
- Taxation: Companies shall comply with fair tax principles and avoid tax evasion.
- Fair competition: Companies shall comply with principles of fair competition and shall not engage in anti-competitive practices.

K-Fastigheter assesses that the Group overall complies with the requirements set out in the defined minimum social safeguards, but that risk analysis, information gathering and due diligence, inter alia for the monitoring of subcontractors, need to be further developed in order to comply with the requirements for reporting on due diligence and thereby fully meet the minimum safeguards.

Human rights

Evaluation process for compliance with human rights:

1 K-Fastigheter's overarching governing documents (Code of Conduct, Supplier Code of Conduct and Sustainability Policy) are based, inter alia, on the ten principles of the UN Global Compact, the OECD Guidelines for Multinational Enterprises, the UN Guiding Principles on Business and Human Rights, the ILO core conventions, applicable environmental and labor legislation, and the Code of Conduct of the Swedish Construction Federation.

a) All employees are informed about K-Fastigheter's overarching governing documents in connection with employment, and the Code of Conduct is reviewed annually.

b) All significant suppliers, such as subcontractors in the contracting operations, sign the Supplier Code of Conduct no later than in connection with contract signing.

c) Channels and systems are in place to monitor significant deviations, for example through individual employee appraisals, departmental meetings, a whistleblowing function and affiliation with the industry initiative Sustainable Construction.

2 Potential and actual breaches of the Group's policies are followed up either internally within the organization or with the support of an independent party (whistleblowing function), and, where applicable,

Capital expenditure (CapEx)

Economic activity	Code	Environmental objective for activities aligned with the Taxonomy										Enabling activities	Transitional activities	Share aligned with the Taxonomy of the share covered by the Taxonomy
		Share of capital expenditure covered by the Taxonomy	Capital expenditure aligned with the Taxonomy	Share of capital expenditure aligned with the Taxonomy	Climate change mitigation	Climate change adaptation	Water	Circular economy	Pollution	Biodiversity				
		%	SEK m	%	%	%	%	%	%	%	Ε	T	%	
Manufacture of energy efficient equipment for buildings	CMM 3.5	1%	0	-	-									-
Construction of new buildings	CCM 7.1	91%	0	-	-									-
Acquisition and ownership of buildings	CCM 7.7	8%	0	-	-									-
Total alignment with objective				-	-									
Total capital expenditure		100%	0	-	-									-

Operating expenditure (OpEx)

Economic activity	Code	Environmental objective for activities aligned with the Taxonomy										Enabling activities	Transitional activities	Share aligned with the Taxonomy of the share covered by the Taxonomy
		Share of operating expenditure covered by the Taxonomy	Operating expenditure aligned with the Taxonomy	Share of operating expenditure aligned with the Taxonomy	Climate change mitigation	Climate change adaptation	Water	Circular economy	Pollution	Biodiversity				
		%	SEK m	%	%	%	%	%	%	%	Ε	T	%	
Manufacture of energy efficient equipment for buildings	CMM 3.5	1%	0	-	-									-
Construction of new buildings	CCM 7.1	0%	0	-	-									-
Acquisition and ownership of buildings	CCM 7.7	11%	0	-	-									-
Total alignment with objective				-	-									
Total operating expenditure		13%	0	-	-									-

reported to the relevant authority. Suppliers' compliance is monitored using appropriate system support (for example, payment of statutory wages and adherence to collective agreements), and potential deviations or breaches are primarily addressed through dialogue and, if necessary, by terminating the collaboration with the supplier and, where applicable, reporting to the relevant authority. Monitoring and systems are continuously developed with the ambition to deepen and broaden follow-up going forward, in order to meet the requirements for reporting on due diligence.

Tax

The Group has assessed that it has a high level of internal expertise regarding applicable tax regulations and maintains close cooperation with

external tax specialists. Adequate processes are in place in connection with regulatory reporting as well as for more in-depth assessments or the implementation of new tax regulations. Tax is a significant part of the Group's risk management and internal control, and close dialogue is maintained with the Group's auditor and external tax specialists.

Legal status

Legal status covers taxation, anti-corruption and fair competition. During 2025, the Group has not been convicted of, or involved in, any disputes or investigations relating to breaches of human rights, labor law, taxation, corruption or anti-competitive activities.

CORPORATE GOVERNANCE INFORMATION

ESRS G1 – BUSINESS CONDUCT

K-Fastigheter is characterized by a responsible corporate culture and strives to build long-term and sustainable relationships with its suppliers. The Group actively works to prevent and counteract all forms of corruption and bribery. Deficiencies in compliance with the Group’s Code of Conduct may, in the short term, lead to negative consequences, which in the longer term may adversely affect the Group’s reputation and the trust of investors, customers and other stakeholders.

[IRO-1] Description of the process to identify and assess material impacts, risks and opportunities

In the double materiality assessment, it was identified that K-Fastigheter is affected by, and faces, risks and opportunities related to corporate culture, supplier relationships, and issues concerning corruption and bribery. The assessment is based on the collective experience of Group management and qualitative insights from stakeholder dialogs, and covers both activities in the value chain and in the Group’s own operations. In the assessment, particular consideration was given to the fact that K-Fastigheter operates within the construction industry, which entails an elevated risk of corruption and bribery, as well as a higher risk of workers being affected by work-related injuries and accidents. (G1, 6, IRO-1)

Read more about the process under ESRS 2 IRO-1.

[SBM-3] Material impacts, risks and opportunities and their interaction with strategy and business model

Corporate culture

K-Fastigheter’s corporate culture is characterized by responsibility towards tenants, partners, customers, employees, shareholders, suppliers, authorities and other key stakeholders in its external environment. For the Group’s long-term success, it is essential to continuously maintain efficient work processes, deliver high quality and comply with safety regulations in both production and construction projects as well as in property management. (SBM-3, 48 a, b, c i)

If the corporate culture deviates from the Code of Conduct, it may have negative consequences for people’s safety and health and may pose significant risks to the Group’s reputation and financial performance. (SBM-3, 48 a, b, c i)

Material sub-topic	Impact	Risk and opportunity
Corporate culture	Risk that deficiencies in corporate culture lead to negative impacts on employees	Potential negative impact
	A strong corporate culture can contribute to positive impacts on ESG factors	Potential positive impact
	A dysfunctional work culture may lead to adverse impacts on K-Fastigheter’s financial performance	Risk
	A positive work culture can benefit productivity and quality and thereby contribute to improved financial performance	Opportunity
Management of relationships with suppliers	Deficiencies in payment practices lead to negative impacts on suppliers.	Potential negative impact
Corruption & bribery	Elevated risk of corruption and bribery within the industry	Potential negative impact

Management of relationships with suppliers

To ensure the Group’s financial stability, K-Fastigheter selects its partners with care and with a focus on building sustainable and developing relationships. The Group strives for long-term collaborations where mutual loyalty, high professionalism and cost efficiency form the foundation—factors which together create favorable business conditions and benefit both parties. Repeated delays in payments to suppliers could damage trust and business relationships. (SBM-3, 48 a–c)

To continue offering competitive business, it is essential to establish and maintain efficient, trust-based and long-term relationships with suppliers that deliver the right quality at the right price. K-Fastigheter also places significant emphasis on contracting suppliers and contractors that actively contribute to achieving the Group’s sustainability objectives and thereby strengthen its overall strategy and values. (SBM-3, 48 b)

Corruption & bribery

K-Fastigheter does not tolerate corruption or bribery. The Group does not offer customers, potential customers, authorities or other stakeholders any compensation or reward that contravenes laws or good business practice. As the construction industry is particularly exposed to corruption and bribery, K-Fastigheter takes this matter very seriously. The greatest risks for the Group arise in connection with the procurement of goods and services, the contracting of suppliers and subcontractors, and in contacts with authorities and decision-making building permit officials.

If K-Fastigheter were to become involved in any form of corruption case, it

risks seriously undermining trust in the Group and its operations, as well as jeopardizing existing and future business relationships. Through clear procedures and guidelines, K-Fastigheter actively works to prevent and counteract irregularities throughout the value chain. (SBM-3, 48 a, b, c i)

[G1-1] Business conduct policies and corporate culture

The Group’s Code of Conduct clarifies how both employees and subcontractors are expected to act in order to contribute to a strong and responsible corporate culture. Responsibility towards tenants, customers, colleagues, shareholders, suppliers, authorities and other stakeholders permeates the entire operations. K-Fastigheter does not have a separate policy for training in responsible business conduct and corporate culture; however, in addition to the Code of Conduct, the framework for responsible business conduct is reinforced through the Work Environment Policy, the Sustainability Policy, the Supplier Code of Conduct, as well as the Procurement and Purchasing Policy. (G1-1, 10 g)

Together, these governing documents form a solid foundation for the Group’s values and ways of working. (MDR-P, 65 a) (G1-1, 7)

Both K-Fastigheter’s Code of Conduct and the Supplier Code of Conduct are available on the Group’s websites in order to clarify the expectations that the Group places on its partners and the expectations that partners can have of the Group. (MDR-P, 65 f)

In the event of misconduct, or suspicion of behavior that is not in line with the Code of Conduct, an escalation procedure is set out in the Code of Conduct and a whistleblowing procedure is in place, with clear steps for all roles and employees within the Group. Breaches of the Code of Conduct are taken seriously and are handled promptly to ensure an objective investigation and may result in legal sanctions and/or employment-related measures.

In cases of suspicion or actions that violate the Code of Conduct, the immediate manager or a member of the relevant unit’s management team, alternatively HR or Legal, shall be contacted for an initial assessment. Group management constitutes K-Fastigheter’s highest authority for investigating actions that violate the law.

In addition to systematic monitoring of corporate culture through continuous employee dialogs and engagement surveys, a whistleblowing function is also in place, administered by an external and independent party, enabling reports to be made anonymously and ensuring that the reporting person is protected against retaliation. (G1-1, 9, 10 a, e)

Read more about the allocation of responsibilities, content and follow-up of the policies under ESRS 2 GOV-1. (G1-1, 9)

[G1-2] Management of relationships with suppliers

All suppliers that enter into a framework agreement with K-Fastigheter undertake to comply with the Group's Supplier Code of Conduct. Framework agreements may be entered into with small, medium-sized and large companies. K-Fastigheter's payment terms apply without exception to all suppliers and are always included in agreements in order to clarify the applicable payment period. Payment flows are continuously monitored through the invoice management system, and in the event of late payments, a dialogue is initiated with the relevant supplier to identify the cause and, where necessary, agree on a new payment deadline. (G1-2, 14)

In procurements within the Construction operating segment, the Group's environmental requirements shall be applied. These include requirements for a certified environmental management system in accordance with ISO 14001. K-Fastigheter may also request climate data from production and transport to the Group. K-Fastigheter may further request to visit the supplier in order to conduct an audit of environmental performance. (G1-2, 15 a, b)

[G1-3] Prevention and detection of corruption and bribery

Preventive efforts against corruption and bribery are primarily based on the principles of the Code of Conduct and its guidelines on ethical behavior to uphold good business practice. K-Fastigheter's Group management and Board of Directors undergo training in anti-corruption and competition law, which is an integral part of maintaining the Code of Conduct and related policies.

During 2026, a comprehensive evaluation is planned to identify the need to expand and deepen these training initiatives, ensuring that all relevant areas are covered and that competence within the organization is further strengthened. (G1-3, 21 c)

As part of the induction program, 100 percent of newly hired salaried employees undergo training in K-Fastigheter's Code of Conduct. In addition, purchasers, project managers and contracting engineers receive specific training in the Supplier Code of Conduct. Within these training programs, employees are provided with the knowledge and tools needed to identify and prevent corruption and bribery. (G1-3, 21 b)

All employees are trained in the whistleblowing service, including how it functions, how responsibilities are allocated, what can be reported through the service and how reports are followed up together with an independent third party. (G1-3, 16, 17, 20)

Read more about the content of the respective policies under ESRS 2 GOV-1. (G1-3, 21 a, c)

The Group works actively to continuously analyze risks and implement measures to prevent, identify and counteract corruption and bribery. Purchasers and contracting engineers meet on a monthly basis to exchange experiences, discuss changes in regulations and share specialist knowledge. Ongoing competence development takes place both through practical work in daily operations and through close collaboration within each work group. In the event of significant changes in regulations or practice, external trainers are also engaged to ensure that employees have up-to-date and relevant knowledge. (G1-3, 18 a, 21 a)

To prevent favoritism in procurement or purchasing, employees must not have personal interests that conflict or could conflict with the Group's interests. If a supplier or its representative is closely related to an employee, the employee must not be involved in procurement or purchasing where that supplier is involved. (G1-3, 18 a) (MDR-A, 68 a–c)

Electronic personnel registers are used at each construction site to accurately record which individuals are present on site and the exact start and end times of their work shifts. By requiring all employees, contractors and subcontractors to use electronic personnel registers at construction sites, the risk of unauthorized labor being present on site is reduced. (G1-3, 18 a)

This is a crucial measure to prevent and counteract undeclared work, unauthorized presence and economic crime, while also contributing to a safer and more orderly working environment. (MDR-A, 68, a–c)

The measures described above to prevent and detect corruption and bribery are implemented within the Group and constitute an integral part of ongoing operations. Although some risk of corruption and bribery may remain in connection with procurement and purchasing, the Group has not identified any need to introduce additional resources or measures to address these risks. (MDR-A, 69 a)

In the event of suspicion of corruption or bribery, employees within the Group shall contact their immediate manager, a member of the relevant unit's management team, the HR department or the company's legal counsel.

If this does not lead to a resolution, or if the matter is sensitive, the externally independent whistleblowing function shall be used. (G1-3, 18 a, b)

The independent party conducts an initial assessment of submitted whistleblowing cases and, depending on the nature of the case, K-Fastigheter's Head of HR or legal counsel is subsequently contacted with a recommended course of action. (G1-3, 18 c)

[G1-4] Incidents of corruption or bribery

The number of reported cases of corruption and bribery is compiled in connection with the year-end closing. Reported cases may be submitted through internal channels or via the external whistleblowing function in accordance with the procedures described in section S1-3. (G1-4, 22–23)

K-Fastigheter has had no suspected or confirmed cases of corruption or bribery during the reporting period. There are also no suspected or confirmed cases relating to agreements with suppliers or contractors. No criminal proceedings concerning corruption or bribery have been initiated against K-Fastigheter or its employees. Accordingly, no convictions have been issued and no direct measures have been required. (G1-4, 24 a, b)

Corruption & bribery	2025	2024
Number of reported incidents of corruption and bribery	0	0
Number of confirmed cases of corruption and bribery	0	0
Number of convictions	0	0

Calculation method: The number of confirmed cases consists of reported cases where internal or external independent investigations demonstrate that corruption or bribery has actually occurred. (MDR-M, 77 a–d)

[G1-6] Payment practices

Terms and payment periods are defined upon contracting with all suppliers, regardless of procurement category. Where necessary, K-Fastigheter engages in dialog with suppliers and other parties to ensure that all contractual terms are fulfilled before payment is made. As a standard, the Group applies a payment term of 30 days from the date the invoice is received. Longer payment periods may be applied by agreement, typically 45 or 60 days.

K-Fastigheter's finance department conducts continuous follow-up of incoming invoices and payments to suppliers. For the full year 2025, K-Fastigheter had an average payment period of 37 days, and Brinova had an average payment period of 30 days. (G1-6, 33 a, b, d) (MDR-M, 77 a–c)

INDEX OF DATA POINTS DERIVED FROM OTHER EU LEGISLATION

The following table presents an index of datapoints from other EU legislation and a description of whether they have been assessed as material for K-Fastigheter or not. The table also indicates which disclosure requirements are not applicable to K-Fastigheter's operations or which the Group has chosen to phase in.

Table of disclosure requirements from other EU legislation.

Disclosure requirement and related datapoint	Reference in the Sustainability Disclosures Regulation	Reference in the Pillar 3 framework	Reference in the Benchmark Regulation	Reference in the EU Climate Law	Page reference/materiality
ESRS 2 GOV-1 Gender diversity on boards, paragraph 21(d)	Indicator No. 13, Table 1 in Annex I	–	Commission Delegated Regulation (EU) 2020/1816 (5), Annex II	–	42
ESRS 2 GOV-1 Percentage of independent board members, paragraph 21(e)	–	–	Annex II to Delegated Regulation (EU) 2020/1816	–	42
ESRS 2 GOV-4 Due diligence statement, paragraph 30	Indicator No. 10, Table 3 in Annex I	–	–	–	45
ESRS 2 SBM-1 Involvement in activities related to fossil fuels, paragraph 40(d)	Indicator No. 4, Table 1 in Annex I	Article 449a of Regulation (EU) No 575/2013 Commission Implementing Regulation (EU) 2022/2453 (6), Table 1: Qualitative information on environmental risks and Table 2: Qualitative information on social risks	Annex II to Delegated Regulation (EU) 2020/1816	–	Not applicable
ESRS 2 SBM-1 Involvement in activities related to chemical production, paragraph 40(d)(ii)	Indicator No. 9, Table 2 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816	–	Not applicable
ESRS 2 SBM-1 Involvement in activities related to controversial weapons, paragraph 40(d)(iii)	Indicator No. 14, Table 1 in Annex I	–	Article 12.1 of Delegated Regulation (EU) 2020/1818 (7), Annex II to Delegated Regulation (EU) 2020/1816	–	Not applicable
ESRS 2 SBM-1 Involvement in activities related to the cultivation and production of tobacco, paragraph 40(d)(iv)	–	–	Article 12.1 of Delegated Regulation (EU) 2020/1818, Annex II to Delegated Regulation (EU) 2020/1816	–	Not applicable
ESRS E1-1 Transition plan for climate neutrality by 2050, paragraph 14	–	–	–	Regulation (EU) 2021/1119, Article 2.	53
ESRS E1-1 Undertakings excluded from EU Paris-aligned benchmarks, paragraph 16(g)	–	–	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, Template 1: Activities outside the trading book – climate change transition risk: Credit quality of exposures by sector, emissions and residual maturity	Delegated Regulation (EU) 2020/1818, Articles 12.1(d)–(g) and Article 12.2	Not applicable
ESRS E1-4 Greenhouse gas emission reduction targets, paragraph 34	Indicator No. 4, Table 2 in Annex I	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, Template 3: Activities outside the trading book – climate change transition risk: alignment metrics	Delegated Regulation (EU) 2020/1818, Article 6	–	54–55
ESRS E1-5 Energy consumption from fossil sources disaggregated by source (high climate impact sectors only), paragraph 38	Indicator No. 5, Table 1 and Indicator No. 5, Table 2 in Annex I	–	–	–	Not applicable
ESRS E1-5 Energy consumption and energy mix, paragraph 37	Indicator No. 5, Table 1 in Annex I	–	–	–	55
ESRS E1-5 Energy intensity associated with activities in high climate impact sectors, paragraphs 40–43	Indicator No. 6, Table 1 in Annex I	–	–	–	Not applicable

INDEX OF DATAPOINTS FROM OTHER EU LEGISLATION, CONT.

Table of disclosure requirements from other EU legislation.

Disclosure requirement and related datapoint	Reference in the Sustainability Disclosures Regulation	Reference in the Pillar 3 framework	Reference in the Benchmark Regulation	Reference in the EU Climate Law	Page reference/materiality
ESRS E1-6 Gross and total greenhouse gas emissions Scope 1, 2 and 3, paragraph 44	Indicator No. 1 and Indicator No. 2, Table 1 in Annex I	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, Template 1: Activities outside the trading book – climate change transition risk: Credit quality of exposures by sector, emissions and residual maturity	Delegated Regulation (EU) 2020/1818, Articles 5.1, 6 and 8.1	–	56
ESRS E1-6 Gross greenhouse gas emissions intensity, paragraphs 53–55	Indicator No. 3, Table 1 in Annex I	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, Template 3: Activities outside the trading book – climate change transition risk: alignment metrics	Delegated Regulation (EU) 2020/1818, Article 8.1	–	56
ESRS E1-7 Greenhouse gas removals and carbon credits, paragraph 56	–	–	–	Regulation (EU) 2021/1119, Article 2.1	Not material
ESRS E1-9 Exposure of the reference portfolio to climate-related physical risks, paragraph 66	–	–	Annex II to Delegated Regulation (EU) 2020/1818, Annex II to Delegated Regulation (EU) 2020/1816	–	Phased-in
ESRS E1-9 Breakdown of monetary amounts by acute and chronic physical risk, paragraph 66(a) ESRS E1-9 Location of significant assets exposed to material physical risk, paragraph 66(c)	–	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, paragraphs 46 and 47: Template 5: Outside the trading book – climate change physical risk: Exposures subject to physical risk	–	–	Phased-in
ESRS E1-9 Breakdown of the carrying amount of real estate assets by energy efficiency classes, paragraph 67(c)	–	Article 449a of Regulation (EU) No 575/2013, Commission Implementing Regulation (EU) 2022/2453, paragraph 34, Template 2 – Climate change transition risk outside the trading book: Loans collateralized by immovable property – Energy efficiency of collateral	–	–	Phased-in
ESRS E1-9 Degree of exposure of the portfolio to climate-related opportunities, paragraph 69	–	–	Annex II to Delegated Regulation (EU) 2020/1818	–	Phased-in
ESRS E2-4 Amount of each pollutant listed in Annex II to the Regulation on a European Pollutant Release and Transfer Register released to air, water and land, paragraph 28	Indicator No. 8, Table 1 in Annex I, Indicator No. 2, Table 2 in Annex I, Indicator No. 1, Table 2 in Annex I, Indicator No. 3, Table 2 in Annex I	–	–	–	57
ESRS E3-1 Water and marine resources, paragraph 9	Indicator No. 7, Table 2 in Annex I	–	–	–	57
ESRS E3-1 Specific policy, paragraph 13	Indicator No. 8, Table 2 in Annex I	–	–	–	58
ESRS E3-1 Sustainable oceans and seas, paragraph 14	Indicator No. 12, Table 2 in Annex I	–	–	–	Not material
ESRS E3-4 Total water recycled and reused, paragraph 28(c)	Indicator No. 6.2, Table 2 in Annex I	–	–	–	58
ESRS E3-4 Total water consumption in m ³ per net revenue from own operations, paragraph 29	Indicator No. 6.1, Table 2 in Annex I	–	–	–	58
ESRS 2 SBM-3 – E4, paragraph 16 (a)	Indicator No. 7, Table 1 in Annex I	–	–	–	Not material
ESRS 2 – SBM 3 – E4 paragraph 16 (b)	Indicator No. 10, Table 2 in Annex I	–	–	–	Not material
ESRS 2 SBM-3 – E4, paragraph 16 (c)	Indicator No. 14, Table 2 in Annex I	–	–	–	Not material
ESRS E4-2 Sustainable land/agricultural practices/policies, paragraph 24 (b)	Indicator No. 11, Table 2 in Annex I	–	–	–	Not material
ESRS E4-2 Sustainable practices/policies for sustainability in oceans and seas, paragraph 24 (c)	Indicator No. 12, Table 2 in Annex I	–	–	–	Not material

INDEX OF DATAPOINTS FROM OTHER EU LEGISLATION, CONT.

Table of disclosure requirements from other EU legislation.

Disclosure requirement and related datapoint	Reference in the Sustainability Disclosures Regulation	Reference in the Pillar 3 framework	Reference in the Benchmark Regulation	Reference in the EU Climate Law	Page reference/materiality
ESRS E4-2 Policies to address deforestation, paragraph 24 (d)	Indicator No. 15, Table 2 in Annex I	–	–	–	Not material
ESRS E5-5 Non-recycled waste, paragraph 37 (d)	Indicator No. 13, Table 2 in Annex I	–	–	–	61
ESRS E5-5 Hazardous waste and radioactive waste, paragraph 39	Indicator No. 9, Table 1 in Annex I	–	–	–	Not applicable
ESRS 2 SBM-3 – S1 Risk of exposure to forced labor, paragraph 14 (f)	Indicator No. 13, Table 3 in Annex I	–	–	–	Phased-in
ESRS 2 SBM-3 – S1 Risk of exposure to child labor, paragraph 14 (g)	Indicator No. 12, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-1 Commitments in human rights policy, paragraph 20	Indicator No. 9, Table 3 and Indicator No. 11, Table 1 in Annex I	–	–	–	Phased-in
ESRS S1-1 Due diligence strategies on matters covered by the International Labour Organization (ILO) Fundamental Conventions 1–8, paragraph 21	–	–	Annex II to Delegated Regulation (EU) 2020/1816	–	Phased-in
ESRS S1-1 Processes and measures to prevent human trafficking, paragraph 22	Indicator No. 11, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-1 Policy for the prevention of workplace accidents or a system for managing such accidents, paragraph 23	Indicator No. 1, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-3 Grievance mechanisms related to employee matters, paragraph 32 (c)	Indicator No. 5, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-14 Number of fatalities and number and rate of work-related accidents, paragraphs 88 (b) and (c)	Indicator No. 2, Table 3 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816	–	Phased-in
ESRS S1-14 Number of days lost due to injuries, accidents, fatalities or illness, paragraph 88 (e)	Indicator No. 3, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-16 Unadjusted gender pay gap, paragraph 97 (a)	Indicator No. 12, Table 1 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816	–	Phased-in
ESRS S1-16 Excessive CEO pay, paragraph 97 (b)	Indicator No. 8, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-17 Cases of discrimination, paragraph 103 (a)	Indicator No. 7, Table 3 in Annex I	–	–	–	Phased-in
ESRS S1-17 Failure to comply with the UN Guiding Principles on Business and Human Rights and the OECD Guidelines, paragraph 104 (a)	Indicator No. 10, Table 1 and Indicator No. 14, Table 3 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816, Article 12.1 of Delegated Regulation (EU) 2020/1818	–	Phased-in
ESRS 2 – SBM ³ – S2 Significant risk of child labor, or of forced labor or compulsory labor, among workers in the undertaking's value chain 11 b	Indicator No. 12 and Indicator No. 13, Table 3 in Annex I	–	–	–	Phased-in
ESRS S2-1 Commitments in human rights policy, paragraph 17	Indicator No. 9, Table 3 and Indicator No. 11, Table 1 in Annex I	–	–	–	Phased-in
ESRS S2-1 Policies for workers in the value chain, paragraph 18	Indicator No. 11 and Indicator No. 4, Table 3 in Annex I	–	–	–	Phased-in
ESRS S2-1 Does not respect the UN Guiding Principles on Business and Human Rights and the OECD Guidelines, paragraph 19	Indicator No. 10, Table 1 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816, Article 12.1 of Delegated Regulation (EU) 2020/1818	–	Phased-in
ESRS S2-1 Due diligence strategies on matters covered by the International Labour Organization (ILO) Fundamental Conventions 1–8, paragraph 19	–	–	Annex II to Delegated Regulation (EU) 2020/1816	–	Phased-in
ESRS S2-4 Human rights issues and human rights cases related to the company's value chain upstream and downstream, paragraph 36	Indicator No. 14, Table 3 in Annex I	–	–	–	Phased-in

INDEX OF DATAPOINTS FROM OTHER EU LEGISLATION, CONT.

ESRS S3-1 Human rights commitments, paragraph 16	Indicator No. 9, Table 3 in Annex I and Indicator No. 11, Table 1 in Annex I	–	–	–	Not material
ESRS S3-1 Failure to comply with the UN Guiding Principles on Business and Human Rights, ILO principles, or OECD Guidelines, paragraph 17	Indicator No. 10, Table 1 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816, Article 12.1 of Delegated Regulation (EU) 2020/1818	–	Not material

Table of disclosure requirements from other EU legislation.

Disclosure requirement and related datapoint	Reference in the Sustainability Disclosures Regulation	Reference in the Pillar 3 framework	Reference in the Benchmark Regulation	Reference in the EU Climate Law	Page reference/materiality
ESRS S3-4 Human rights issues and human rights incidents, paragraph 36	Indicator No. 14, Table 3 in Annex I	–	–	–	Not material
ESRS S4-1 Policies for consumers and end-users, paragraph 16	Indicator No. 9, Table 3 and Indicator No. 11, Table 1 in Annex I	–	–	–	Not material
ESRS S4-1 Failure to comply with the UN Guiding Principles on Business and Human Rights and the OECD Guidelines, paragraph 17	Indicator No. 10, Table 1 in Annex I	–	Annex II to Delegated Regulation (EU) 2020/1816, Article 12.1 of Delegated Regulation (EU) 2020/1818	–	Not material
ESRS S4-4 Human rights issues and human rights incidents, paragraph 35	Indicator No. 14, Table 3 in Annex I	–	–	–	Not material
ESRS G1-1 UN Convention against Corruption, paragraph 10 (b)	Indicator No. 15, Table 3 in Annex I	–	–	–	66–67
ESRS G1-1 Whistleblower protection, paragraph 10 (d)	Indicator No. 6, Table 3 in Annex I	–	–	–	66–67
ESRS G1-4 Fines for violations of anti-corruption and bribery laws, paragraph 24 (a)	Indicator No. 17, Table 3 in Annex I	–	Delegated Regulation (EU) 2020/1816, Annex II	–	67
ESRS G1-4 Anti-corruption and anti-bribery standards, paragraph 24(b)	Indicator No. 16, Table 3 in Annex I	–	–	–	67

CORPORATE GOVERNANCE REPORT

This Corporate Governance Report is not included in the formal Annual Report, and constitutes a separate report.

K-Fast Holding AB (“K-Fastigheter”) is a Swedish public limited company with its registered office in Hässleholm, whose Class B share is listed on Nasdaq Stockholm. This Corporate Governance Report has been prepared in accordance with the Swedish Annual Accounts Act and the Swedish Corporate Governance Code (“the Code”) and has been reviewed by the company’s auditor.

The company has followed the Code, Nasdaq Stockholm’s Regulations for Issuers and generally accepted stock market practice since the company’s listing on the Nasdaq Stockholm exchange in 2019. The Code is based on the principle of “follow or explain”. This means that K-Fastigheter does not have to comply with every rule in the Code at all times, but can choose other solutions judged to better respond to the circumstances of the individual case, provided that the company reports every such deviation, describes the solution instead chosen by the company and states the reasons. The Code also means that some information shall be made available on the company’s website.

The Board’s opinion is that K-Fastigheter followed the Code in 2025 with the following exceptions: The year of birth of Board members was not reported as this information is of no significance for assessing expertise and experience. Education, Board assignments and work experience are reported as being of significance in assessing expertise and experience. Information on the Nomination Committee was published on 1 December 2025, a shorter period than the Code’s rule requiring the names of the committee members to be disclosed six months before the Annual General Meeting. The reason was delays in certain decision-making processes.

Articles of Association

The company’s name is K-Fast Holding AB and the company is public (publ) with the corporate ID number 556827-0390. The company’s Board of Directors has its registered office in the Municipality of Hässleholm, Sweden. The object of the company’s operations shall be, directly or indirectly via subsidiaries, to own and manage properties and securities, to conduct construction operations and related operations. Amendments to the Articles of Association are to be made in accordance with the provisions of the Companies Act.

The latest changes were decided by the AGM 2021. The Articles of Association can be found at www.k-fastigheter.se.

Corporate governance structure

The objective of corporate governance is to ensure that the company is managed in the most efficient manner possible for its shareholders, while simultaneously ensuring that K-Fastigheter complies with applicable laws and regulations. Corporate governance also aims to engender order and method, both for the Board and Group management. By maintaining a clear structure and well-defined rules and processes, the Board can ensure that the focus of management and employees remains on developing the business, thereby achieving good long-term returns for shareholders and other stakeholders.

The Board and management strive for the company to live up to the requirements imposed by public authorities, Nasdaq Stockholm, shareholders and other stakeholders. The Board also follows the ongoing debate on the subject and the recommendations issued by various operators, including the Swedish Securities Council or auditors.

At K-Fastigheter, corporate governance is primarily exercised through General Meetings and the Board. In a broader perspective, the issues also include Group management and its tasks, as well as the control and reporting functions within the Group.

Ultimately, the shareholders in K-Fast Holding AB make decisions regarding the Group’s governance. At the AGM, shareholders appoint the Board of Directors, the Chair of the Board and the auditors, determines the compensation paid to these. A decision is also made as to how the Nomination Committee shall be appointed. The Board is responsible to the owners for the Group’s organization and the management of the Group’s affairs. Shareholders exert their influence through the AGM and Extraordinary General Meetings.

Management and responsibility is divided between the Board and the CEO in accordance with Swedish legislation, primarily the Companies Act and the Annual Accounts Act, Nasdaq Stockholm’s Rules for Issuers, the Articles of Association and internal instructions and policy documents. The auditors report their audit to the AGM.

The most important internal governance instruments include the rules of procedure and instructions for the Board, including its committees, K-Fastigheter’s Codes of Conduct, as well as a number of policies and processes covering the entire organization. To facilitate compliance, policies and instructions are made available to responsible parties via the Group’s intranet.



maintained by Euroclear Sweden AB by no later than four banking days prior to the AGM. Shareholders who are not personally present at the Annual General Meeting may exercise their rights at the meeting through a proxy or, if the Board has decided, by postal voting. Shareholders who are personally present at the meeting, or proxies for absent shareholders, may be accompanied by a maximum of two assistants.

Shareholder initiatives

A shareholder wishing to have a matter addressed by the AGM must request this in writing from K-Fastigheter's Board of Directors. The matter will be raised at the AGM if the request has been received by the Board by no later than one week before the earliest date of convening the AGM according to the Companies Act, or at a later date, but in sufficient time for the matter to be included in the notice convening the AGM. Shareholders of K-Fastigheter have the opportunity to submit proposals and comments to the Nomination Committee.

Shareholders and voting rights

K-Fast Holding AB has two share classes: Class A and Class B shares. Class A shares entitle the holder to five votes per share and Class B shares entitles the holder to one vote per share. Both Class A and Class B shares entitle holders to equal participation in the company's assets and earnings.

On 31 December 2025, there were a total of 245,993,168 shares in K-Fast Holding AB distributed between 22,500,000 Class A shares, corresponding to 112,500,000 votes, and 223,493,168 Class B shares, corresponding to 223,493,168 votes. The total number of votes on 31 December 2025 was 335,993,168. Class B shares represented 66.5 percent of the votes and 90.9 percent of the share capital.

Registered shareholders holding more than 10 percent as of 31 December 2025 were Erik Selin Fastigheter AB and Jacob Karlsson AB, with 37.1 percent and 36.3 percent of the votes in K-Fast Holding AB, respectively. Additional information about the share and shareholders can be found on pages 137–138.

2025 Annual General Meeting

The AGM was held on 21 May 2025 in Hässleholm, Sweden. In addition to physical attendance, voting was also possible by postal ballot. A total of 35 shareholders, corresponding to some 92 percent of the total number of votes in the company, participated in the AGM. Minutes from the AGM are available on the company's website.

At the Meeting shareholders reached resolutions regarding matters including:

- not to pay a dividend for the 2024 financial year
- re-election according to the Nomination Committee's proposal of Ulf Johansson, Christian Karlsson, Jacob Karlsson, Sara Mindus, Jesper Mårtensson and Erik Selin as Board members, and Erik Selin as Chair for the period until the end of the next AGM
- re-election according to the Nomination Committee's proposal of Ernst & Young Aktiebolag as auditor until the end of the next AGM with Peter von Knorring as Authorized Public Accountant
- Board fees of SEK 200,000 for the ensuing term of office for Board members not employed by K-Fastigheter. Erik Selin will not receive any Board fees
- authorize the Board, in the period until the AGM 2026, on one or more occasions and with or without preferential rights for shareholders, to decide on one or more new share issues departing from shareholders' preferential rights of a maximum of 25,000,000 new Class B shares corresponding to one tenth of the total number of shares in the company
- authorize the Board, in the period until the AGM 2026, on one or more occasions, to decide to acquire Class B shares in the company corresponding to a maximum of one tenth of the total number of shares in the company.

Extraordinary General Meeting 2025

An Extraordinary General Meeting was held on 6 March 2025 in Hässleholm, Sweden. In addition to physical attendance, voting was also possible by postal ballot. A total of 22 shareholders, corresponding to some 87 percent of the total number of votes in the company, participated in the AGM. Minutes from the Extraordinary General Meeting in 2025 are available on the company's website. At the meeting, the shareholders resolved to:

- approve the Board's proposal for the divestment of the property portfolio to Brinova Fastigheter AB, with payment made through newly issued shares in Brinova.

2026 Annual General Meeting

The AGM of K-Fast Holding AB will be held on 20 May 2026. Information on the AGM is published at <https://www.k-fastigheter.se/en/investor-relations/corporate-governance/general-meetings/>

Nomination Committee

At the Extraordinary General Meeting on 19 August 2019, resolutions were reached regarding principles for the appointment of a Nomination Committee. K-Fastigheter's Nomination Committee for the AGM 2026 was appointed in accordance with these principles.

The Nomination Committee shall comprise the Chair of the Board and representatives of the three largest shareholders in terms of votes at the end of the third quarter in the year before the AGM. A complete description of the principles for appointing and instructing the Nomination Committee can be found on the company's website, www.k-fastigheter.se/en

The composition of the Nomination Committee has been published through a separate press release on 1 December 2025, as well as on K-Fastigheter's website, where shareholders can also read about their opportunity to submit proposals to the Nomination Committee.

The Nomination Committee is tasked with preparing and submitting proposals to the next AGM regarding the appointment of the Chair of the Board and other Board members, as well as on remuneration to the Chair of the Board and other members. The Nomination Committee is also tasked with evaluating the Board's work, based primarily on the report presented to the Nomination Committee by the Chair of the Board. The Nomination Committee also proposes auditors for election and the fees to be paid to them. The Nomination Committee's proposal and statement are published no later than in connection with the notice of the meeting.

The Board shall be composed of individuals with expedient experience and competencies appropriate for K-Fast Holding AB's operations with the aim of identifying and understanding the risks that may arise in the operations and the regulatory frameworks that govern them. The Nomination Committee must take into account K-Fastigheter's diversity

Nomination Committee ahead of the 2026 Annual General Meeting

Name / representing	Percentage of votes, 30 September 2025
Sharam Rahi / Erik Selin Fastigheter AB	37.1%
Stefan Alvarsson / Jacob Karlsson AB	36.2%
Johannes Wingborg */ Länsförsäkringar Fondförvaltning AB (publ)	2.1%
Erik Selin, Chair of the Board of K-Fast Holding AB	

* Independent in relation to the company and management and to the largest shareholder in terms of votes.

policy, which agrees with item 4.1 of the Code, in its proposal regarding the election of Board members.

The Nomination Committee shall take the policy into account with the aim of achieving a suitable composition of the Board. When new Board members are elected, the suitability of the individual member shall be scrutinized to achieve a Board with a combined expertise sufficient for the company to be governed effectively. In accordance with point 4.1 of the Swedish Corporate Governance Code, the company's Board shall have an expedient composition with regard to the company's operations, stage of development and conditions otherwise, characterized by versatility and breadth relating to Directors' competencies, experience and background, and an even distribution between the sexes.

In addition to Erik Selin Fastigheter Aktiebolag and Jacob Karlsson AB, who at the time of determining the right to appoint members of the Nomination Committee each represented 37.1 percent and 36.2 percent of the votes respectively, there was no other shareholder representing more than 10 percent of the votes.

External auditors

In accordance with the company's Articles of Association, adopted on 19 May 2021, the AGM of the company shall appoint one or two auditors, with or without deputy auditors, or one or two registered firms of auditors. The company's auditors are appointed for the period extending until the end of the next AGM.

The auditor shall review K-Fastigheter's Annual Report and accounting, as well the administration of the company by the Board and the CEO. K-Fast Holding AB is the Parent Company of a group and K-Fastigheter's auditor also reviews the Consolidated Accounts, as well as the mutual relationships between the Group companies. After each financial year, the auditor shall submit an Audit Report for the Group and Parent Company to the AGM.

The most recent election of auditors took place at the Annual General Meeting on 21 May 2025, when Ernst & Young AB was reelected. Peter von Knorring is the Authorized Public Accountant.



Peter von Knorring has been the principal auditor of K-Fastigheter since 2023.

Authorized Public Accountant and member of FAR. Included in EY's sector group Real Estate, Hospitality and Construction (RHC).

Examples of other major assignments: CA Fastigheter, Hyresbostäder i Norrköping, Telenor Sverige AB, Nimlas Group. Examples of former major assignments: Heimstaden, Heimstaden Bostad, Siemens Energy.

Composition of the Board of Directors

Board members are normally appointed by at the AGM for the period until the end of the ensuing AGM. In accordance with K-Fast Holding AB's Articles of Association, the Board shall comprise at least three and at most eight members without deputies. In accordance with the Code, the Chair of the Board shall be appointed by the AGM. At most one Board member elected by the AGM may be a member of K-Fastigheter's management or the management of a subsidiary. The majority of the members elected by the AGM shall be independent in relation to K-Fastigheter and Group management. At least two of the Board members who are independent in relation to K-Fastigheter and Group management should also be independent in relation to K-Fastigheter's major shareholders.

More information about the company's Board of Directors can be found on page 80.

Responsibilities of the Board of Directors

The Board of Directors is the company's second-highest decision-making body after the AGM. In accordance with the Companies Act, the Board is responsible for K-Fastigheter's organization and the management of the company's affairs.

The Board shall continuously assess K-Fastigheter's financial situation. The Board shall ensure that the accounting, management of funds and financial conditions of K-Fastigheter in other regards are controlled in a satisfactory manner.

In accordance with the Code, the tasks of the Board include determining the company's overarching objectives and strategy, appointing, evaluating and where necessary dismissing the CEO, identifying how sustainability issues affect the company's risks and business opportunities, establishing required guidelines for the company's conduct in society to ensure its long-term capacity to add value, ensuring that there are appropriate systems for the evaluation and control of the company's operations and the risks associated with the company's operations, ensuring there is satisfactory control of the company's compliance with laws and other regulations that apply to the company's operations, as well as the company's compliance with internal guidelines and ensuring that the company's publication of information is characterized by openness and is correct, relevant and reliable.

Board of Directors 2025

Since the AGM on 2 April 2019, the Board has comprised six members. The Board has a quorum when more than half of the number of Board members are present. In the event of a tied vote, the Chair of the Board has the casting vote. The Board of K-Fast Holding AB consists of individuals with broad experience and competences relating to the property sector, legal, business development, sustainability issues and financing. A number of the members have experience of Board work in other listed companies. The Board continuously works to update its knowledge in sustainable development and ESG matters to ensure that, as a collective, the members possess the experience and capabilities required to manage and monitor the company's sustainability-related impacts, risks, and opportunities.

All Board members have undergone Nasdaq Stockholm's training for Directors and senior executives. The Board receives information on an ongoing basis regarding regulatory changes and issues related to operations and the Board's responsibilities in a listed company.

In addition to the complete Board of Directors acting as signatory for K-Fastigheter, two Board members in unison may sign or one Board member in unison with the company's CFO. If certain tasks are delegated to one or more of Board members or to others, the Board shall proceed with care and continuously assess whether the delegation of responsibility can be maintained.

The Chair of the Board shall ensure that the work of the Board is performed efficiently and that the Board fulfills its duties.

Board of Directors' Rules of Procedure

In its work, the Board follows written Rules of Procedure. The Rules of Procedure are adopted annually and, among other things, regulate functions and the distribution of work between the Board members and the CEO and between the Board and its various committees, as well as certain procedural issues concerning the convening of Board meetings. The Rules of Procedure also stipulate that the Board shall appoint an Audit Committee and a Remuneration Committee. The Chair of the Board is also the Chair of the committees. The purpose of the committees is to deepen and streamline the work of the Board and to prepare matters within their respective areas. Committee members are appointed annually by the Board at the constitutive Board meeting.

The Board meets in accordance with a schedule set annually. In addition to these regular meetings, the Board convenes if the Chair considers it necessary or if a Board member or the CEO requests it. In accordance with the Companies Act, the Board has also established instructions for the CEO, including instructions on both internal reporting to the Board as well as on the company's external reporting to the market.

Audit Committee

The Board has appointed an Audit Committee comprising three members: Ulf Johansson, Sara Mindus and Erik Selin. Erik Selin is the Chair of the Board and Sara Mindus is the Deputy Chair of the Committee. The company's external auditor attended three of the six committee meetings during 2025. Meetings of the Audit Committee are minuted, the minutes are attached to the Board materials, and the matters are reported orally at Board meetings.

The Audit Committee shall, without this affecting the Board's responsibilities and tasks in other regards, including the monitoring of

the company's financial reporting, monitor the efficiency of the company's internal control and risk management, keep itself informed regarding the audit of the Annual Report and consolidated accounts and on the conclusions of the Swedish Inspectorate of Auditors' quality control. The Committee shall also review and monitor the auditor's impartiality and independence, paying particular attention to whether the auditor provides the company with other services than auditing.

Remuneration Committee

The Board has appointed a Remuneration Committee consisting of three members: Ulf Johansson, Sara Mindus and Erik Selin. Erik Selin is the Chair of the Committee. Meetings of the Remuneration Committee are minuted, the minutes are attached to the Board materials, and matters are reported orally at Board meetings. The Committee held one meeting during 2025.

The principal tasks of the Remuneration Committee are to prepare Board decisions relating to remuneration principles, remuneration and other employment terms for Board members, the CEO and Group management, and to follow and evaluate programs for variable remuneration for management, and to follow and evaluate the application of remuneration guidelines for senior executives adopted by the AGM, as well as applicable remuneration structures and remuneration levels.

Chair of the Board of Directors

The Board's Rules of Procedure state, among other things, that the Chair of the Board shall ensure that the work of the Board is carried out efficiently and that the Board fulfills its obligations. This includes organizing and leading the work of the Board and fostering the best possible conditions for that work. In addition, the CEO shall ensure that Board members continuously update and deepen their knowledge of

the company and that new members receive appropriate introduction and training. The Chair of the Board shall be available as an adviser and discussion partner for the CEO, but shall also evaluate the work of the CEO and report on this assessment to the Board.

In addition, the Chair of the Board is tasked with ensuring that the work of the Board is evaluated annually and to inform the Nomination Committee regarding this evaluation.

At the AGM on 21 May 2025, Erik Selin was elected Chair of the Board. The Chair of the Board does not participate in the operational management of the company.

Work of the Board of Directors

During the 2025 financial year, the Board held 21 minuted meetings, of which 13 were per capsulam. The company's CEO and/or Deputy CEO and CFO should, as a general rule, attend Board meetings in a reporting role. company employees, the auditor or other external consultants shall be co-opted to Board meetings to participate and to present matters when necessary. Board member Christian Karlsson is the Secretary of the Board of Directors.

At its meetings, the Board addressed fixed agenda items to be included in each Board meeting in accordance with the Board's Rules of Procedure. These include the business situation, budget, interim reports and annual accounts.

In addition to the scheduled meetings, the work of the Board includes ongoing financial review, evaluation of strategy, recommendations regarding remuneration levels, acquisition matters, as well as accounting and auditing issues.

In December 2025, the Board conducted an evaluation of its work through a web-based survey completed individually by each Board member. A summary of the survey results is presented to the Board.

Board of Directors, composition, attendance and compensation

Name	Elected	Independent in relation to:		Attendance			Remuneration
		The Company and senior executives	Major shareholders	Board meetings	Audit Committee	Remuneration Committee	Meetings of the Board of Directors and Committees
Erik Selin, Chair of the Board	2018	Yes	No	21 of 21	5 of 6	1 of 1	-
Ulf Johansson, member	2019	Yes	Yes	21 of 21	6 of 6	1 of 1	200,000
Christian Karlsson, member	2019	No	No	21 of 21	-	-	200,000
Jacob Karlsson, member	2010	No	No	21 of 21	-	-	-
Sara Mindus, member	2019	Yes	Yes	21 of 21	6 of 6	1 of 1	200,000
Jesper Mårtensson, member	2018	Yes	No	21 of 21	-	-	200,000

BOARD YEAR 2025

First quarter

3 Feb, meeting 1

Notice of Extraordinary General Meeting

13 Feb, Audit Committee, meeting 1

Internal control, interim report, preparation of auditor election, and evaluation of committee work

14 Feb, meeting 2

Interim Report 2024 and policies and instructions

11 Mar, meeting 3

Financing

12 Mar, meeting 4

Financing

Second quarter

8 April, Audit Committee, meeting 2

Annual Report, Sustainability Statement, and Corporate Governance Report

8 April, meeting 5

Notice of Annual General Meeting, Annual Report, Corporate Governance Report, and Sustainability Statement, as well as rules of procedure and instructions

29 April, Audit Committee, meeting 3

Interim Report Jan-Mar 2025

30 April, meeting 6

Interim Report Jan-Mar 2025

12 May, meeting 7

Financing

21 May, meeting 8

Constitutive Board Meeting, Financing

22 May, meeting 9

Financing

17 Jun, meeting 10

Financing

23 Jun, meeting 11

Issuance of green bonds

Third quarter

21 Jul, Audit Committee, meeting 4

Interim Report Jan-Jun 2025

22 Jul, meeting 12

Interim Report Jan-Jun 2025

26 Aug, meeting 13

Financing

Fourth quarter

2 Oct, meeting 14

Financing

8 Oct, meeting 15

Financing

14 Oct, meeting 16

Approval of the bond prospectus

28 Oct, meeting 17

Financing

28 Oct, meeting 18

Financing

6 Nov, Audit Committee, meeting 5

Interim Report January–September 2025 and the auditor's summary review of the Interim Report

7 Nov, meeting 19

Interim Report Jan-Sep 2025

12 Nov, Audit Committee, meeting 6

Risk management, tax, internal control, policy compliance, and preparation for the auditor election

12 Nov, meeting 20

Internal control, risk management, policy compliance, approval of policy documents, and financing

18 Dec, meeting 21

Evaluation of the Board's and CEO's work, status of CSRD work and communication plan, approval of budget and policies

18 Dec, Remuneration Committee, meeting 1

Evaluation of the CEO's and senior executives' work during 2025 and discussion regarding the future incentive model

The evaluation and the subsequent discussion by the Board will serve as basis for the ongoing development of the Board's working methods and for ensuring that the Board can make decisions that are as well-informed as possible. The evaluation of the Board follows the guidelines for Board evaluation in the Code.

Attendance at Board meetings

See the information in the table below.

CEO

The company's CEO is Jacob Karlsson. In accordance with the provisions of the Companies Act, the CEO is responsible for the ongoing management of K-Fastigheter in accordance with the Board's guidelines and instructions.

Measures that, in view of the scope and nature of the company's operations, are unusual or of great importance, fall beyond the ongoing management and should therefore, as a general rule, be prepared and presented to the Board for decision. The CEO shall also take the actions necessary for the company's bookkeeping to be performed in accordance with legislation and for assets to be managed satisfactorily.

In relation to the Board, the CEO is a subordinate corporate body, and the Board itself can also determine matters included in ongoing management. The work and role of the CEO and the division of work between the Board and the CEO is set out in written Instructions to the CEO from the Board and the Board continuously evaluates the work of the CEO. For the presentation of the CEO, see page 81. For remuneration to the CEO, see page 84.

Conflict of interest

Board members or the CEO shall not address matters relating to contracts between themselves and the company or the Group. Nor is such individual permitted to address matters relating to contracts between the company and third parties, where a significant conflict of interest could arise for such individual in relation to the company. Contracts as outlined above correspond to court proceedings or other litigation process. It is the responsibility of Board members and the CEO, where applicable, to provide information in the event that a conflict of interest arises.



INTERNAL CONTROL AND RISK MANAGEMENT

Board of Directors report on internal control

The Board's responsibility for internal control is regulated by the Companies Act, the Annual Accounts Act – which includes a requirement to provide information on the most important elements of K-Fastigheter's system for internal control and risk management in conjunction with the financial reporting to be included each year in the Corporate Governance Report – as well as by the Code. The Board shall safeguard that K-Fastigheter has good internal control and formalized procedures ensuring compliance with established principles for financial reporting and internal control and that appropriate systems are in place for the assessment and control of K-Fastigheter's operations and the risks with which the company and its operations are associated.

The overall purpose of internal control is to ensure, to a reasonable extent, that K-Fastigheter's operational strategies and objectives are followed up and that the owners' investment is protected. The internal control should also ensure that external financial reporting is, with reasonable certainty, reliable and prepared in accordance with generally accepted accounting principles, compliance with applicable laws and regulations and compliance with the demands made on listed companies. The control environment constitutes the basis for internal control, which also includes risk assessment, control activities, information and communication, as well as follow-up.

The Board's description of internal control is based on the structure provided in the COSO (Committee of Sponsoring Organizations of the Treadway Commission) framework for internal control.

Control environment

The Board bears the overall responsibility for internal control regarding financial reporting. To create and maintain a functioning control environment, the Board has adopted a number of policies and governance documents regulating financial reporting. These consist primarily of the Board's Rules of Procedure, instructions for the CEO, instructions for the committees established by the Board and instructions for financial reporting.

The Board has also adopted a specific authorization structure and a Finance Policy. K-Fastigheter also maintains a finance manual containing principles, guidelines and procedural outlines for accounting and financial reporting. The Board has further established an Audit Committee, whose main tasks are to oversee the company's financial reporting, monitor the effectiveness of K-Fastigheter's internal control, internal audit (to the

extent such a function is established), and risk management, as well as to review and monitor the auditor's impartiality and independence.

The responsibility for the day-to-day work of maintaining the control environment rests primarily with K-Fastigheter's Deputy CEO and CFO, who reports to the Board on an ongoing basis and in accordance with established instructions. The Group's finance department plays an important role with regard to reliable financial information. It is responsible for complete, accurate and timely financial reporting. The Group Finance Director reports to the company's Deputy CEO and CFO who, in turn, reports to the CEO and the Board.

In addition to internal review and reporting, K-Fastigheter's external auditors are required to report to the CEO and Board during the financial year. The auditors' reports provide the Board with a good comprehension of, and reliable data regarding, the financial reporting in the Annual Report.

Need for internal audit

K-Fastigheter continuously works proactively on the internal control environment, which includes validating the actual functionality of the control environment. During 2025, the Group intensified its work on internal control in the reporting of sustainability information.

The efficacy of internal auditing is largely dependent on the company's organizational structure and the size of the organization. K-Fastigheter has a relatively small organization, the administration of which is managed from the company's offices in Hässleholm. Group management reviews the Income Statement and Balance Sheet on a continuous basis. Combined, this means that maintaining a specific internal audit unit is not considered to be justified.

Risk assessment and control activities

The risk assessment includes continuously identifying and evaluating the risk of material misstatements in K-Fastigheter's operational processes, which among other aspects covers accounting and reporting at both Group and subsidiary levels. Risk assessment is performed on an ongoing basis and in accordance with established guidelines, focusing on the company's essential business processes. Within the Board, the Audit Committee has primary responsibility for continuously evaluating the Company's risk situation, after which the Board conducts an annual review of the risk situation.

Control activities are aimed at identifying and limiting risks. The Board

is responsible for internal control and the review by Group management. This involves both internal and external control activities, as well as an analytical review of the company's policies and governance documents. Control activities are reviewed and documented at the process and role levels by means of a web application developed by the company, referred to as ICT (Internal Control Tools). ICT ensures that, in their specific roles,

K-Fastigheter's employees have access to relevant information and knowledge at the right time to be able to conduct the stipulated control activities, and that assessment can be conducted systematically to ensure that the control system is maintained. The Group-wide guidelines for internal control are reviewed within all business areas and central units during the year, partly through an ongoing review of essential processes, partly through ICT for internal control, after which a report is presented to the Board.

Regarding financial reporting, the main risk is considered to arise from material misstatements in accounting, for example in the recording and valuation of assets, liabilities, income, expenses, or assessments of complex and/or changed business conditions. With respect to sustainability reporting, the risk of material misstatements is primarily considered to relate to the availability of accurate data in an area characterized by rapid development and extensive new regulations, while established practices are still emerging. Risk management is embedded in every process, and various methods are used to assess and mitigate risks, as well as to ensure that the risks to which K-Fastigheter is exposed are managed in accordance with established policies, instructions, and monitoring routines. All risk management is aimed at limiting material risks and promoting accurate accounting, reporting, and disclosure.

Uniform accounting and reporting instructions are applied by all units within K-Fastigheter.

Information and communication

K-Fastigheter's information and communication paths are aimed at promoting the accuracy of its financial reporting and enabling reporting and feedback from the operations to the Board and management, through, for example, governance documents in the form of internal policies, guidelines and instructions regarding financial reporting having been made available through the Group's intranet and known to the employees affected. The Board will receive further information relating to risk management, internal control and financial reporting from meetings and reports from the company's Auditors.

K-Fastigheter ensures that all employees acquaint themselves with the policies and instructions relevant to their work in the company. Among other things, such policies include laws and regulations applicable to the company's dissemination of information and the specific requirements imposed on individuals active in a listed company regarding, for example, insider information and trading. To prevent market abuse, K-Fastigheter has established procedures for the appropriate handling of, and restriction on the dissemination of, information intended for public release.

The Board tasks K-Fastigheter's CEO with overall responsibility for dealing with issues of insider information and the Board has appointed the company's Deputy CEO and CFO as responsible for managing insider logging. To coordinate and determine matters involving the assessment of possible insider information, the company maintains an Insider Committee consisting of the CEO, the Deputy CEO and CFO, the Head of Investor Relations and Board member Christian Karlsson.

K-Fastigheter's IR function is managed and supervised by the company's Deputy CEO and CFO and the company's Communications and IR Manager. The principal tasks of the IR function are to support the CEO and other senior executives in relation to various stakeholders, primarily capital market operators. The IR function also works together with the CEO in preparing K-Fastigheter's financial reports, shareholders' meetings, capital market presentations and other regular reporting.

The Board has adopted a Communication Policy specifying what is to be communicated, by whom and in what manner that information is to be published, ensuring that external information is accurate and complete. Instructions have also been prepared regarding how financial information should be communicated between management and other employees. Good information security procedures are also prerequisite to the accurate dissemination of information.

Financial information is provided in the form of:

- Interim and Year-end Reports, which are published as press releases
- Annual Report
- such press releases that K-Fastigheter is required to publish under applicable laws or the Rules of Nasdaq Stockholm
- presentations and telephone conferences for financial analysts, investors and the media in connection with Year-end and Interim Reports being published
- meetings with analysts and investors

All financial reports, presentations and press releases are published on the company's website in direct connection with publication.

Whistleblower function

K-Fastigheter has a whistleblower function for reporting cases of misconduct and fraud. The whistleblower function is available for all employees through K-Fastigheter's intranet and external website. To ensure anonymity and correct processing of the information, the function is administrated by an external party. The whistleblower function is also open to external parties for reporting misconduct. The company has engaged a law firm to receive, analyze, and, if necessary, investigate notifications. Depending on the nature of the information, an assessment is made of which individuals may be involved in further handling.

Follow-up

The external auditors report their observations to the Board from the review of the third-quarter interim report, as well as from the audit of the annual financial statements and the review of the management of

the Board and the CEO. Compliance with, and the efficacy of the internal controls are monitored on an ongoing basis through K-Fastigheter's tool for internal control.

The CEO ensures that the Board continuously receives reports on the company's operations, including the progress of its earnings and financial position, as well as information on significant events, including individual projects. The CEO also reports on these matters to the Board.

The Board and the Audit and Remuneration Committees review the Annual Report, Sustainability Statement, and quarterly reports, and carry out financial evaluations in accordance with the established plan. The Audit Committee reviews the financial reporting and other related issues and discusses these regularly with the external auditors. The Remuneration Committee oversees and makes recommendations regarding compensation for Group management, as well as the design of guidelines and incentive programs.



BOARD OF DIRECTORS



Erik Selin

Chair of the Board since 2018. Chair of the Audit Committee and the Remuneration Committee.

Education: Upper-secondary education focusing on business administration.

Additional experience: Erik Selin has more than 30 years of experience of the real estate industry, including as founder of Erik Selin Fastigheter AB and Fastighets AB Balder.

Other ongoing assignments includes: Board member and CEO of Fastighets AB Balder, Chair of the Board in Brinova Fastigheter AB, Norion Bank and Swedish Logistic Property AB. Board member of Hedin Mobility Group AB.

Shareholding in K-Fastigheter, including related parties: 11,250,000 Class A shares and 68,570,000 Class B shares.

Independent: Independent in relation to the company and management, but not in relation to major shareholders.



Ulf Johansson

Board member since 2019. Member of the Audit Committee and Remuneration Committee.

Education: MBA from Uppsala University.

Additional experience: Ulf Johansson has held positions as CFO at Diligenta International, Asticus, Platzer Fastigheter, Fastighets AB Balder and Stena Fastigheter.

Other ongoing assignments includes: Board member of GUL Förvaltning AB and Stensborg Konsult AB.

Shareholding in K-Fastigheter, including related parties: 57,000 Class B shares.

Independent: Independent in relation to the company, management and major shareholders.



Christian Karlsson

Board member since 2019.

Education: Master of Laws from Lund University.

Additional experience: Lawyer, partner and Chair of the Board in Advokatfirman VICI AB.

Other ongoing assignments includes: Chair of Björklunda Invest Hässleholm AB, Björklunda Service AB and plus four golf AB. Board member of Sparbanken Skåne AB. Deputy board member of Gundratorp Invest AB, PCG Invest AB, Sawbones Europe AB and Vittsjöluft Ventilation AB.

Shareholding in K-Fastigheter, including related parties: 31,254 Class B shares.

Independent: Dependent in relation to the company, management and major shareholders.



Sara Mindus

Board member since 2019. Member of the Audit Committee and Remuneration Committee.

Education: Master of Laws and Bachelor of Business Administration from Stockholm University.

Additional experience: Sara Mindus has more than 25 years' experience of business law at Advokatfirman Vinge and as partner of Hannes Snellman Attorneys.

Other ongoing assignments includes: Board Member and CEO of Sara Mindus AB. Board member of Besqab AB (publ), Dreams AB and TF Bank AB (publ). Deputy Board member of several companies in the Mindustri AB Group.

Shareholding in K-Fastigheter, including related parties: 1,875,000 Class B shares.

Independent: Independent in relation to the company, management and major shareholders.



Jesper Mårtensson

Board member since 2018.

Education: MA in Economics from University of Gothenburg.

Additional experience: Jesper Mårtensson has about 20 years' experience of the real estate industry in positions as Head of Business Development & Finance i Erik Selin Fastigheter AB, CFO at SveaReal AB and Key Account Financial Manager at Newsec Asset Management.

Other ongoing assignments includes: Chair of the Board of Cimalti AB, Erto Holding AB, Explainer Hello AB, Frenbo AB, and T-Byggen Sverige AB. Board member in several companies within Erik Selin Fastigheter AB.

Shareholding in K-Fastigheter, including related parties: 300,000 Class B shares.

Independent: Independent in relation to the company and management, but not in relation to major shareholders.



Jacob Karlsson

Board member since 2010. Founder of K-Fastigheter, CEO and President.

Education: Courses with financial orientation at Kristianstad University, Linnæus University and Lund University.

Additional experience: Prior to founding K-Fastigheter in 2010, Jacob Karlsson was investment adviser at Länsförsäkringar.

Other ongoing assignments includes: Board member of Brinova Fastigheter AB (publ), Mjölback's Entreprenad AB, Novum Samhällsfastigheter AB, and Swedish Logistic Property AB.

Shareholding in K-Fastigheter, including related parties: 11,250,000 Class A shares and 65,552,000 Class B shares.

Independent: Dependent in relation to the company, management and major shareholders.

The information relates to the situation as of the date of the Annual Report. Shareholdings include holdings of the individual, spouse, minor and cohabiting children, closely related companies, and holdings through endowment insurance.

GROUP MANAGEMENT



Jacob Karlsson

Founder of K-Fastigheter. President and CEO. Employed in 2010.

Education: Courses with financial orientation at Kristianstad University, Linnaeus University and Lund University.

Additional experience: Prior to founding K-Fastigheter in 2010, Jacob Karlsson was investment adviser at Länsförsäkringar.

Other ongoing assignments: Board member of K-Fast Holding AB, Brinova Fastigheter AB, Mjöbbäcks Entreprenad AB, Novum Samhällsfastigheter AB and Swedish Logistic Property AB.

Shareholding in K-Fastigheter, including related parties: 11,250,000 Class A shares and 65,552,000 Class B shares.



Martin Larsson

CFO and Deputy CEO. Employed in 2018.

Education: Master's degree in International Financial Economics and Bachelor's degree in International Macroeconomics from Lund University.

Additional experience: Worked in national and international banking from 1999 to 2018.

Other ongoing assignments: Owner and Board member of Martin Larsson Holding AB. Chair of Homesystem Sverige AB. Board member of Emrahus AB and Embra Gruppen AB.

Shareholding in K-Fastigheter, including related parties: 457,160 Class B shares and 1,000,000 employee stock options



Niclas Bagler

Head of Construction and Deputy CEO. Employed in 2024.

Education: Degree in Construction Engineering; Executive Leadership Program (Skanska STEP) at IMD, Lausanne, Switzerland; and Risk Management training at King's College, London, UK.

Additional experience: Deputy CEO, Country Manager Sweden, and COO of BoKlok Housing AB; Vice President Risk Management at Skanska AB; Commercial Manager for Costain Skanska JV at CSC Shopping Centre, Uxbridge, and King's College Hospital, Brixton; as well as a range of roles within Skanska in Sweden.

Other ongoing assignments: Board member of two of K-Fast Holding AB's wholly and partly owned companies.

Shareholding in K-Fastigheter, including related parties: 30,000 Class B shares and 1,000,000 employee stock options



Leif Astikainen

COO and Head of HR. Employed in 2021.

Education: SBL Corporate management, construction & property at SSE Executive Education and Swedish Defense University's management program.

Additional experience: HR and management in the Finja Group 2004–2020. Worked in DINOL and EFTEC and Major in the Swedish Armed Forces.

Other ongoing assignments: –

Shareholding in K-Fastigheter, including related parties: 57,023 Class B shares.

The information relates to the situation as of the date of the Annual Report. Shareholdings include holdings of the individual, spouse, minor and cohabiting children, closely related companies, and holdings through endowment insurance.

EXTENDED GROUP MANAGEMENT



**Anders
Antonsson**

Head of IR and Communications since October 2025.

Education: BA from Lund University.

Additional experience: Communications consultant with several years of experience in investor relations and communications, including IR and communications manager for K-Fastigheter 2019–2022.

Other ongoing assignments: Advisor to listed companies.

Shareholding in K-Fastigheter, including related parties: 18,000 Class B shares.



Åsa Fredin

Head of Design and Concept. Employed in 2016.

Education: Upper secondary school.

Additional experience: Administrator at the city-planning department at Hässleholm municipality.

Other ongoing assignments: Owner and Board member of Åsa Fredin AB. Deputy Board member in three companies partly owned by K-Fast Holding AB.

Shareholding in K-Fastigheter, including related parties: 353,574 Class B shares.



**Jimmy
Fröberg**

Head of Group accounting. Employed in 2022.

Education: Bachelor's degree in Economics – Auditor/Controller at Kristianstad University.

Additional experience: Group Accounting Manager at Stena Fastigheter. Previously, responsible for group accounting at Serneke and a certified public accountant at PwC.

Other ongoing assignments: -

Shareholding in K-Fastigheter, including related parties: 8,001 Class B shares.



**Henrik
Gustafsson**

Chief Procurement Officer. Employed in 2023.

Education: M.Sc. (Eng.), Lund University.

Additional experience: Chief Procurement Officer since 2017. Prior to that, a range of positions at AB Sydsten, including Head of Business Area and Deputy CEO.

Other ongoing assignments: -

Shareholding in K-Fastigheter, including related parties: 72,508 Class B shares.



**Mathias
Holm**

Head of IT. Employed in 2022.

Education: Courses at Dalarna University and Gotland University in business and economics.

Additional experience: Head of IT at Huddinge Samhällsfastigheter, Head of IT at Grafair Flight Management AB and Systems Manager at Fastighetsnära IT for Järfällahus.

Other ongoing assignments: -

Shareholding in K-Fastigheter, including related parties: 12,592 Class B shares.



**Martin
Johansson**

Head of Property Management. Employed in 2021.

Education: M.Sc. (Eng.), Lund University

Additional experience: Has worked in the real estate industry since 2003 for property funds, private, and state-owned property owners.

Other ongoing assignments: Deputy Board member of several of K-Fast Holding AB's wholly and partly owned companies.

Shareholding in K-Fastigheter, including related parties: 77,182 Class B shares.



Amar Pasovic

Business Area Manager Construction Management. Employed in 2018.

Education: Degree from the Construction and Real Estate Economics program at Halmstad University.

Additional experience: Project Manager at Skandinaviska Byggelement. Head of K-Fastigheter's construction operations in the Southern region since 2021.

Other ongoing assignments: Owner and Board member of Amar Pasovic AB. Board member of Wood on Wall Holding AB and Wood on Wall Sweden AB.

Shareholding in K-Fastigheter, including related parties: 1,000 Class B shares.



Stefan Paulsson

Business Area Manager Prefab Solutions. Employed in 2006.

Education: M.Sc. (Eng.), Lund University.

Additional experience: Employed in what is now K-Prefab AB since 2006. Has held positions such as Structural Engineer, Head of Design Department, Regional Manager, Deputy CEO and COO.

Other ongoing assignments: Board member in five of K-Fast Holding AB's wholly and partly owned companies.

Shareholding in K-Fastigheter, including related parties: 58,314 Class B shares.



Magnus Persson

Head of Business Development. Employed in 2021.

Education: Independent courses at Kristianstad University and Real Estate Science at Malmö University.

Additional experience: BoKlok/Skanska including Marketing area manager, Business Development manager and part of BoKlok's Swedish management team, Länsförsäkringar fastighetsförmedling, Modulenthus and NCC.

Other ongoing assignments: Board member of Vigan AB and KAH Holding AB, as well as three other companies wholly or partly owned by K-Fast Holding AB.

Shareholding in K-Fastigheter, including related parties: 79,419 Class B shares and 1,000,000 employee stock options.



Camilla Wiksten

General Counsel. Employed in 2021.

Education: Master of Laws from Lund University.

Additional experience: Legal Counsel at RWE Renewables, Ingka Group and IKEA Centres. Attorney at Kilpatrick Townsend. Clerk at the District Court of Stockholm.

Other ongoing assignments: -

Shareholding in K-Fastigheter, including related parties: 40,636 Class B shares.

The information relates to the situation as of the date of the Annual Report. Shareholdings include holdings of the individual, spouse, minor and cohabiting children, closely related companies, and holdings through endowment insurance.

REMUNERATION REPORT

K-Fast Holding AB for the financial year 1 January 2025–31 December 2025

K-Fast Holding AB (“K-Fastigheter”) is a public limited company whose Class B shares are listed on the Nasdaq Stockholm. The Board of K-Fastigheter is required to propose guidelines for salary and other remuneration to Board members, the CEO and Deputy CEO to the AGM.

Remuneration corresponds to transfer of securities and transfer of rights to acquire securities from the company at a future date. The guidelines relate to the period starting from the date of the AGM where the guidelines are adopted.

The Board shall propose new remuneration guidelines as required when material changes to the guidelines occur, subject to a minimum of every four years. The applicable guidelines for remuneration to senior executives were adopted at the AGM on 14 May 2024. The guidelines are published on K-Fastigheter’s website at www.k-fastigheter.se/en/investor-relations/corporate-governance/remuneration/. New guidelines will be adopted at the 2028 AGM at the latest.

The Board of K-Fastigheter is obliged to report paid and outstanding remuneration as stated in the guidelines for each financial year.

This report describes how the Guidelines were applied in 2025. The report also contains information about K-Fastigheter’s remuneration to the CEO and Deputy CEO. The report has been prepared in accordance with the company’s Act and the Swedish Corporate Governance Board’s rules governing remuneration to senior executives and incentive programs.

Total remuneration

Total remuneration to individual executives are shown in the table below.

Fastigheter’s overarching goal is to generate long-term value growth for its shareholders. Over a business cycle, value creation is measured as growth in long-term net asset value per share. This will take place through project development, construction and management of rental apartments in select locations, and through local operations close to the company’s partners and tenants in the locations where the company is established, and by collaborating with public sector operators.

Sustainability is central to K-Fastigheter’s operations, focusing on environmental considerations by including energy-efficient solutions in the properties, and by being a responsible employer that attract and develops its employees. In order to support the company’s business

strategy, long-term interests and sustainability, and generate positive long-term value growth for its shareholders, the company shall offer competitive remuneration on market terms, but not be a salary leader in relation to comparable employers.

The Board assesses that total remuneration encompassed by the Guidelines and which has been paid out in the financial year complies with the Guidelines.

Remuneration from other Group companies

No remuneration has been paid to any executive officer by any other company within K-Fastigheter.

Shares and warrants

During 2025, no shares or stock options have been allocated or offered to any executive officer.

Recovery of variable remuneration

No demands for recovery of variable remuneration were presented.

Departures from decision-making process

The Board of K-Fast Holding AB has instituted a Remuneration Committee with the primary task of preparing Board decisions relating to remuneration principles, remuneration and other employment terms for the CEO and senior executives.

Accordingly, the Remuneration Committee shall propose guidelines for salary and remuneration to Board members, the CEO and senior executives, which the Board presents to the AGM for adoption at least every four years. The decision-making process is described in the guidelines. There were no departures from the decision-making process.

Departures from the guidelines

There were no departures from the guidelines.

Comments from the AGM

There were no comments from the AGM in relation to the AGM’s consideration of an earlier report. Accordingly, the Board has not considered any such comments.

Information in the Annual Report

The information referred to in Chap. 5, §§ 40–44 of the Annual Accounts Act (1995:1554) is reported in Note 5 Employees and personnel expenses in K-Fastigheter’s Annual Report for 2025.

Annual change in remuneration

The annual change in remuneration to individual executives in the company’s profit and average remuneration included in the measure ‘full time equivalents’ for the company’s other employees in the last five financial years is reported in the tables below.

Executives	Basic remuneration, SEK	Variable remuneration, SEK	Other remuneration, SEK	Relative proportion basic and variable remuneration, %
Erik Selin, Chair of the Board	–	–	–	–
Ulf Johansson, Board Member	200,000	–	–	–
Christian Karlsson, Board Member	200,000	–	–	–
Sara Mindus, Board Member	200,000	–	–	–
Jesper Mårtensson, Board Member	200,000	–	–	–
Jacob Karlsson, CEO	2,441,076	0	179,188	–
Martin Larsson, Deputy CEO	1,398,000	125,000	629,058	8%
Niclas Bagler, Deputy CEO	1,403,000	200,000	452,793	12%

Board members including CEO and Deputy CEO

Erik Selin¹

SEK	2025	2024	2023	2022	2021
Basic remuneration	0	0	0	0	0
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

Ulf Johansson

SEK	2025	2024	2023	2022	2021
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

Christian Karlsson

SEK	2025	2024	2023	2022	2021
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

Sara Mindus

SEK	2025	2024	2023	2022	2021
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

Jesper Mårtensson

SEK	2025	2024	2023	2022	2021
Basic remuneration	200,000	200,000	200,000	200,000	200,000
Variable remuneration	0	0	0	0	0
Other remuneration	0	0	0	0	0

Jacob Karlsson²

SEK	2025	2024	2023	2022	2021
Basic remuneration	2,441,076	2,441,076	2,424,000	1,215,487	1,207,606
Variable remuneration	0	0	0	0	0
Other remuneration	179,188	184,092	143,196	142,827	191,778

Martin Larsson³

SEK	2025	2024	2023	2022	2021
Basic remuneration	1,398,000	1,336,800	1,347,540	1,055,042	1,097,423
Variable remuneration	125,000	187,500	150,000	190,000	0
Other remuneration	629,058	709,877	408,166	390,388	372,888

Niclas Bagler⁴

SEK	2025	2024	2023	2022	2021
Basic remuneration	1,403,000	805,819	0	0	0
Variable remuneration	200,000	0	0	0	0
Other remuneration	452,793	251,898	0	0	0

K-Fastigheter's profit

The annual change in K-Fastigheter's profit over the last five financial years is presented in the table below.

SEK m	2025	2024	2023	2022	2021
Profit for the year	-76.2	74.8	-398.1	907.4	1,044.4

Average remuneration for K-Fastigheter's other employees

The annual change in average remuneration for the measure 'full-time equivalents' for K-Fastigheter's other employees over the last five financial years is presented below.

SEK	2025	2024	2023	2022	2021
Average remuneration	532,977	488,473	472,780	455,426	422,126

* Decisions relating to Directors' fees are made by the AGM.

¹ Elected Chair at AGM 2019.

² CEO and Board member.

³ Deputy CEO since 2019. Employed in 2018.

⁴ Deputy CEO since 2024. Employed as of 1 June 2024.

FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK m	Note	2025 Jan–Dec	2024 Jan–Dec
Rental income	3	1,063.6	603.4
Income from Construction	3	830.4	537.8
Net sales		1,893.9	1,141.2
Other operating income	3	9.9	12.4
Operating costs		-220.8	-133.6
Maintenance		-39.1	-11.5
Property tax		-17.8	-8.8
Property administration		-70.6	-52.8
Property management costs	4, 5, 6	-348.3	-206.7
Construction, costs	4, 5, 6	-787.0	-449.1
Other costs	4, 5, 6	-0.7	0.4
Gross profit		767.8	498.2
Central administration	4, 5, 6, 8	-87.2	-67.9
Depreciation, amortization and impairment	7	-70.9	-71.6
Profit from investments in associates and joint ventures	9	15.4	14.8
Net financial items	10	-450.7	-274.1
<i>of which net interest income</i>		-445.0	-281.0
Profit before changes in value		174.3	99.3
<i>of which, profit from property management</i>		264.9	135.1
Value change, investment properties	11	-89.2	143.1
Value change, derivatives	10	-58.0	-60.8
Profit before tax		27.1	181.6
Tax on profit for the year	12	-103.3	-106.8
Profit for the year		-76.2	74.8
Other comprehensive income	13	-3.4	1.7
Comprehensive income for the year		-79.6	76.5
Comprehensive income for the year attributable to			
Parent Company shareholders		-141.1	50.9
Non-controlling interests	30	61.5	25.6
Profit after tax per share, SEK/share	14	-0.56	0.20

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Assets, SEK m	Note	2025 31 Dec	2024 31 Dec
Property, plant and equipment			
Intangible assets	15	607.3	462.3
Investment properties	16	24,431.1	15,616.5
Business properties	17	548.8	571.0
Equipment	18	152.9	170.8
Total property, plant and equipment		25,740.0	16,820.6
Financial non-current assets	22		
Investments in associates and joint ventures	19	294.2	235.0
Other non-current receivables	20	16.6	16.2
Derivative instruments	22	19.7	39.6
Deferred tax asset	21	102.9	60.7
Total financial non-current assets		433.4	351.5
Total non-current assets		26,173.4	17,172.1
Current assets	22		
Inventories	23	23.9	29.5
Accounts receivable	24, 25	74.3	70.9
Other current receivables	25, 26	324.9	130.7
Prepaid costs and accrued income	27	65.8	53.1
Cash and cash equivalents	28	143.1	9.5
Total current assets		632.0	293.8
TOTAL ASSETS		26,805.4	17,465.9

Equity and liabilities, SEK m	Note	2025 31 Dec	2024 31 Dec
Equity	29		
Share capital		65.6	65.6
Other capital contributions		1,812.4	1,812.4
Profit brought forward including the profit for the year		3,185.9	3,336.4
Equity attributable to Parent Company shareholders		5,063.9	5,214.4
Non-controlling interests	30	3,088.0	90.2
Total equity		8,151.9	5,304.6
Non-current liabilities	22		
Deferred tax liability	21	2,027.1	1,092.4
Non-current interest-bearing liabilities	22	13,431.4	4,857.3
Other provisions and non-current liabilities	31	186.4	244.2
Total non-current liabilities		15,644.9	6,194.0
Current liabilities	22		
Current interest-bearing liabilities	22	2,251.0	5,460.0
Accounts payable	22	240.0	154.7
Other current liabilities	31	175.4	150.9
Accrued costs and prepaid income	32	342.2	201.8
Total current liabilities		3,008.7	5,967.4
Total liabilities		18,653.6	12,161.4
TOTAL EQUITY AND LIABILITIES		26,805.4	17,465.9

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

SEK m	Attributable to Parent Company shareholders					Non-controlling interests	Total equity
	Number of shares outstanding	Share capital	Other capital contributions	Currency translation reserve	Profit brought forward		
Equity, as of 1 January 2024	239,331,168	63.8	1,689.4	35.0	3,257.6	54.4	5,100.4
Profit for the year					49.2	25.6	74.8
Exchange rate differences*				-35.0	35.0		0.0
Other comprehensive income				1.7			1.7
Comprehensive income for the year				-33.3	84.2	25.6	76.5
Repurchase of own shares					0.0	0.0	0.0
New issue after deduction for transaction expenses	6,662,000	1.8	123.0				124.8
Total transactions with shareholders	6,662,000	1.8	123.0				124.8
Transactions with non-controlling interests					-7.3	7.3	0.0
Shareholder contribution from non-controlling interests					0.0	2.9	2.9
Total transactions with non-controlling interests					-7.3	10.2	2.9
Closing balance as of 31 December 2024	245,993,168	65.6	1,812.5	1.7	3,334.6	90.2	5,304.6

* Exchange rate differences reversed through the Statement of Profit or Loss in connection with the divestment of foreign operations.

SEK m	Attributable to Parent Company shareholders					Non-controlling interests	Total equity
	Number of shares outstanding	Share capital	Other capital contributions	Currency translation reserve	Profit brought forward		
Equity, as of 1 January 2025	245,993,168	65.6	1,812.5	1.7	3,334.6	90.2	5,304.6
Profit for the year					-139.2	63.0	-76.2
Other comprehensive income				-1.9		-1.5	-3.4
Comprehensive income for the year				-1.9	-139.2	61.5	-79.6
Transactions with non-controlling interests					-9.3	2,583.8	2,574.5
Shareholder contribution from non-controlling interests					0.0	352.5	352.5
Total transactions with non-controlling interests					-9.3	2,936.3	2,927.0
Closing balance as of 31 December 2025	245,993,168	65.6	1,812.5	-0.3	3,186.1	3,088.0	8,151.9

CONSOLIDATED CASH FLOW STATEMENT

SEK m	Note	2025 Jan–Dec	2024 Jan–Dec
Operating activities			
Profit before tax		27.1	181.6
<i>Adjustment for items not affecting cash flow</i>			
– Value changes for investment properties and derivatives		147.2	-82.3
– Other items	38	-15.1	24.2
Tax paid		-11.8	-3.6
Cash flow from operating activities before changes in working capital		147.3	119.9
Change in operating receivables		-79.2	-91.1
Change in operating liabilities		300.9	2.0
Cash flow from operating activities		369.0	30.7
Investing activities			
Investments in intangible assets	15	-2.0	-3.0
Investments in associates and joint ventures	19	-55.9	-24.1
Property investments	16, 17, 35	-480.6	-429.4
Investments in construction in progress	16	-1,479.8	-1,380.9
Investments in machinery and equipment	18	-16.7	-16.2
Divestment of properties	16	399.8	1,080.8
Divestment of associated company	19	9.3	64.6
Change in other financial non-current assets	20, 40	114.7	55.2
Cash flow from investing activities		-1,511.3	-653.0
Financing activities			
Borrowings		12,851.6	2,588.0
Loan amortizations		-11,575.4	-2,086.8
Capital contributions	22	0.0	124.8
Cash flow from financing activities		1,276.1	625.9
Cash flow for the period		133.9	3.7
Translation differences in cash and cash equivalents		-0.3	0.0
Opening cash and cash equivalents	38	9.5	5.8
Closing cash and cash equivalents		143.1	9.5

Cash and cash equivalents in the Cash Flow Statement refer in their entirety to cash and bank balances.

PARENT COMPANY STATEMENT OF PROFIT OR LOSS AND STATEMENT OF COMPREHENSIVE INCOME

SEK m	Note	2025 Jan-Dec	2024 Jan-Dec
Operating income			
Net sales	3	72.5	130.5
Total operating income		72.5	130.5
Operating expenses			
Administration costs	5, 6, 8	-99.2	-122.4
Depreciation and amortization	7	-2.8	-0.8
Total operating costs		-102.1	-123.3
Gross profit		-29.6	7.3
Profit from financial items			
Profit from investments in associates and Group companies	9, 34	2,268.6	-140.7
Net financial items	10	-0.9	151.7
Profit before changes in value		2,238.1	18.3
Appropriations	33	-180.2	-19.7
Profit before tax		2,057.9	-1.4
Tax on profit for the year	12	34.0	9.4
Profit for the year		2,091.9	8.0
Other comprehensive income	13	0.0	0.0
Comprehensive income for the year		2,091.9	8.0

PARENT COMPANY STATEMENT OF FINANCIAL POSITION

Assets, SEK m	Note	2025 31 Dec	2024 31 Dec
Non-current assets			
Intangible non-current assets			
Intangible non-current assets	15	6.7	7.2
Total intangible non-current assets		6.7	7.2
Property, plant and equipment			
Property, plant and equipment	18	1.8	1.0
Total property, plant and equipment		1.8	1.0
Financial non-current assets	22		
Investments in Group companies	35	4,371.6	1,471.8
Receivables from Group companies	36	382.8	1,346.1
Investments in and receivables from associated companies and other non-current receivables and investments	19, 20	235.8	188.6
Derivative instruments	22	18.2	55.4
Deferred tax asset	21	64.8	30.8
Total financial non-current assets		5,073.3	3,092.7
Total non-current assets		5,081.7	3,101.0
Current assets	22		
Receivables from Group companies	36	1,009.1	1,453.4
Receivables from associated companies	26	0.3	0.0
Other current receivables	26	162.1	57.0
Prepaid costs and accrued income	27	21.7	33.1
Cash and cash equivalents	28	28.9	3.2
Total current assets		1,221.8	1,546.6
TOTAL ASSETS		6,303.5	4,647.6

Equity and liabilities, SEK m	Note	2025 31 Dec	2024 31 Dec
Equity	29		
Restricted equity			
Share capital		65.6	65.6
Unrestricted equity			
Share premium reserve		1,812.4	1,812.4
Retained earnings		544.1	536.1
Profit for the year		2,091.9	8.0
Total equity		4,514.0	2,422.1
Non-current liabilities	22		
Non-current interest-bearing liabilities	22	1,300.0	635.2
Other non-current liabilities	31	43.7	22.8
Total non-current liabilities		1,343.7	658.1
Current liabilities	22		
Current interest-bearing liabilities	22	18.8	1,245.9
Accounts payable	22	4.5	7.0
Liabilities to Group companies	36	354.9	286.4
Other current liabilities	31	15.6	12.1
Accrued costs and prepaid income	32	52.0	15.9
Total current liabilities		445.7	1,567.4
Total liabilities		1,789.5	2,225.5
TOTAL EQUITY AND LIABILITIES		6,303.5	4,647.6

PARENT COMPANY STATEMENT OF CHANGES IN EQUITY

SEK m	Number of shares outstanding	Share capital	Other capital contributions	Profit brought forward	Total equity
Equity, as of 1 January 2024	239,331,168	63.8	1,689.5	536.2	2,289.4
Profit for the year				8.0	8.0
Other comprehensive income				0.0	0.0
Comprehensive income for the year				8.0	8.0
New issue after deduction for transaction expenses	6,662,000	1.8	123.0		124.8
Total transactions with shareholders	6,662,000	1.8	123.0		124.8
Equity, as of 31 December 2024	245,993,168	65.6	1,812.4	544.1	2,422.1

SEK m	Number of shares outstanding	Share capital	Other capital contributions	Profit brought forward	Total equity
Equity, as of 1 January 2025	245,993,168	65.6	1,812.4	544.1	2,422.1
Profit for the year				2,091.9	2,091.9
Comprehensive income for the year				2,091.9	2,091.9
Equity, as of 31 December 2025	245,993,168	65.6	1,812.4	2,636.0	4,514.0

PARENT COMPANY CASH FLOW STATEMENT

SEK m	Note	2025 Jan–Dec	2024 Jan–Dec
Operating activities			
Profit before tax		2,057.9	-1.4
<i>Adjustment for items not affecting cash flow</i>			
– Value change, derivatives		33.1	58.4
– Other items	38	-2,266.5	142.7
Tax paid		1.4	1.5
Cash flow from operating activities before changes in working capital		-174.1	201.2
Change in operating receivables		-124.8	-484.3
Change in operating liabilities		104.0	123.9
Cash flow from operating activities		-194.9	-159.3
Investing activities			
Investment in Group companies	35	-2,092.4	-405.3
Investments in associated companies	19	-56.1	-10.4
Investments in intangible assets	15	-0.8	-2.9
Investments in machinery and equipment	18	-1.4	-0.2
Divestment of Group companies	34	1,427.6	28.1
Divestment of associated companies	9	9.3	45.0
Change in receivables and liabilities, Group companies	36	1,476.0	-73.0
Cash flow from investing activities		762.1	-418.7
Financing activities			
Capital contributions		0.0	124.7
Borrowings	22	1,666.2	1,699.2
Loan amortizations		-2,207.7	-1,243.3
Cash flow from investing activities		-541.5	580.7
Cash flow for the year	38	25.7	2.7
Translation differences in cash and cash equivalents		0.0	0.0
Opening cash and cash equivalents		3.2	0.5
Closing cash and cash equivalents	28	28.9	3.2

NOTE 1

1 ACCOUNTING PRINCIPLES

General information

The financial statements for K-Fast Holding AB as of 31 December 2025 were adopted by the Board of Directors on 13 April 2026 and will be submitted to the Annual General Meeting on 20 May 2026 for approval. K-Fast Holding AB, Corp. ID No. 556827-0390, is the Parent Company in a Group with subsidiaries as presented in Note 35 Investments in Group companies.

The company is a public limited liability company that was formed and has its registered offices in Sweden. The head office and principal business location is Bultvägen 7, SE-281 43 Hässleholm, Sweden. The company's business concept is committed and cost-efficient development, construction and management of the market's most attractive properties in terms of condition, standard and service levels.

The Accounting Principles are described under each Note with the aim of increasing the reader's understanding of the relevant reporting area. General Accounting Principles and information relating to the Consolidated Financial Statements follows.

Accounting principles

The consolidated accounts have been prepared in accordance with the IFRS accounting standards issued by the International Accounting Standards Board (IASB), as well as the interpretation statements issued by the IFRS Interpretation Committee (IFRIC), as adopted by the EU. The Swedish Corporate Reporting Board's recommendation RFR 1 "Supplementary accounting rules for groups" has also been applied.

The Parent Company's Annual Report has been prepared in accordance with the Swedish Annual Accounts Act, the recommendation of the Swedish Financial Reporting Board RFR 2 (Accounting for Legal Entities), and statements issued by the Swedish Financial Reporting Board. The Parent Company applies the same accounting principles as the Group except in the instances mentioned below in the section Parent Company accounting principles. The deviations occurring between the principles applied by the Parent Company and the Group are caused by limited opportunities to apply IFRS accounting standards in the Parent Company as a consequence of the Annual Accounts Act.

The functional currency for the Parent Company is Swedish kronor, which

is also the reporting currency for the Parent Company and the Group. The financial statements are presented in Swedish kronor rounded to the nearest SEK million unless otherwise stated.

The stated accounting principles for Group have been applied consistently to all periods presented in the consolidated financial statements, unless stated otherwise below. The Group's accounting principles have been applied consistently in the reporting and consolidation of subsidiaries.

Significant estimates and judgments

Preparing financial statements in accordance with IFRS requires Group management to make assessments, estimates and judgments that affect how accounting principles are applied and the carrying amounts for assets, liabilities, income and expenses. The estimates and judgments are based on historical experience and other factors that appear reasonable under the prevailing circumstances. The results of these estimates and judgments are then applied in estimating the carrying amounts of assets and liabilities, which would not otherwise be evident from other sources. Actual outcomes may deviate from these estimates and judgments. Estimates and judgments are reviewed regularly. Changes in estimates are reported in the period in which the change is made if the change only affects that period, or in the period in which the change is made and future periods if the change affects both the current period and future periods. For a more detailed description of significant judgments and assumptions in particularly significant areas, see Note 3 Income, Note 15 Intangible assets, Note 16 Investment properties and Note 40 Business combinations.

Revised accounting principles and disclosures

New and revised existing standards

Additional new or revised EU-approved standards and interpretation statements from the IFRS Interpretations Committee are currently not assessed to affect K-Fastigheter's profit or financial position to a significant degree. The accounting principles and calculation methods are unchanged compared to the previous year's Annual Report.

New standards not yet effective

The International Accounting Standards Board (IASB) has published a new accounting standard, IFRS 18 Presentation and Disclosures in Financial Statements, which replaces IAS 1 Presentation of Financial Statements. The standard comes into force on 1 January 2027 and will be applied retroactively. IFRS 18 will not affect the measurement of items in

the financial statements, but the standard may affect which transactions are included in the company's operating profit. The key new concepts introduced in IFRS 18 are:

- Structure of the Statement of Profit or Loss
- Mandatory disclosures in the financial statements for certain performance measures that are reported outside a company's financial statements. These are referred to as management-defined performance measures (MPM).
- Improved principles for aggregation and disaggregation, which apply to both the primary financial statements and the notes in general.

K-Fast Holding AB is working to analyze the potential impacts of the new standard.

Classification etc.

Non-current assets and non-current liabilities consist, essentially, of amounts expected to be recovered or paid after more than 12 months of the closing date.

Current assets and liabilities consist, essentially, of amounts expected to be recovered or paid within 12 months of the closing date. Current liabilities to credit institutions include one year's agreed amortization, as well as credits maturing in upcoming financial years.

In the Parent Company, loans from/to Group companies are reported as non-current, as there are no established amortization plans.

Consolidation principles

Subsidiaries, investment objects, are companies over which the Group has a controlling influence. A controlling interest refers to K-Fast Holding AB being exposed to, or being entitled to, variable returns on its engagement in the investment object and being able to affect that return through its influence over the investment object.

Subsidiaries are reported in accordance with the acquisition method. The method entails the acquisition of a subsidiary classified as a business combination being viewed as a transaction through which the Group indirectly acquires the subsidiary's assets and assumes its liabilities and contingent liabilities. The analysis determines, in part, the cost of the shares or business and, in part, the fair value on the acquisition date of the acquired identifiable assets, as well as the assumed liabilities and contingent liabilities. The purchase price also includes the fair value of all assets or liabilities resulting from an agreement on a conditional purchase

NOTE 1, CONT.

price. Acquisition-related expenses are expensed as they are incurred. For each acquisition, the Group determines whether all non-controlling interests in the acquired company are reported at fair value or at the holding's proportional share of the acquired company's net assets. The cost of the subsidiary's shares and the cost of the business comprise their fair values on the date of transfer of the assets, the incurred or assumed liabilities and the issued equity instruments provided as consideration in exchange for the acquired net assets and transaction expenses directly attributable to the acquisition.

For asset acquisitions, the cost, including acquisition expenses, of the acquired assets are allocated to the individual acquired assets and liabilities based on their fair value at the time of acquisition. Deferred tax is not reported on the initial temporary differences. Complete deferred tax is reported on temporary differences arising following the acquisition. On the ensuing closing date, acquired investment properties are reported at fair value, which may deviate from the acquisition cost.

In connection with an acquisition, an assessment is made as to whether the acquisition is an acquisition of a business or of assets. The transaction is considered to be an asset acquisition if it pertains to properties but does not include the organization and processes required to perform the property management operations. Although there are rental contracts relating to these properties, there are no employees in the company to conduct business operations.

In connection with business combinations where the cost exceeds the net value of the acquired assets, assumed liabilities and contingent liabilities, the difference is reported as goodwill. When the difference is negative, this is reported directly in the Statement of Profit or Loss.

Subsidiaries' financial statements are included in the consolidated accounts from the point in time at which the controlling influence arises and until the date on which the controlling influence ceases.

Intra-Group receivables and liabilities, income or expenses and unrealized gains or losses arising from intra-Group transactions between Group companies are eliminated in their entirety when preparing the consolidated accounts.

In disposals of interests through forward sales, an agreement is entered into for a future sale at a specified future date, and the result of the transaction is recognized only when control and the economic risks are

transferred from the seller to the buyer. In a forward sale, the property is measured in accordance with the contractual terms after the agreement has been entered into.

Changes in share of ownership in a subsidiary with no change in controlling influence

Transactions with shareholders without a controlling influence and not resulting in a loss of control are reported as equity transactions – that is, as transactions with the owners in their role as owners. In acquisitions from shareholders without a controlling influence, the difference between the fair value of the purchase price paid and the actual acquired share of the carrying amount of the subsidiary's net assets is reported in equity. Gains and losses on divestments to holders without a controlling interest are also reported in equity.

Foreign currency

Financial reporting in foreign operations

Assets and liabilities in foreign operations are converted to SEK at the exchange rate prevailing on the record date. Income and expenses in foreign operations are converted to SEK at an average exchange rate constituting an approximation of the exchange rates at the time of the respective transactions. Translation differences that arise upon currency conversion of foreign operations are recognized as translations reserves under Other comprehensive income.

Transactions denominated in foreign currency

Transactions denominated in foreign currency are converted to the functional currency at the exchange rate prevailing on the transaction date. Monetary assets and liabilities denominated in foreign currency are converted to the functional currency at the exchange rate prevailing on the record date. Exchange rate differences are recognized in the Statement of Profit or Loss, with the exception of long-term internal transactions, which are included in net investments in subsidiaries and recognized in Other comprehensive income. Non-monetary assets and liabilities recognized at historical cost are converted at the exchange rate prevailing on the transaction date. Non-monetary assets and liabilities recognized at fair value are converted to the functional currency at the exchange rate prevailing at the time of valuation at fair value.

Impairment

The Group's recognized assets are assessed on each closing date to determine whether there are any indications of impairment. IAS 36 is applied regarding impairments of assets other than financial assets, which are reported in accordance with IFRS 9, assets for sale and divestment groups are recognized in accordance with IFRS 5, inventories and deferred tax receivables. If any such indication exists, the asset's recoverable amount is calculated. For exempted assets in accordance with the above, the valuation is tested in accordance with the relevant standard.

If it is not possible to assign significant independent cash flows to an individual asset when assessing impairment needs, the assets are grouped at the lowest level at which it is possible to identify significant independent cash flows, a so-called cash-generating unit. Impairment is recognized when the carrying amount of an asset or cash-generating unit exceeds the recoverable amount. An impairment charge is recognized in the Statement of Profit or Loss.

The recoverable value of assets belonging to the category of loan receivables and accounts receivable, which are reported to amortized cost, is calculated as the present value of future cash flows discounted by the effective interest rate that applied on the initial recognition of the asset.

Short-maturity assets are not discounted. The recoverable value of other assets is the highest of fair value less sales expenses and value in use. On calculating the value in use, future cash flows are discounted applying a discount factor that takes into account risk-free interest and the risk associated with the specific asset. For an asset that does not generate cash flows that are substantially independent of other assets, the recoverable value is calculated of the cash-generating unit to which the asset belongs.

Reversal of impairment

An impairment of assets included in the scope of IAS 36 is reversed if there is both an indication that the need for impairment no longer prevails and if there has been a change in the assumptions on which the calculation of the recoverable amount was based. Goodwill impairment is, however, never reversed. A reversal is made only to the extent that the carrying amount of the asset, following reversal, does not exceed the amount that would have been recognized, less depreciation where applicable, if no impairment had been applied. Impairments of loan receivables and accounts receivable recognized at amortized cost

NOTE 1, CONT.– NOTE 2

are reversed if a subsequent increase in the recoverable amount can objectively be attributed to an event occurring following the application of the impairment.

Parent Company accounting principles

The Annual Report for the Parent Company has been prepared in accordance with the Annual Accounts Act (1995:1554) and the Swedish Corporate Reporting Board's recommendation RFR 2—Accounting for Legal Entities. The recommendation means that the Parent Company, in the Annual Report for the legal entity, shall apply all IFRS and statements approved by the EU as far as possible within the framework of the Annual Accounts Act and with regard to the relationship between accounting and taxation. IFRS 16 is not currently applied by the Parent Company. The recommendation states which exceptions and additions apply in relation to IFRS. The Parent Company's accounting principles remain unchanged on the Annual Report from the previous year.

Differences between the Group's and the Parent Company's accounting principles

The stated accounting principles for the Parent Company have been applied consistently to all periods presented in the Parent Company's financial statements.

Classification and presentation

The Parent Company's statement of Profit or Loss and Statement of Financial Position are arranged in accordance with the diagrams presented in the Annual Accounts Act. The difference compared with IAS 1, Presentation of Financial Statements, which is applied in the design of the consolidated financial accounts consists primarily of how financial income and expenses, as well as equity, are recognized.

Group contributions and shareholder contributions

The Parent Company recognizes Group contributions and shareholder contributions in accordance with RFR 2. Shareholder contributions are posted directly against equity for the recipient and are capitalized in shares and participations for the donor, to the extent that impairment is not required. Group contributions are recognized as appropriations in the Statement of Profit or Loss. The tax effect is reported in accordance with IAS 12 in the Statement of Profit or Loss.

Leases

The Parent Company has lease contracts relating to vehicles and IT equipment. IFRS 16 has not been applied in the Parent Company, which applies RFR 2. In cases where the Parent Company is lessor, this means that lease charges are expensed on a straight-line basis over the term of the lease. The cost of lease agreements is recognized under Other external expenses. Accordingly, right-of-use assets and lease liabilities are not recognized in the Statement of Financial Position.

Investments in Group companies

Investments in Group companies are recognized in the Parent Company according to the acquisition value method less accumulated depreciation increased or decreased by the change in capital. A subsidiary's carrying amount is tested for impairment at least annually, or more often if there is an indication that the recognized amount may not be recoverable. Depreciation and reversals of earlier depreciation are recognized in the Statement of Profit or Loss.

2 SEGMENT REPORTING

Accounting principles

An operating segment is a part of the Group that conducts operations from which it can generate income and incur expenses and for which standalone financial information is available. An operating segment's profit before value changes and earnings per share are also monitored by the entity's chief operating decision maker in order to evaluate performance and allocate resources to the operating segment. In the Group, the Board of Directors and Group management have been identified as the highest executive decision maker. Each of the operating segments is managed separately as each operating segment requires different technologies and other resources, as well as marketing methods. All transactions between segments are conducted on a professional basis and are based on prices charged to customers that are not related parties in connection with standalone sales of identical goods or services (that is, transactions between parties that are independent of one another, that are well informed and that have an interest in conducting the transactions).

As of 2024, the operations are divided into two operating segments, and the Group has identified two segments: Property Management and Construction.

Property Management

Profit from rental properties including net interest income and allocated central costs, profit from sales of investment properties, profit from associated companies active in property management, and value changes in completed investment properties and interest rate and exchange rate derivatives related to the operating segment.

Assets and liabilities encompass completed investment properties, long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.

Construction

Profit from the Group's operations in project development, prefabricated manufacture of frame solutions and construction management including net interest income and allocated central costs, profit from sales of properties not included in the Property Management operating segment, profit from associated companies active in construction and value changes in investment properties in construction in progress, which is recognized as income in segment reporting and affects gross profit, and interest rate and exchange rate derivatives related to the operating segment.

Assets and liabilities encompass investment properties in construction and undeveloped land, construction credits and long-term liabilities related to these and other property, plant and equipment and current assets and non-current and current liabilities related to the operating segment.

The Group applies the same valuation principles in its segment reporting in accordance with IFRS 8 as in its financial reports.

Other

Other comprises Group-wide functions.

NOTE 2, CONT.

2025 Jan–Dec

Statement of Profit or Loss, SEK m	Property Management	Construction	Other	Eliminations	Group
Income	1,063.6	1,988.5	4.1	-1,152.3	1,903.8
Expenses	-348.3	-1,826.1	-0.7	1,039.1	-1,136.0
Gross profit	715.3	162.4	3.4	-113.2	767.8
Central administration costs	-50.1	-55.8	-27.6	46.2	-87.2
Depreciation, amortization and impairment	-14.3	-53.0	-3.6	0.0	-70.9
Profit from investments in associated companies*	0.0	24.7	-9.3	0.0	15.4
Net interest income	-386.0	-23.2	-41.6	0.0	-450.7
Profit before changes in value	264.9	55.1	-78.7	-67.0	174.3
Earnings per share	1.08	0.22	-0.32	-0.27	0.71
Change in value, properties	-194.9	0.0	0.0	105.8	-89.2
Change in value, derivatives and other	-58.0	0.0	0.0	0.0	-58.0
Profit before tax	12.0	55.1	-78.7	38.8	27.1
Tax	-24.7	-19.4	-59.3	0.0	-103.3
Profit for the year	-12.7	35.7	-138.0	38.8	-76.2

31 December 2025

Statement of Financial Position, SEK m	Property Management	Construction	Other	Eliminations	Group
Total assets	20,798.9	5,964.5	1,721.0	-1,678.9	26,805.4
Total liabilities	14,651.4	4,720.6	960.4	-1,678.9	18,653.6
<i>of which interest-bearing liabilities</i>	<i>12,625.5</i>	<i>2,548.2</i>	<i>508.7</i>	<i>0.0</i>	<i>15,682.4</i>
<i>of which other liabilities</i>	<i>2,025.9</i>	<i>2,172.4</i>	<i>451.8</i>	<i>-1,678.9</i>	<i>2,971.1</i>
Debt-to-equity ratio	60.7%	42.7%			58.5%

* Profit from investments in associates and joint ventures.

2024 Jan–Dec

Statement of Profit or Loss, SEK m	Property Management	Construction	Other	Eliminations	Group
Income	607.9	1,855.0	0.0	-1,309.3	1,153.6
Expenses	-206.7	-1,456.6	0.4	1,007.5	-655.4
Gross profit	401.2	398.3	0.4	-301.8	498.2
Central administration costs	-17.5	-41.9	-8.6	0.0	-67.9
Depreciation, amortization and impairment	-5.3	-62.7	-3.6	0.0	-71.6
Profit from investments in associated companies*	0.0	14.8	0.0	0.0	14.8
Net interest income	-243.2	-24.0	-6.9	0.0	-274.1
Profit before changes in value	135.1	284.6	-18.7	-301.7	99.3
Earnings per share	0.55	1.16	-0.08	-1.23	0.41
Change in value, properties	-158.8	0.0	0.0	301.8	143.1
Change in value, derivatives and other	-59.0	-1.7	0.0	0.0	-60.8
Profit before tax	-82.7	282.9	-18.7	0.1	181.6
Tax	44.9	-58.6	-93.1	0.0	-106.8
Profit for the year	-37.8	224.3	-111.8	0.1	74.8

31 December 2024

Statement of Financial Position, SEK m	Property Management	Construction	Other	Eliminations	Group
Total assets	12,481.9	5,020.8	3,001.1	-3,037.8	17,465.9
Total liabilities	9,827.4	4,500.9	871.0	-3,037.8	12,161.4
<i>of which interest-bearing liabilities</i>	<i>7,631.8</i>	<i>2,151.7</i>	<i>533.8</i>	<i>0.0</i>	<i>10,317.3</i>
<i>of which other liabilities</i>	<i>2,195.6</i>	<i>2,349.2</i>	<i>337.2</i>	<i>-3,037.8</i>	<i>1,844.1</i>
Debt-to-equity ratio	61.1%	42.9%			59.1%

* Profit from investments in associates and joint ventures.

NOTE 3

3 INCOME

Accounting principles

Rental income

Rental income, which is classified as operating leases in its entirety, relates to income from lease contracts where the Group is lessee. Rental income includes rent, supplements for investments and property tax, as well as additional billing such as heating, water, cooling, waste management etc. as these items have not been deemed to be of material significance from an accounting perspective and have therefore not been reported separately. Both rental income and additional billing are recognized on a straight-line basis in the the Group's Statement of Profit or Loss according to the terms of the lease agreement. The total cost of discounting is recognized as a reduction in rental income on a straight line basis over the lease term. Rental income and additional billing paid in advance are recognized as prepaid income in the Statement of Financial Position.

As of 31 December 2025, the contractual rental income amounted to SEK 1,229.5 million (655.0), of which commercial premises accounted for SEK 405.1 million (45.9). In the largest individual contract, the largest individual tenant accounted for approximately two percent of consolidated rental income.

Future minimum lease fees for non-cancellable leases

The Group has entered into lease agreements regarding commercial premises, housing and parking spaces, which are reported as operating leases. The leases regarding housing, parking spaces and certain commercial premises are currently running with a notice period of 3–9 months. Annual rental income for these contracts amounted to SEK 875.8 million (629.7). The Group has rental agreements with an annual rental income of SEK 221.1 million (12.5), where the agreements have a remaining maturity of between 1 and 5 years. The Group has annual rental income of SEK 132.5 million (12.8), where the agreements have a remaining maturity of more than 5 years.

Income from Construction

Income from contracted construction operations is recognized over time with reference to progress towards completion for each performance

commitment. The Group's performance creates or enhances an asset (construction of a building) controlled by the customer when the asset is created or improved, upon which the income for execution shall be recognized over time in accordance with the appropriate method. Progress towards completion for each performance commitment is calculated based on the percentage of the expenses disbursed compared with the total calculated expenses for each performance commitment (input method). When the outcome of a construction contract cannot be reliably estimated, income is recognized to the extent expenses have been incurred that are expected to be recovered. When it is probable that the total contract expenses will exceed the total income, the expected loss is recognized immediately as an expense. When the value of the service performed for the customer corresponds directly to the right to invoice the service, income is recognized for the invoiced amount.

The Group largely conducts construction operations for its own purposes, developing rental apartments. On individual occasions, residential properties are developed and sold. Income is reported when control of the property has been transferred to the buyer. The properties normally have no alternative use for the Group due to contractual restrictions. However, an enforceable right to payment does not arise until ownership has been transferred to the buyer. Income is therefore reported at the time when ownership transfers to the buyer. Income is recognized at the contractual transaction price. Normally, compensation falls due for payment when the title of ownership has been transferred. Although there are exceptions where payment terms may be extended, payment terms never exceed 12 months. Accordingly, the transaction price is not adjusted for the effects of significant financing components.

Contractual income

The Construction segment has income from contracts with customers. These constitute the entire income item of SEK 830.4 million (537.8) for external projects and construction operations. Income is recognized over time, and in all material respects, income is recognized within 12 months from the project start date.

Parent Company

Income in the Parent Company primarily relates to services invoiced to Group companies. The Parent Company has no contractual income.

	Group	
Rental income by geographical area, SEK m	2025	2024
Region South	905.1	437.7
Region West	58.8	75.0
Region East	86.6	61.4
Denmark	13.0	29.3
Rental income	1,063.6	603.4

Rental income by property category, SEK m	2025	2024
Housing (incl. garages/parking spaces)	771.2	554.7
Premises	292.4	48.7
Rental income	1,063.6	603.4

Project and construction income and capitalized work on own account, SEK m	2025	2024
External project and construction contract income	830.4	537.8
Capitalized work on own account	1,046.9	1,010.6
Total	1,877.2	1,548.3
<i>of which Sweden</i>	<i>1,815.0</i>	<i>1,362.6</i>
<i>of which Denmark</i>	<i>62.2</i>	<i>185.7</i>

Other operating income, SEK m	2025	2024
Business area Property Management	4.4	7.5
Business area Construction Management	4.6	3.8
Business area Prefab Solutions	0.8	1.1
Other operating income	9.9	12.4

NOTE 4

4 LEASES

Accounting principles

K-Fastigheter applies IFRS 16 Leases. The Group recognizes Right-of-use assets and leasing liabilities attributable to all lease contracts, with the exception of agreements shorter than 12 months and/or of minor value (USD 5,000).

Straight-line amortization of right-of-use assets, and interest expenses on liabilities, are recognized in the Statement of Profit or Loss. While the right-of-use assets are depreciated on a straight-line basis over the lease term or the economic lifetime, whichever is longer, the liability is adjusted by the portion of the leasing fee for a period that is not allocated as an interest cost.

The leases assessed by the Group as significant were leases for cars of higher value, site leaseholds and rental agreements. The rights-of-use assets attributable to site leases are measured at fair value in accordance with IAS 40. The corresponding amount has been recognized as a non-current lease liability in accordance with IFRS 16. The weighted average borrowing rate used is 4.48 percent for vehicles, 2.46 percent for site leaseholds and 2.77 percent for rental agreements depending on the term of the underlying rental contract.

Lease agreements regarding items such as photocopiers, rental agreements with shorter terms and low-value office and IT equipment, have not been assessed as material, and the Group applies the simplification rule in the Statement of Financial Position due to the lower value. For information regarding lease agreements as lessee, see Rental income Note 3 Income.

In the full year 2025, the Group expensed total leasing fees of SEK 29.3 million (27.6), of which SEK 11.8 million (13.4) was attributable to depreciation, SEK 2.7 million (2.4) to interest expenses and SEK 14.8 million (11.8) to low-value leases. The Group has no short-term leases or variable lease charges.

SEK m	Right-of-use assets			Total	Lease liability
	Site leaseholds	Vehicles	Rental agreements		
As of 1 January 2025	18.0	24.8	20.3	63.1	64.5
Additional agreements via acquisition	20.7	3.8	0.0	24.5	24.5
Additional agreements	0.0	17.5	0.1	17.6	17.6
Depreciation and amortization	0.0	-9.1	-2.8	-11.8	0.0
Terminated agreements	0.0	-8.0	-1.8	-9.8	-6.6
Amortization	0.0	0.0	0.0	0.0	-16.3
As of 31 December 2025	38.7	28.9	15.9	83.5	83.8

Maturity analysis (excluding residual value)

SEK m	Site leaseholds	Vehicles	Rental agreements	Total
2026	0.9	8.6	2.0	11.6
2027	0.9	5.1	1.0	7.0
2028	0.9	2.8	1.0	4.7
2029	0.9	1.2	1.0	3.1
2030	0.9	0.2	1.0	2.1
>2030	11.4	0.0	16.0	27.4
Total	16.0	17.9	22.0	55.9

NOTE 5

5 EMPLOYEES AND PERSONNEL EXPENSES

Accounting principles

Current employee benefits are calculated without discounting and are recognized as expenses when the associated services are received. Remunerations to employees consist of salaries, paid vacation, paid absence due to illness and other remunerations, as well as pensions. The Group's pension plans are, in their entirety, defined contribution plans.

For defined-contribution pension plans, the Group pays fees to publicly or privately managed pension insurance plans on a mandatory, contractual or voluntary basis. The Group has no further payment commitments once the fees have been paid.

When they fall due for payment, the fees are reported as personnel expenses. Prepaid fees are reported as an asset to the extent that cash repayments or reductions of future payments may benefit the company.

As of 31 December 2025, the Group had 640 employees (542), of whom 100 were women (66) and 540 were men (476). At the end of the year, there were 41 (78) employees in the Parent Company, of whom 19 were women (30) and 22 were men (48). Including the Chair of the Board, K-Fast Holding AB had 6 Board Members (6), of whom 1 woman (1). Including the CEO, the Group had 15 senior executives (13), of whom 3 women (2). Senior executives comprise the Group CEO, the management team and the extended management team of K-Fast Holding AB, as well as senior executives of Brinova Fastigheter AB.

Average number of employees

	Group		Parent Company	
	2025	2024	2025	2024
Women	99	66	23	31
Men	539	477	32	47
Total	638	543	55	78

Remuneration to the CEO, as well as other members of Group management, complies with the guidelines adopted by the Annual General Meeting for K-Fast Holding AB and Brinova Fastigheter AB 2025. Salaries and other terms of employment shall be market-based and competitive, but not wage-leading in comparison to comparable companies. The CEO's remuneration is proposed by the Remuneration Committee and is determined by the Board of Directors. Remuneration to other members

of Group management is proposed by the CEO and approved by the Remuneration Committee. Compensation to the CEO is paid only in the form of fixed basic salary, benefits and pension. Remuneration to other members of Group management is paid primarily in the form of fixed base salary, benefits and pension but can also be paid as variable salary or performance-based compensation corresponding to a maximum 50 percent of the fixed salary per calendar year.

In 2025, variable remuneration to members of executive management amounted to SEK 1.7 million (2.1), based on a bonus program linked to the previous year's outcomes in the customer satisfaction index, employee engagement index, growth in profit from property management per share, and growth in net asset value per share, as well as a discretionary assessment determined by the CEO. There is also a commitment regarding share-based remuneration (cash-settled) for five senior executives. The commitment under the share-based remuneration runs until the end of 2028, at which point it will either be settled or lapse without settlement. The commitment is conditional on the individuals remaining employed at the end of the period. The company's commitment increases if the share price declines and decreases or ceases entirely if the share price rises. The company recognizes the expense as the performance conditions are satisfied. In 2025, SEK -9.7 million (-1.6) impacted the company's profit or loss. Benefits primarily relate to company cars.

Salaries, fees and benefits

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Chair of the Board	0.0	0.0	0.0	0.0
The Board	0.8	0.8	0.8	0.8
CEO				
<i>Basic salary</i>	2.4	2.4	2.4	2.4
<i>Benefits</i>	0.2	0.2	0.2	0.2
Deputy CEOs*				
<i>Basic salary</i>	2.8	2.1	2.8	2.1
<i>Benefits</i>	0.4	0.2	0.4	0.2
Other senior executives				
<i>Basic salary</i>	15.8	11.8	9.7	9.2
<i>Benefits</i>	1.0	0.8	0.7	0.7
Other employees				
<i>Basic salary</i>	298.5	232.4	21.4	32.1
<i>Benefits</i>	5.6	3.5	0.7	0.9
Total	327.4	254.4	39.2	48.7

The retirement age of the CEO and other members of Group management is 65 to 67. Pension commitments shall be fee-based, meaning that the company has no further obligations once the annual premiums have been paid. For the CEO, a mutual notice period of 12 months applies. On termination by the company, the CEO is also entitled to severance pay amounting to six months' salary.

Statutory social security expenses, including payroll tax

SEK m	Group		Parent Company	
	2025	2024	2025	2024
The Board	0.3	0.3	0.3	0.3
CEO	0.8	0.8	0.8	0.8
Deputy CEOs*	1.2	1.0	1.2	1.0
Other senior executives	6.5	5.0	3.8	3.9
Other employees	105.2	80.5	7.4	11.0
Total	114.0	87.6	13.6	17.0

Contractual pension expenses

SEK m	Group		Parent Company	
	2025	2024	2025	2024
The Board	0.0	0.0	0.0	0.0
CEO	0.0	0.0	0.0	0.0
Deputy CEOs*	1.1	0.9	1.1	0.9
Other senior executives	5.5	4.3	2.7	3.4
Other employees	24.2	20.5	1.5	2.6
Total	30.7	25.7	5.3	6.8

Senior executive's compensation and other benefits during the year

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Chair of the Board Erik Selin	0.0	0.0	0.0	0.0
Board Member Sara Mindus	0.2	0.2	0.2	0.2
Board Member Ulf Johansson	0.2	0.2	0.2	0.2
Board Member Jesper Mårtensson	0.2	0.2	0.2	0.2
Board Member Christian Karlsson	0.2	0.2	0.2	0.2
CEO Jacob Karlsson	2.6	2.6	2.6	2.6
Deputy CEO Martin Larsson	2.2	2.2	2.2	2.2
Deputy CEO Niclas Bagler	2.1	1.1	2.1	1.1
Other senior executives**	22.3	16.9	17.8	13.3
Total	29.9	23.6	25.4	20.0

* Deputy CEOs 2025: 2 people; 2024: 2

** 2025: 14 people; 2024: 11 people

NOTE 6

6 OPERATING EXPENSES

Accounting principles

Costs are recognized in the period to which they relate.

The Group's property expenses comprise costs that arise in connection with property management such as utilities (electricity, district heating, cooling, gas, water), property maintenance, waste management, repairs, maintenance, property tax and other operating expenses. Property administration includes costs for activities such as letting, financial management and central expenses for the Group's Property Management operating segment. Property costs are recognized in the period to which they relate.

Costs relating to the project and construction operations comprise direct project-related costs and fixed costs for the construction and prefab organization. The part of operations involving external construction has been reported in the Statement of Profit or Loss. Project and construction operations for Group property management activities have been capitalized as work for the Group's own purposes and have been reported net in the Statement of Profit or Loss under Project and construction contract costs.

Central administration comprises the Group's costs related to Group management, Business Development, General Counsel, HR, Procurement, IT, Market and Communication, Accounting and Finance.

Property management costs

SEK m	Group	
	2025	2024
Operating costs	-220.8	-133.6
Maintenance costs	-39.1	-11.5
Property tax	-17.8	-8.8
Direct property costs	-277.7	-153.9
Property administration	-70.6	-52.8
Property management costs	-348.3	-206.7

Project and construction contract costs

SEK m	Group	
	2025	2024
External project and construction contract costs	-787.0	-449.1
Internal project and construction contract costs	-1,390.6	-1,308.9
Project and construction contract costs	-2,177.7	-1,758.0

Central administration

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Other external costs	-56.7	-44.9	-41.1	-49.9
Personnel expenses	-30.6	-23.0	-58.1	-72.5
Central administration	-87.2	-67.9	-99.2	-122.4

NOTE 7–9

7

DEPRECIATION, AMORTIZATION AND IMPAIRMENT

Accounting principles

The Accounting Principles relating to depreciation, amortization and impairment are presented under each asset class.

Depreciation, amortization and impairment

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Depreciation, intangible non-current assets	-13.4	-12.0	-1.8	-0.5
Depreciation, business properties	-16.3	-18.1	0.0	0.0
Depreciation, equipment, tools, fixtures and fittings	-16.7	-15.8	-0.3	-0.3
Impairment receivables (assets)	-12.6	-12.4	-0.8	-
Amortization, right-of-use assets	-11.8	-13.4	-	-
Total depreciation/amortization and impairment	-70.9	-71.6	-2.8	-0.8

8

REMUNERATION TO THE AUDITORS

Accounting principles

The audit engagement refers to the review of the Annual Report and the accounting, as well as the administration by the Board of Directors and the CEO. Other duties are also included that the company's auditors are expected to perform, as well as advice or other assistance necessitated by observations in connection with such review or the execution of such tasks. Audit costs are included in Group-wide expenses, which are invoiced to subsidiaries.

Remuneration to the auditors

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Ernst & Young AB				
Audit engagement	2.4	3.2	2.0	2.6
Tax consultancy	0.0	0.0	0.0	0.0
Audit-related services beyond the statutory audit	1.0	0.3	1.0	0.3
Other services	0.0	0.3	0.0	0.3
KPMG AB				
Audit engagement	3.2	0.0	0.0	0.0
Tax consultancy	0.0	0.0	0.0	0.0
Other services	0.5	0.0	0.0	0.0
Christensen Kjaerulff				
Audit engagement	0.5	0.5	0.0	0.0
Tax consultancy	0.0	0.0	0.0	0.0
Other services	0.0	0.4	0.0	0.0
Total	7.6	4.7	3.0	3.2

9

PROFIT FROM INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

Accounting principles

Impairment of shares in associates and joint ventures are performed in conjunction with the payment of dividends.

Profit from investments in associates and joint ventures

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Realized gains on divestments	0.0	0.0	0.4	0.5
Profit share in associated companies	15.4	14.8	0.0	0.0
Total	15.4	14.8	0.4	0.5

NOTE 10–11

10 FINANCIAL INCOME AND EXPENSES

Accounting principles

Financial income and expenses comprise interest income on bank funds, interest rate derivatives and receivables, interest expenses on liabilities and interest rate derivatives, value changes in derivatives, as well as profit from sales of securities. Interest income on receivables and interest expenses on liabilities is calculated applying the effective interest method.

The effective interest rate is the rate at which the present value of all future incoming and outgoing payments over the interest period are equal to the carrying amount of the receivable or liability. Interest income and interest expenses include the accrued amounts of transaction expenses and any discounts, premiums and other differences between the original carrying amount of the receivable or liability respectively and the amount settled on maturity. Loan expenses directly attributable to the construction or production of an asset that takes considerable time to complete for its intended use or for sales are included in the cost of the asset. Loan expenses are capitalized on the condition that it is likely that this will lead to future economic benefits, and the costs can be measured reliably.

Interest income and similar income items

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Interest income from Group companies	0.0	0.0	85.1	179.4
Other interest income	26.9	147.8	19.5	149.7
Total	26.9	147.8	104.6	329.0

Interest expense and similar expense items

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Interest expenses to Group companies	0.0	0.0	-31.1	-62.9
Other interest expenses and similar expense items	-471.9	-428.7	-41.3	-56.0
Total	-471.9	-428.7	-72.3	-118.9

Change in value, derivatives and other

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Unrealized value change in current assets*	-5.7	6.9	-1.7	5.0
Unrealized value change in non-current derivative instruments	16.3	-40.3	37.4	-43.0
Realized value change in non-current derivative instruments	-74.3	-20.4	-68.8	-20.4
Realized value change in current derivative instruments	0.0	0.0	0.0	0.0
Total	-63.7	-53.9	-33.1	-58.4

* Reported in the Consolidated Statement of Comprehensive Income under Net financial items.

11 VALUE CHANGE, INVESTMENT PROPERTIES

Accounting principles

Accounting Principles relating to investment properties, see Note 16.

Value change, investment properties

SEK m	Group	
	2025	2024
Realized value change, completed investment properties*	-145.6	-220.2
Unrealized value change, completed investment properties	-49.3	61.5
Unrealized value change, construction in progress	105.8	301.8
Total	-89.2	143.1

* Includes realized divestment effects on the Group

NOTE 12–14

12 INCOME TAX

Accounting principles

Income tax comprises current and deferred tax (see Note 21 Deferred tax). Income tax is reported in the Statement of Profit or Loss except when the underlying transaction is reported in other comprehensive income or directly against equity, upon which the associated tax effect is reported in other comprehensive income or in equity.

Current tax refers to tax to be paid or received in respect of the taxable earnings for the year in question. Taxable profit for the year differs from the reported profit for the year in that it has been adjusted for non-taxable and non-deductible items.

Income tax

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Current tax	-9.6	-2.5	0.0	0.0
Deferred tax	-93.8	-104.4	34.0	9.4
Total	-103.3	-106.8	34.0	9.4
Reported profit before tax	27.1	181.6	2,057.9	-4.1
Tax rate, %	20.6%	20.6%	20.6%	20.6%
Tax in accordance with applicable tax rate	-5.6	-37.4	-423.9	0.8
Tax attributable to previous years	0.0	-0.5	0.0	0.0
Effect of other tax rates	0.0	3.0	0.0	0.0
Non-taxable income	102.4	44.5	467.6	8.9
Non-deductible costs	-117.1	-120.7	-9.7	-38.3
Other unrecognized income and expenses	-83.1	4.3	0.0	37.9
Reported tax cost	-103.3	-106.8	34.0	9.4

The tax cost comprises the following components:

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Current tax				
- On profit for the year	-9.6	-2.5	0.0	0.0
Deferred tax cost/income				
- Untaxed reserves	-0.1	0.0	0.0	0.0
- Tax-loss carry forwards	36.6	3.5	42.0	0.5
- Leasing	-0.4	0.5	0.0	0.0
- Derivatives	-1.7	8.3	-8.0	8.8
- Properties, completed	-73.8	-58.8	0.0	0.0
- Properties, under construction	-22.5	-60.0	0.0	0.0
- Other items	-31.9	2.0	0.0	0.0
Reported tax in the Statement of Profit or Loss	-103.3	-106.8	34.0	9.4
Average tax rate, %	381.2%	58.8%	-1.7%	232.0%

13 OTHER COMPREHENSIVE INCOME

Other comprehensive income for the Group includes translation differences relating to K-Fastigheter's foreign operations, which totaled SEK -3.4 million (1.7) in the year. The full amount relates to items that can be reversed in a later period.

In 2025, there was no effect from Other comprehensive income relating to the Parent Company.

14 EARNINGS PER SHARE

Earnings per share

SEK m	Group	
	2025	2024
Profit after tax attributable to Parent Company shareholders, SEK m	-137.7	49.2
Average number of shares, m	246.0	244.6
Total earnings per share	-0.56	0.20

As of 31 December 2025, no incentive programs that affected the number of shares existed and no dilution occurred during the year.

NOTE 15

15 INTANGIBLE ASSETS

Accounting principles

Goodwill

Goodwill arises in connection with business combinations when the transferred settlement exceeds the fair value of acquired net assets. Goodwill is recognized at cost less accumulated impairment and corresponds to an intangible non-current asset with an indefinite useful life. This means that goodwill is not amortized, but tested annually for impairment. All goodwill is allocated to the cash-generating units that benefit from the synergies from the business combination. In connection with divestments of Group companies, the residual recognized value of goodwill attributable to the divested unit is included in capital gains.

Other intangible non-current assets

Other intangible non-current assets comprise customer relationships and software programs, which are recognized at fair value in connection with acquisitions. Other intangible non-current assets are amortized over the useful life of the assets, which is estimated at 5 years.

Impairment testing 2025

Management's assessments are based on historical experience and current information regarding market developments. For the cash generating units that have been acquired and where goodwill has arisen, cash flows after the forecast period have been extrapolated at an assumed sustainable growth rate of 2.0 percent (3.0), which is in line with the estimated sustainable growth rate. This also takes into account changes in working capital and investment requirement. Expected future cash flow according to these assessments form the basis for the calculation. The present value calculation of future cash flows is based on a cost of capital of 8.7 percent (8.5) after tax and 9.4 percent (9.2) before tax. The reasonable cost of capital has also been reconciled against an external assessment. The calculations show that there is no impairment need for the acquired units given these conditions. A sensitivity analysis indicates that if the long-term growth rate is halved, or alternatively the cost of capital is increased by 1 percent to 9.7 percent after tax, there would still be no impairment need.

The impairment test for 2025 also took into account any potential financial impact of climate-related risks. While future climate-related risks – such as transition risks and stricter regulatory requirements – may lead to higher costs and increased investment needs, they are also considered to present an opportunity for K-Prefab, to which the recognized goodwill is attributable. As a leader in sustainable concrete construction, K-Prefab is well positioned to gain a competitive advantage from more stringent requirements.

Acquisitions

Brinova Fastigheter AB (publ) was acquired on 1 April 2025. The acquisition was completed through K-Fastigheter's divestment of its property portfolio in region South to Brinova, in exchange for 132.5 million shares, corresponding to 57.6 percent of the votes in Brinova. Goodwill of SEK 156.4 million arose on acquisition. For more information see Note 40 Business Combinations.

The goodwill arises because the acquisition has been classified as a business combination and, accordingly, full deferred tax is recognized on temporary differences between the properties' fair value and their tax base. An impairment test was performed as at 31 December 2025. Management's assessment is that no impairment is required, as no significant declines in the properties' fair values have been observed in Brinova. Accordingly, the deferred tax identified at the acquisition date (which affected goodwill) has not been reduced.

Goodwill

SEK m	Group	
	2025	2024
Opening cost	443.6	443.6
Business combinations	156.4	0.0
Closing amortized cost	600.0	443.6

Other intangible non-current assets

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Opening cost	64.9	61.9	8.5	5.5
Acquisitions	0.0	0.0	0.0	0.0
Purchasing	0.8	2.9	0.8	2.9
Reclassification	1.0	0.0	0.0	0.0
Impairment	0.0	0.0	0.0	0.0
Closing amortized cost	66.7	64.9	9.3	8.5
Opening accumulated amortizations	-46.2	-34.2	-1.3	-0.8
Acquisitions	0.0	0.0	0.0	0.0
Reclassification	-0.2	0.0	0.0	0.0
Amortizations for the year	-13.0	-12.0	-1.4	-0.5
Closing accumulated amortization	-59.4	-46.2	-2.6	-1.3
Closing residual value according to plan	7.3	18.7	6.7	7.2

NOTE 16

16 INVESTMENT PROPERTIES

Accounting principles

Investment properties are properties that are held for the purpose of collecting rental income or increased value or a combination of these.

Investment properties are initially reported at cost, which includes expenses directly attributable to the acquisition and loan expenses. Investment properties are recognized in accordance with the fair value method.

Income from property sales is normally reported on the transfer date unless the risks and benefits have passed to the buyer on an earlier occasion.

Control of the asset may have been transferred at an earlier time than the transfer date and, if this was the case, the property sale will be reported at this earlier date. When assessing the income recognition date, what has been agreed between the parties regarding risks, benefits and commitment has been taken into account in the ongoing administration. Additionally, circumstances beyond the control of the seller and/or buyer and that could affect the outcome of the transaction are taken into account.

If the Group initiates remodeling of an existing investment property for continued use as investment property, the property continues to be reported as an investment property. The property is recognized in accordance with the fair value method and is not reclassified to tangible fixed assets while remodeling is in progress. Additional expenses in connection with renovations and extensions are added to the carrying amount only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. Other additional expenses are reported as expenses in the period in which they are incurred. Decisive for the assessment when an additional expense is added to the carrying amount is whether it pertains to exchanges of identified components or parts thereof, in connection with which such expenses are capitalized. Even in cases where a new component is created, the expense is added to the carrying amount.

The Group reclassifies a property from an investment property only when there is a change in the area of use. A change in the area of use occurs when the property meets or ceases to meet the definition of an investment property and there is evidence of the change in area of use.

The Group's property portfolio

On 31 December 2025, the Group's property portfolio comprised 246 completed investment properties distributed over a total of 464,864

square meters of residential space, 116,900 square meters of community services properties and 126,247 square meters of commercial space. In addition, the Group had 14 intra-Group ongoing construction projects, distributed over 103,196 square meters of residential and 937 square meters of commercial space. In addition, the group had a number of properties in various stages of project development.

Completed investment properties are properties where tenants can move in, and construction projects in progress and projects include all construction in progress and projects to be completed.

Valuation

Investment properties are reported at fair value in the Consolidated Statement of Financial Position and the change in value is reported in the Group's Statement of Profit or Loss. All investment properties have been assessed as level 3 in the value hierarchy in accordance with IFRS 13 Fair Value Measurement. The fair value of the properties was based exclusively on external valuations in the financial year, by means of a combination of the yield capitalization and sales comparison methods. The fair value is the estimated amount that would be received in a single transaction at the time of valuation between knowledgeable parties who are independent of each other and who have an interest in completing the transaction following the usual marketing measures, where both parties are presumed to have acted with insight and wisdom, and without coercion.

Properties under construction and project properties are valued at cost with additions/deductions for expected unrealized value changes, calculated as the estimated fair value less the estimated cost, where 20 percent of the assessed change in value is recognized when the building permit has gained legal force and a general construction contract has been signed, while the remaining 80 percent is recognized successively during construction in relation to the costs incurred.

As of 31 December 2025, all of the Group's completed investment properties have been valued by the external independent assessor, Newsec Advisory AB, in accordance with the recommendations of MRICS and IVSC, to reach a market value in accordance with the internationally accepted definition developed by these organizations. In all instances, the basis for the valuation consists of observable and unobservable inputs, where observable inputs include the property's location, condition, lease agreements, ongoing operating costs, vacancies, and planned investments, as well as an analysis of existing tenants. Unobservable inputs consist of assessments of future rent developments, vacancy rates and direct

Investment properties

SEK m	Group	
	2025	2024
Opening carrying amount	15,616.5	14,870.9
<i>of which, completed investment properties</i>	12,636.8	12,514.0
<i>of which, undeveloped land</i>	648.9	578.1
<i>of which, site leaseholds</i>	18.0	18.0
<i>of which, new construction in progress</i>	2,312.7	1,760.8
+ Acquisitions	8,861.1	191.7
+ New construction	1,492.2	1,353.2
+ Extensions and rebuilds	154.7	170.2
- Divestments	-1,536.4	-1,189.5
- Other reclassifications and obsolescence	-67.8	-0.3
+/- Unrealized value changes	-89.2	220.2
<i>of which, completed investment properties</i>	-195.0	-81.5
<i>of which, new construction in progress</i>	105.8	301.8
Closing carrying amount	24,431.1	15,616.5
<i>of which, completed investment properties</i>	21,004.5	12,636.8
<i>of which, undeveloped land</i>	758.2	648.9
<i>of which, site leaseholds</i>	38.7	18.0
<i>of which, new construction in progress</i>	2,629.5	2,312.7

return requirements for relevant markets, taking into account normalized operating and maintenance costs. Data on the properties' land area, detailed development plans for undeveloped land and development properties are collected from public sources.

The value of the property holding is updated quarterly through existing values being updated with current rents, vacancies and market data from the external independent valuers, Newsec Advisory AB, in terms of direct return levels and operation and maintenance costs.

The properties are inspected on an ongoing basis. The purpose is to assess the standard and condition of the properties, and the attractiveness of commercial premises.

Yield capitalization method

When valuing using the return method, each property is valued individually by calculating the present value of anticipated future cash flows, that is, future rent payments less estimated operating and maintenance payments, as well as the residual value at the end of the calculation period. The calculation period is typically 10 to 15 years for

NOTE 16, CONT.

residential properties, depending on the year of construction, and up to 25 years for community services properties, depending on the underlying lease agreements. Estimated rent payments, as well as operating and maintenance payments are derived from actual income and costs. Cash flow is market-adjusted by taking into account any changes in the occupancy ratio and letting levels, operating and maintenance payments, as well as market-based levels of the cost of capital and direct return requirements. All cash flow calculations are based on a long-term rate of inflation of 2.0 percent (the Riksbank's inflation target). Short-term cost inflation for 2026 was revised upwards in 2025 from 1.0 percent to 1.5 percent. Corresponding rental inflation has been adjusted to 2.5 percent for 2027, followed by 2.0 percent in the subsequent years.

Rent payments

Future rent levels are based on current levels and potential rent increases associated with investments and inflation. For 2026, rental increases generally amount to between 3.0 and 4.0 percent for residential properties, with an average of 3.25 percent in Brinova Fastigheter's portfolio and 3.86 percent in K-Fastigheter's remaining portfolio. All rent changes for 2026 are notified during the first quarter. Rent levels for commercial contracts are estimated based on the current rent level including indexation, which means that rent levels shadow inflation forecasts. The CPI for October 2025 was 0.92 percent, which affects rental developments for 2026. For the advance valuation of new construction in progress, rent levels are adjusted by the future expected rent inflation upon completion. Vacancies are assessed for each property based on the current vacancy status with a gradual adaptation to market-based vacancies and individual conditions.

Operating and maintenance payments

The assessment of disbursements for normal operations, maintenance and repairs, property tax, ground rent and property administration, has been made based on actual outcomes for the property concerned or for a property of similar design, as well as Newsec AB's statistics and experience regarding comparable objects. The assessment includes the properties' purpose, age and maintenance status. Disbursements for operations, administration and maintenance are expected to increase in line with assumed rate of inflation.

Investment needs

The property's investment needs are assessed on the basis of maintenance plans, the condition of the property and planned or current projects.

Direct return requirement and interest rate

The properties' direct return requirement has been assessed on the basis of each property's unique risk, which can be broken down into two parts – general market risk and specific property risk. The market risk is linked to general economic developments and is influenced by, among other things, how investors prioritize between different asset classes and financing opportunities. The specific property risk is influenced by the location of the property, the type of property, the standard of the premises, the quality of the installations, the type of tenants and the nature of the contract.

The cost of capital corresponds to the interest rate that the owner of the property expects on capital tied to the property. The interest rate requirement is based on experiential assessments of the market's interest rate requirements for similar properties, which is, in practice, derived by adjusting the assessed direct return requirements to inflation.

For completed investment properties, the direct return requirement on valuation units varies from 3.11 percent (3.87) to 8.50 percent (7.27), with a total weighted average of 4.71 percent (4.44) and, for properties under construction valued in advance, from 4.27 percent (4.14) to 4.84 percent (4.79), with a weighted average of 4.44 percent (4.34). The return requirement varies mainly due to the distribution between types of premises (housing/commercial), rent level and geographical considerations. The change compared with 2024 is primarily attributable to the consolidation of Brinova Fastigheter. For completed investment properties, the average cost of capital applied for the year was 6.65 percent (6.45) and, for project properties under construction valued in advance, 6.53 percent (6.42).

Residual value

The residual value comprises the operating surplus during the remaining economic life of the asset, which is based on the year following the last year calculated. Residual value is calculated for each property through perpetual capitalization of the estimated market operating surplus and the estimated market operating direct return requirement for each property. The return requirement comprises the risk-free interest rate and each property's unique risk. The cost of capital/discount rate is used to discount the residual value of the properties to present value.

The sales comparison method

The sales comparison method is based on market analyses of conveyances of properties that are considered comparable. The method applies prices paid for similar properties on a free and open market. The comparison should take into account the value change between the transfer date for

the property and the date of valuation. The comparison sales method is used primarily to support the yield capitalization method.

Financial impact of climate risks

K-Fastigheter analyses transition risks and physical risks relating to the Group's investment properties, including by conducting exposure, vulnerability and mitigation analyses for completed properties and properties under construction, supported by external expertise. Transition risks mean that, as part of the industry, we are dependent on national and international policy measures and vulnerable to changes in the external environment. The company monitors this risk on an ongoing basis through updates on upcoming changes in legislation and regulations, as well as through ongoing discussions with advisors and specialists in the field. Physical risks relate to exposure to acute or chronic climate changes (such as heat, wind, water and landslides). Physical risks are assessed both during the construction phase, when a physical risk assessment forms part of the planning and permitting process, and on an ongoing basis for completed properties through exposure and vulnerability analyses. Both transition risks and physical risks may have a financial impact on K-Fastigheter, as they increase the risk of higher operating and maintenance costs and potentially greater investment needs, as well as loss of income and reduced attractiveness in the rental and transaction markets. These risks may also affect the ongoing valuation of the Group's investment properties, as changes in assumptions regarding, for example, future developments in operating costs and market risk have an impact on the valuation.

Valuation assumptions, weighted average

	2025	2024
Calculation period, number of years	10-25	10-15
Annual inflation, %	2.00%	2.00%
Cost inflation coming year, %	1.50%	1.00%
Long-term rent trend housing, % annually	2.00%	2.00%
Rent inflation coming year, %	2.50%	3.00%
Rental value, SEK/m ²	1,944	2,066
Operating costs, SEK/m ²	331	296
Maintenance costs, SEK/m ²	66	53
Long-term vacancy ratio, %	2.13%	0.62%
Direct return requirements, residual value, %	4.71%	4.44%
Cost of capital, %	6.65%	6.45%

NOTE 16, CONT.

Other

The completed investment properties and investment properties under construction are generally posted as collateral for loans and construction credits for financing those.

Interest on construction loans for investment properties under development is capitalized as part of the acquisition cost. During 2025, interest expenses on construction credits of SEK 120.2 million (183.4) was capitalized on investment properties. As of 31 December 2025, the average interest rate on capitalized interest expenses was 3.89 percent (4.92).

As of 31 December 2025, the Group had investment commitments for the completion of construction projects in progress of SEK 1,875.0 million (2,540.1).

There is no restriction to the right to sell any investment properties or to appropriate rental income and compensation in connection with divestment.

K-Fast Holding AB has no contractual obligations to purchase, construct or exploit an investment property or to perform repairs, maintenance or improvements.

Average direct return requirement for calculating residual value, %

	Housing		Community services		Commercial		Total	
	Range	Average	Range	Average	Range	Average	Range	Average
Rental value, SEK/m ²	1,098–3,178	2,056	772–3,350	1,758	599–3,939	1,442	599–3,939	1,944
Operating costs, SEK/m ²	200–605	355	73–434	279	75–393	237	73–605	331
Maintenance costs, SEK/m ²	26–114	61	33–177	81	5–105	78	5–177	66
Long-term vacancy ratio, %	0.00–1.00%	0.32%	0.00–13.08%	5.85%	3.02–16.00%	6.81%	0.0–16.00%	2.13%
Direct return requirements, residual value, %	3.11–5.40%	4.47%	4.62–7.82%	5.72%	4.78–8.50%	6.17%	3.11–8.50%	4.71%
Cost of capital, %	5.12–7.45%	6.52%	5.20–9.92%	6.83%	6.00–10.62%	8.20%	5.12–10.62%	6.65%

	Residential properties, completed		Residential properties, new construction	
	Range	Average	Range	Average
Rental value, SEK/m ²	1,098–2,884	1,953	2,278–3,178	2,516
Operating costs, SEK/m ²	200–605	364	293–345	315
Maintenance costs, SEK/m ²	26–114	64	44–48	46
Long-term vacancy ratio, %	0.00–1.00%	0.33%	0.00–0.50%	0.27%
Direct return requirements, residual value, %	3.11–5.40%	4.49%	4.27–4.84%	4.44%
Cost of capital, %	5.12–7.45%	6.52%	6.34–6.93%	6.53%

	Region East		Region West		Region South			
	Range	Average	Range	Average	South west		South east	
					Range	Average	Range	Average
Rental value, SEK/m ²	1,858–2,841	2,339	599–3,178	2,257	751–3,350	1,932	701–3,939	1,748
Operating costs, SEK/m ²	215–329	310	200–350	299	73–605	356	75–555	314
Maintenance costs, SEK/m ²	44–48	46	46–91	51	26–177	74	5–108	67
Long-term vacancy ratio, %	0.24–0.94%	0.46%	0.28–9.20%	1.82%	0.0–10.39%	2.11%	0.25–16.0%	2.88%
Direct return requirements, residual value, %	4.27–4.73%	4.42%	4.28–6.49%	4.57%	3.87–7.66%	4.71%	3.11–8.50%	4.96%
Cost of capital, %	6.35–6.82%	6.49%	6.33–8.57%	6.64%	5.25–9.76%	6.61%	5.12–10.62%	6.82%

Sensitivity analysis

SEK m	Cash flow	Fair value
Direct return requirement, +/-0.1%	–	513.1
Rental value, +/-1%	13.1	273.9
Operating and maintenance costs, +/-1%	3.9	81.7
Long-term vacancy ratio, +/-1%	13.1	273.9

Change in value of completed investment properties and building rights

	-10%	+10%
Property value, SEK m	-2,100.4	2,100.4
Loan-to-value ratio, completed investment properties, %	67%	55%
Debt-to-equity ratio, %	63%	54%

NOTE 17

17 BUSINESS PROPERTIES

Accounting principles

In the Group, property, plant and equipment are reported at cost less accumulated depreciation and any write-downs. The cost includes the purchase price and expenses directly attributable to installing the asset, and ensuring it is in a condition to be used in accordance with the purpose of the procurement. Loan expenses directly attributable to the purchasing, construction or production of assets that take considerable time to complete for their intended use or for sales are included in the cost.

The carrying amount for a property, plant and equipment asset is removed from the Statement of Financial Position in the event of scrapping or disposal or when no future economic benefits are expected from the use or scrapping/disposal of the asset.

Additional expenses are added to the cost only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. All other additional expenses are reported as expenses in the period in which they are incurred.

An additional expense is added to the cost if the expense pertains to exchanges of identified components or parts thereof. Even in cases where a new component is created, the expense is added to the cost. Any non-amortized carrying amount on exchanged components, or parts of components, are scrapped and expensed in connection with the exchange.

Business properties are properties held for production, warehousing or administrative purposes. For properties of mixed use, since part of the property is held for the purpose of generating rental income or value growth, while another part is used in the business, the Group makes an assessment of whether the parts can be sold individually. If this is the case, the property is divided into an investment property and a business property. If the assessment is that the parts cannot be sold individually, the property is classified as a investment property if the part used in the business amounts to at most 25 percent of the total property, otherwise the whole property is classified as a business property.

Depreciation principles

Assets are depreciated on a straight-line basis over the asset's estimated useful life, with the exception of land which is not depreciated. Buildings are depreciated over 15–100 years depending on the components in the building and its age. Ground installations are depreciated over 20 years. For depreciation of individual components, see the following table:

Depreciation of components – business properties, years

Tillage	40–100
Frame and foundation	40–100
Frame completions/interior walls	40–100
Heating and sanitation	15–25
Power lines	15–60
Inner surface area	10–20
Ventilation	15–50
Façade	15–60
Roof	25–60
Kitchen fittings and appliances	10–20

Business properties

SEK m	Group	
	2025	2024
Opening amortized cost	642.6	598.6
Purchasing	16.6	123.1
Divestments	-7.6	-12.0
Divestment company	-22.6	0.0
Reclassification	-6.9	-67.1
Closing amortized cost	622.1	642.6
Opening accumulated amortizations	-71.6	-61.5
Purchasing	0.0	-3.4
Divestments	5.6	12.0
Divestment company	3.3	0.0
Amortizations for the year	-16.3	-18.7
Reclassification	5.7	0.0
Closing accumulated amortization	-73.4	-71.6
Closing residual value according to plan	548.8	571.0

NOTE 18

18 PROPERTY, PLANT AND EQUIPMENT

Accounting principles

In the Group, property, plant and equipment are reported at cost less accumulated depreciation and any write-downs. The cost includes the purchase price and expenses directly attributable to installing the asset, and ensuring it is in a condition to be used in accordance with the purpose of the procurement. Loan expenses directly attributable to the purchasing, construction or production of assets that take considerable time to complete for their intended use or for sales are included in the cost.

Machinery and equipment are recognized at cost after deductions for accumulated depreciation and any impairment.

The carrying amount for a property, plant and equipment asset is removed from the Statement of Financial Position in the event of scrapping or disposal or when no future economic benefits are expected from the use or scrapping/disposal of the asset.

Profit or loss arising from the disposal or scrapping of an asset comprises the difference between the sales price and the asset's carrying amount less direct selling costs. Gains and losses are reported as other operating income/expense.

Additional expenses are added to the cost only if it is probable that the future financial benefits associated with the asset will benefit the Group and if the cost can be reliably calculated. All other additional expenses are reported as expenses in the period in which they are incurred.

An additional expense is added to the cost if the expense pertains to exchanges of identified components or parts thereof. Even in cases where a new component is created, the expense is added to the cost. Any non-amortized carrying amount on exchanged components, or parts of components, are scrapped and expensed in connection with the exchange.

Depreciation principles

Assets are depreciated on a straight-line basis over the estimated useful life of the asset as follows:

- Construction equipment: 5–20 years
- Equipment, tools, fixtures and fittings: 3–20 years
- Machinery and other technical plant: 3–20 years
- Cars and other vehicles: 5–10 years

Property, plant and equipment

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Opening cost	318.5	304.6	2.1	1.9
Purchasing	32.0	22.3	1.6	0.2
Sales and obsolescence	-21.5	-7.9	-0.1	0.0
Divestment company	-15.9	0.0	0.0	0.0
Reclassification	-5.3	-0.5	0.0	0.0
Through acquisitions of subsidiaries	4.9	0.0	0.0	0.0
Closing amortized cost	312.6	318.5	3.5	2.1
Opening depreciation	-147.7	-123.2	-1.0	-0.7
Sales and obsolescence	11.5	4.8	0.0	0.0
Divestment company	7.5	0.0	0.0	0.0
Reclassification	0.1	0.0	0.0	0.0
Amortizations for the year	-31.1	-29.2	-0.7	-0.3
Closing accumulated amortization	-159.7	-147.7	-1.7	-1.0
Closing residual value according to plan	152.9	170.8	1.8	1.0

Leased assets

See also Note 4 Leases. The item machinery and equipment includes leased items that the Group holds under leases at the following amounts:

SEK m	Group	
	2025	2024
Cost	46.7	34.0
Accumulated depreciation/amortization	-17.8	-9.2
Carrying amount	28.9	24.8

NOTE 19

19 INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

Accounting principles

Associates are those in which the Group has a significant but not controlling influence, which generally applies to shareholdings corresponding to between 20 and 50 percent of the votes. Investments in associates are reported in accordance with the equity method. On applying the equity method, the investment is initially valued at cost, and the carrying amount then increased or decreased to take into account the Group's share of the associated company's profit or loss after the acquisition date. In those cases where unrealized losses are eliminated, the underlying asset is also tested for impairment. For a description of the impairment principles applied, see Note 1.

Collaborative arrangements are those companies in which the Group holds a shared controlling influence over the governance of the company, which normally applies to shareholdings corresponding to 50 percent of the votes. All investments in collaborative arrangements are characterized as joint ventures, in which the Group is entitled more to a proportion of the arrangement's net assets than directly the underlying assets and the obligations for the underlying liabilities.

Investments in joint ventures are accounted for using the equity method, whereby the carrying amount of the investment is adjusted for the Group's share of profit or loss for the year and any dividends received (i.e. recognized in the Statement of Financial Position at cost, adjusted for changes in the Group's share of the net assets of the joint ventures, less any impairment losses on individual investments).

Parent Company

Investments in associates and joint ventures are reported in the Parent Company in accordance with the cost method less potential impairment.

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Opening carrying amount	235.0	260.7	174.3	208.5
Acquisitions	17.1	13.7	17.1	0.0
Shareholder contribution	39.1	10.3	39.1	10.3
Participation in associated companies' profit after tax	15.4	14.8	0.0	0.0
Dividend received	0.0	-5.8	0.0	0.0
Divestments	-12.4	-58.8	-9.3	-44.5
Closing carrying amount	294.2	235.0	221.2	174.3

Investments in associates and joint ventures

Group	Corp. ID No.	Reg. office	Ownership interest, %	Voting interest, %	No. of shares	Carrying amount in the Parent Company (SEK million)	Carrying amount in the Group (SEK million)
Novum Samhällsfastigheter AB	559177-8542	Helsingborg	50%	50%	250	12.5	52.4
Fosie mark Skåne AB	559196-0173	Malmö	31%	31%	310	0.1	0.0
HOMEstate AB	559179-2253	Jönköping	33%	33%	166	6.1	0.0
Homesystem Sverige AB	559336-6106	Stockholm	30%	30%	150	0.7	0.0
Ramsdalen 3:1 Fastighets AB	559306-2531	Hässleholm	33%	33%	50	0.3	0.0
Tygelsjö Ångar Holding AB	559085-3445	Malmö	49%	49%	245	0.0	0.0
Mjölbäcks Entreprenad AB	556135-1254	Svenljunga	20%	20%	84,612	140.8	150.0
OCAP Holding AB	559403-6138	Hässleholm	25%	25%	6,250	0.4	0.0
Tefyra Holding AB	559336-6072	Hässleholm	50%	50%	250	0.0	4.4
HME Huset 13 AB	559358-3866	Kävlinge	50%	50%	250	9.0	12.9
Vallenfast Rickeby AB	559343-0852	Stockholm	50%	50%	125	10.0	33.0
KAH Holding AB	559175-5441	Gothenburg	50%	50%	250	41.1	41.1
VIGAM AB	559530-5797	Gothenburg	40%	40%	250	0.2	0.2
						221.2	294.1

NOTE 20–21

20 OTHER NON-CURRENT RECEIVABLES AND SECURITIES HOLDINGS

Accounting principles

Long-term receivables are recognized according to the principles described in Note 22 Financial risks and finance policies for financial assets valued at amortized cost.

Other non-current receivables and securities holdings

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Non-current receivables from associates and joint ventures	13.4	13.2	13.5	13.3
Other non-current receivables	1.0	1.8	0.0	0.0
Other non-current securities holdings	2.1	1.1	1.0	1.0
Closing carrying amount	16.6	16.2	14.5	14.3

21 DEFERRED TAX

Accounting principles

Deferred tax is calculated in accordance with the balance sheet method based on temporary differences between the recognized and taxable values of assets and liabilities. The following temporary differences are not taken into account: initial recognition of assets and liabilities that are not business combinations and that do not, at the time of the transaction, affect recognized or taxable profit.

Nor are temporary differences taken into account that are attributable to investments in subsidiaries and associated companies that are not expected to be reversed within the foreseeable future. The assessment of deferred tax is based on how carrying amounts of assets or liabilities are expected to be realized or regulated. The book value of the Group's investment properties is assumed to be realized through the disposal of the properties at the end of their useful life. The tax rate on the gains is the same as would apply in a direct sale of the property as recognized in the Consolidated Statement of Financial Position, regardless of whether the Group would structure the sale as the disposal of a subsidiary, which would entail a different tax rate. The deferred tax is then calculated based on the temporary differences and tax consequences deriving arising from recovery through sales. Deferred tax is calculated applying the tax rates and tax regulations approved or in practice approved as of the closing date.

Deferred tax receivables regarding deductible temporary differences and tax-loss carry forwards are reported only to the extent that it is probable that they will be utilized. The value of deferred tax receivables is reduced when it is no longer considered likely that they can be utilized.

All loss carry-forwards in the Group have been capitalized with deferred tax receivables. There is no time limitation for utilizing the Group's loss carry-forwards. The Group has chosen not to capitalize non-utilized interest rate deductions as tax receivables, as the current assessment is that these will not be able to be utilized in future.

When a company is acquired, the acquisition constitutes either a business combination or an asset acquisition. An asset acquisition is identified if the acquired company only owns one or more properties. Although there are rental contracts relating to these properties, there are no employees in the company to conduct business operations. In an asset acquisition, no deferred tax is recognized, whereas in a business combination, deferred tax is recognized.

Parent Company

In the Parent Company, untaxed reserves are recognized inclusive of a deferred tax liability. In the consolidated accounts, however, untaxed reserves are broken down into deferred tax liability and equity.

Recognized in the Statement of Financial Position

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Deferred tax assets attributable to:				
Tax-loss carry forwards	56.8	14.8	46.4	4.4
Properties	0.2	0.3	0.0	0.0
Leasing	7.8	13.3	0.0	0.0
Derivatives	24.7	30.9	18.4	26.4
Other items	13.3	1.5	0.0	0.0
Total	102.9	60.7	64.8	30.8
Deferred tax liability attributable to:				
Properties, completed	508.6	486.2	0.0	0.0
Properties, under construction	191.3	516.7	0.0	0.0
Surplus value from business combinations	1,264.7	61.7	0.0	0.0
Leasing	7.9	13.0	0.0	0.0
Derivatives	6.4	0.9	0.0	0.0
Untaxed reserves	9.5	9.6	0.0	0.0
Other items	38.7	4.3	0.0	0.0
Total	2,027.1	1,092.4	0.0	0.0

NOTE 22

22

FINANCIAL RISKS AND FINANCE POLICIES

Accounting principles

Financial instruments

Financial instruments are any kind of agreement giving rise to a financial asset in a company and a financial liability or equity instrument in another company. On the assets side, financial instruments recognized in the Statement of Financial Position include cash and cash equivalents, accounts receivable, receivables from associates and joint ventures, derivative instruments, prepaid costs and accrued income and other short-term and long-term receivables. The liabilities side includes accounts payable, current and non-current interest-bearing liabilities, customer advances, invoiced but not accrued income, accrued expenses and prepaid revenue, derivative instruments, liabilities to associated companies and other current and non-current liabilities. Recognition depends on how the financial instruments have been classified.

Recognition and derecognition

A financial asset or liability is recognized in the Statement of Financial Position when the company becomes a party in accordance with the contractual terms of the instruments. Rent receivables and accounts receivable are recognized in the Statement of Financial Position when an invoice has been sent and the Group's right to compensation is unconditional. Liabilities are addressed when the counterparty has performed its undertaking and a contractual obligation to pay exists, even if the invoice has not yet been received. Accounts payable are recognized when an invoice is received.

Financial assets and financial liabilities are only offset and recognized at a net amount in the Statement of Financial Position where there is a legal right to offset the amounts and there is an intention to settle the items at a net amount, or to realize the asset and settle the liability at the same time.

A financial asset is removed from the Statement of Financial Position when the rights inherent in the agreement are realized or expire, or when the company loses control of them. The same applies for part of a financial asset. A financial liability is removed from the Balance Sheet when the obligation in the agreement has been met or otherwise been extinguished. The same applies for part of a financial liability gains and losses on derecognition and modification are recognized in profit or loss.

Financial assets

The classification of financial assets that are debt instruments is based on the Group's business model for the management of the asset and the nature of the asset's contractual cash flows.

The instruments are classified according to one of the following categories:

- amortized cost,
- fair value via other comprehensive income, or
- fair value via the Statement of Profit or Loss.

Financial assets classified at amortized cost are initially valued at fair value plus transaction costs. Accounts receivable and lease receivable are initially recognized at the invoiced amount. Following initial recognition, the assets are valued in accordance with the effective interest method. All rental and accounts receivable are short-term, which means that the recognized value corresponds to fair value. In accordance with the business model, assets classified at amortized cost are held to collect contractual cash flows, which are only payments of principal and interest on the outstanding capital amount. The assets are covered by a loss reserve for expected credit losses.

Fair value via other comprehensive income encompasses assets held, in accordance with the business model, both to be sold and to collect contractual cash flows that are only payments of principal and interest on the outstanding capital amount. On initial recognition, financial instruments in this category are measured at fair value. Changes in fair value are recognized in other comprehensive income until the asset is derecognized, at which point the amounts recognized in other comprehensive income are reclassified to profit or loss. The assets are covered by a loss reserve for expected credit losses.

All other debt instruments not measured at amortized cost or at fair value via other comprehensive income are classified at fair value in the Statement of Profit or Loss. Financial instruments in this category are initially recognized at fair value. Changes in fair value are reported in the Statement of Profit or Loss.

The Group's financial assets that are debt instruments consist of accounts receivable, financial investments and cash and cash equivalents and are all assigned to the amortized cost category.

Cash and cash equivalents

Cash and cash equivalents in the Group and Parent Company Statement of Financial Position and Cash Flow Statement refer in their entirety to cash and bank balances immediately accessible with banks and similar institutes.

Financial liabilities

Financial liabilities are classified at amortized cost with the exception of derivatives and accounts payable. Financial liabilities reported at amortized cost are initially valued at fair value including transaction costs. After initial recognition, financial liabilities are valued at amortized cost in accordance with the effective interest method.

Derivatives

This pertains to interest rate swap agreements classified at fair value via the Statement of Profit or Loss. In accordance with the IFRS valuation hierarchy, the fair value of derivatives has been measured in accordance with level 2. This level means that the valuation is based on input data other than quoted prices observable for assets or liabilities, either directly or indirectly.

The derivatives contracts include the possibility of netting commitments to the same counterparty. The Group does not apply hedge accounting.

Accounts payable

Accounts payable are commitments to pay for goods or services acquired from suppliers in the operating activities. Accounts payable are classified as current liabilities if they fall due for payment within a year or earlier (or during a normal business cycle if this is longer). If not, they are recognized as non-current liabilities. All accounts payable are short-term, which means that recognized value corresponds to fair value.

Impairment of financial assets

With the exception of those classified at fair value through the Statement of Profit or Loss or as equity instruments measured at fair value via other comprehensive income, the Group's financial assets are subject to impairment for expected credit losses. In accordance with IFRS 9, impairment for credit losses is forward-looking and a loss reserve is made when there is an exposure to credit risk, usually in connection with initial recognition. Expected credit losses reflect the present value of all cash flow deficits attributable to default, either for the subsequent 12 months

NOTE 22, CONT.

or for the expected remaining term of the financial instrument, depending on the asset class and on credit deterioration since the initial reporting date. Expected credit losses reflect an objective, probability-weighted outcome that takes several scenarios into account based on reasonable and verifiable forecasts.

The valuation of expected credit losses is based on various methods. The method for accounts receivable, contract assets and rent receivables is based on historical customer losses combined with forward-looking factors in accordance with a loss-sharing method. In the simplified model, a loss provision is made for the expected remaining maturity of the receivable or asset, which is expected to be less than one year for all of these claims. The Group's customers are a homogeneous group with a similar risk profile, which is why credit risk is initially assessed collectively for all customers. Any major individual receivables are assessed per counterparty. The Group derecognizes a receivable when there is no longer any expectation of receiving payment and when active measures to obtain payment have been discontinued.

Other receivables and assets are impaired in accordance with a rating-based method through external credit rating for calculating expected credit losses on the basis of the probability of default, expected losses and exposure on default. Even on initial recognition, a loss provision is reported based on what can be expected statistically for the ensuing 12 months (stage 1). In cases where a significant increase in credit risk has occurred, the loss reserve for the entire remaining expected maturity is calculated instead (stage 2 or, if the exposure is considered credit impaired, stage 3).

- Stage 1 encompasses financial instruments where no significant increase in credit risk has occurred since initial recognition and counterparties covered by the Group's assessment of low credit risk at the time of reporting.
- Stage 2 includes financial instruments where a significant increase in credit risk has occurred since initial recognition, but where there is no objective evidence on the reporting date that the claim is uncertain.
- Stage 3 includes financial instruments for which objective evidence has been identified that the claim is uncertain.

The Group has defined default as when payment of the claim is 90 days late or more, or if other factors indicate that payment is in default. As of the closing date, no material increase in credit risk has been deemed to prevail for any receivables or assets.

Such an assessment is based on whether payment is 30 days delayed or more, or, if a significant deterioration in rating occurs, entailing a rating below investment grade, meaning credit impairment on the receivables or assets. In cases where the amounts are not deemed insignificant, a provision is made for expected credit losses for these financial instruments too.

For assets and receivables with deteriorated credit, an individual assessment is made, taking into account historical, current and forward-looking data. If there has been an essential increase in credit risk since initial recognition, a loss reserve is reported for the remaining term of the asset (stage 2). For assets deemed to be impaired, reserves continue to be made for expected credit losses over the remaining term (stage 3). For assets and receivables with deteriorated credit, the calculation of interest income is based on the carrying amount of the assets, net following loss reserves, unlike the gross amount as in the previous stages.

The valuation of expected credit losses takes into account any collateral and other credit enhancements in the form of guarantees. The financial assets are reported in the Statement of Financial Position at amortized cost, that is, net of gross value and loss reserves. Changes in the loss reserve are reported in the Statement of Profit or Loss.

Finance policy

The Group's finance policies (established separately for K-Fast Holding AB and Brinova Fastigheter AB) set out how the financial activities are to be conducted, with operations governed and monitored against clearly defined objectives and risk levels in respect of currency risk, interest rate risk, financing risk, liquidity risk and credit risk. The Group's treasury operations are conducted within K-Fast Holding AB and Brinova Fastigheter AB, respectively.

The finance policies serve to define uniform guidelines and frameworks for the financial activities that arise within the Group in connection with borrowing, debt management and liquidity management. These guidelines are to form the basis for effective control and the cost-efficient management of financial flows and risks, while achieving the Group's financial targets.

The finance policy is revised and adopted annually, and any deviations from the policy guidelines must be approved by the Board of Directors of K-Fast Holding AB and Brinova Fastigheter AB, respectively.

Overarching goals

K-Fastigheter's overarching goal is to generate value for the company's shareholders. Value creation is measured over an economic cycle in terms of earnings and, over the long term, net asset value per share.

Financial mitigation goals

At an overarching level, the Group's financial risk is limited by means of a sound capital structure and a stable and positive cash flow, which, over time, secures the Group's short and long-term capital supply. The operations are financed primarily through equity and liabilities, with the majority of liabilities comprising interest-bearing liabilities.

To achieve a sound capital structure and stable positive cash flow, the Board of Directors has established financial targets, as presented on the next page.

	2025	2024	Financial targets	Financial covenants
A Interest-bearing liabilities at the end of the year in accordance with the Statement of Financial Position, SEK m	15,682.4	10,317.3		
B Total equity and liabilities at the end of the year in accordance with the Statement of Financial Position, SEK m	26,805.4	17,465.9	<65%	<70%
A/B Debt-to-equity ratio at the end of the year, %	58.5%	59.1%		
A Equity at the end of the year in accordance with the Statement of Financial Position, SEK m	8,151.9	5,304.6		
B Equity and liabilities at the end of the year in accordance with the Statement of Financial Position, SEK m	26,805.4	17,465.9	>30 %	> 25-30%
A/B Equity/assets ratio at the end of the year, %	30.4%	30.4%		
A Profit before changes in value for the year in accordance with the Statement of Profit or Loss, SEK m	174.3	99.3		
B Depreciation/amortization and impairment during the year in accordance with the Statement of Profit or Loss, SEK m	-70.9	-71.6	>multiple of	> multiple of
C Net interest income for the year in accordance with the Statement of Profit or Loss, SEK m	-445.0	-281.0	1.75	1.50
(A-B-C)/-C Interest coverage ratio during the year, multiple	1.6	1.6		

NOTE 22, CONT.

- The loan-to-value ratio shall not exceed 65 percent over time.
- Equity/assets ratio shall amount to at least 30 percent over time
- Interest coverage ratio shall amount to a minimum of 1.75 x over time.

These financial targets also correspond generally to the financial covenants that the Group is obliged to monitor and report under the terms of its loan agreements.

Financial risk factors

Through its operations, the Group is exposed to various types of financial risks that may affect the company's financial position and results.

The principal financial risks to which the Group is exposed, and how management manages these risks, are described below. This note should be read in conjunction with the notes that provide further detail on the Group's financial assets and liabilities.

Currency risk

Currency risk refers to the risk of negative impacts on the Group's cash flow, Statement of Profit or Loss and Statement of Financial Position as a result of changes in exchange rates.

The Group's operations are conducted in Sweden and Denmark use SEK as their functional currency. Currency exposure is managed primarily through natural hedging, by matching assets and liabilities and income and expenses in the same currency.

Interest-rate risk

Interest-rate risk refers to the risk that changes in market interest rates will have negative effects on net interest expenses and profit, and the risk of locking-in interest expenses that are too high relative to the market for long periods, thus reducing the possibility of compensating for adverse events in profit and tax. The Group's interest rate risk arises from long-term borrowings. Borrowings at variable interest rates expose the Group to cash flow interest rate risk. The Group's borrowings are exclusively based on Stibor, or similar reference rates, plus a margin. This means that the Group is exposed to fluctuations in Stibor. Changes in interest rates may lead to changes in fair values, cash flows and fluctuations in the Group's profit or loss.

The Group manages interest-rate risk by setting target levels for average fixed interest and for the share of variable interest in the loan portfolio as a whole. Interest rate derivatives are used to adjust the period of fixed

Credit and interest maturity structure as of 31 December 2025 (excluding construction credits-, overdraft facilities and custody account credits)

Term	Interest maturity		Credit maturity	Swap maturity		
	Amount, SEK m	Average interest, %	Amount, SEK m	Interest rate derivatives SEK m	Average interest, %	Value SEK m
0-1 years	7,272.8	4.02%	1,871.8	1,350.0	1.14%	10.9
1-2 years	1,100.0	3.51%	3,734.3	1,100.0	1.50%	9.0
2-3 years	1,092.0	2.59%	6,430.6	1,100.0	2.09%	2.9
3-4 years	300.0	1.70%	1,152.0	300.0	1.68%	7.9
4-5 years	800.0	2.99%	283.0	800.0	2.28%	1.4
>5 years	2,907.0	2.65%	0.0	2,907.3	2.16%	-12.5
Total	13,471.8	3.48%	13,471.8	7,557.3	1.87%	19.7

interest. Furthermore, ongoing dialog is conducted primarily with the banks' interest analysts to monitor the interest market.

As of 31 December 2025, the average period of fixed interest was 2.1 years (1.8) and the interest rate sensitivity in the event of an increase of 1 percentage point shift in the loan rates amounted to SEK 43.8 million (37.3). As a percentage of the total debt portfolio, variable interest accounted for 44 percent (46). At the end of the year, the average interest rate was 3.48 percent (3.72) including interest-rate derivatives.

Financing and refinancing risk

(Re)financing means the risk that the Group will not be able to refinance its loans when desired, will not be able to secure new financing in the market when needs arise (at any given time) or that refinancing would entail a significant increase in the Group's borrowing expenses.

The (re)financing risk is managed through diversification of the total debt portfolio with financially stable counterparties and with varying maturities. Target levels are set for the minimum number of banks, maximum size and minimum rating per bank, maximum percentage with a maturity of less than 12 months and average capital tied up. At the end of the year, the average capital tied up was 2.0 years (1.1) and 15 percent (62) of the loans matured within 12 months.

At the end of 2025, the Group had loan agreements to credit institutions totaling SEK 16,022.6 million (11,697.7), of which SEK 1,043.8 million

(1,491.3) constituted overdraft facilities and covered loans and SEK 2,250.8 million (2,714.4) constituted construction credits. The remaining credit agreement, for SEK 12,728.0 million (7,492.0), consists of bilateral agreements with Swedish banks with the aim of financing the Group's completed investment and business properties. Of credit agreements for financing of the Group's completed investment and business properties, credits for a total SEK 1,778.8 million (4,596.7) expired during 2026, credits K-Fastigheter believes it will be possible to renegotiate or extend due to the Group's good relationship with its partner banks. The debt-to-equity ratio for the Group amounted to 58.5 percent (59.1) and the loan-to-value ratio for completed investment properties totaled 60.1 percent (60.4).

Existing loan agreements with credit institutions contain financial conditions (covenants) stipulating maximum debt-to-equity ratio, loan-to-value ratio, minimum equity/assets ratio and minimum interest coverage ratio. At the end of 2025, a total of 80 percent (96) of the Group's loan agreements were subject to financial covenants. The covenants are typically monitored on a quarterly basis, and the Group complied with these covenants at all monitoring dates during 2025.

In addition to loan agreements, the Group issued unsecured green bonds in 2025. The total issue amounted to SEK 500 million under a framework of SEK 1,000 million. The bonds, which are issued under a green framework, have a tenor of three years and carry a floating interest rate of three-month STIBOR plus 600 basis points. The terms of the bonds include, similar to the loan agreements, financial covenants stipulating a minimum equity ratio and a minimum interest coverage ratio. The primary investors were Nordic institutional investors. In 2025, the bonds were also admitted to trading on the sustainable bond list of Nasdaq Stockholm.

NOTE 22, CONT.

Future liquidity flows

Future liquidity attributable to credit is shown below. When calculating credits, as well as the variable legs in the interest rate swaps, the Stibor rate as of the closing date has been applied. Outstanding loan liabilities and credit margin have been assumed to be the same as of the closing date up to respective maturity, when are assumed to have been repaid.

Future liquidity maturity credits

SEK m	Maturity credits	Interest credits	Interest rate derivatives	Total
2026	1,871.8	460.5	10.1	2,342.4
2027	3,734.3	355.4	-1.0	4,088.7
2028	6,430.6	143.9	-12.1	6,562.4
2029	1,152.0	41.5	-21.5	1,172.0
>2030	283.0	2.3	-46.6	238.7
	13,471.8	1,003.6	-71.1	14,404.3

Liquidity risk

Liquidity risk refers to the risk of not being able to fulfill payment commitments on maturity, without expenses for securing liquidity increasing significantly.

The liquidity risk is managed through appropriate payment flow systems and credit facilities and loan pledges from the partner banks, and by setting a target level for the minimum level in the liquidity reserve. In addition, a monthly cash flow forecast is prepared and reported.

At the end of the year, the Group's cash and cash equivalents amounted to SEK 143.1 million (9.5). In addition, there is an unutilized overdraft facility of SEK 122.9 million (158.1).

Credit risk

Credit risk refers to the risk that a counterparty or issuer is unable to fulfill its commitments to the Group. The Group is exposed to credit risk through holdings of derivative instruments (if these have a positive value) and surplus liquidity that is invested. Credit risk also occurs in relation to rent receivables and accounts receivable, as well as other receivables.

Credit risk is managed by setting a minimum creditworthiness for the Group's counterparties (ascribed rating or credit control), which is done when signing an agreement and then on an ongoing basis for larger commitments.

Maturity analysis for financial liabilities

With regard to long-term debt K-Fastigheter assesses that there is no significant difference between fair value and carrying amounts.

All long-term and short-term interest-bearing liabilities accrue variable interest.

For the maturity structure of interest-bearing liabilities see under "Interest-rate risk" above. Other operating liabilities fall due for payment as below.

Liabilities to Group and associated companies are recognized as non-current unless there is a fixed repayment plan.

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Matures within 1 year	757.6	499.1	72.1	35.0
Matures after 1 year	173.3	240.1	354.9	286.4
Total	930.9	739.2	427.0	321.5

NOTE 22, CONT.

Breakdown of financial assets and liabilities as of 31 December 2025

Group SEK m	Financial assets/liabilities measured at fair value in the Statement of Profit or Loss	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
31 December 2025				
Other non-current receivables	0.0	1.0	1.0	1.0
Derivative instruments	19.7	0.0	19.7	19.7
Accounts receivable	0.0	74.3	74.3	74.3
Receivables from associated companies	0.0	13.7	13.7	13.7
Other current receivables	0.0	314.8	314.8	314.8
Prepaid costs and accrued income	0.0	65.8	65.8	65.8
Cash and cash equivalents	0.0	143.1	143.1	143.1
Total receivables	19.7	612.7	632.4	632.4
Non-current interest-bearing liabilities	0.0	13,431.4	13,431.4	13,431.4
Other non-current liabilities	0.0	173.3	173.3	173.3
Current interest-bearing liabilities	0.0	2,057.0	2,057.0	2,057.0
Advances from customers	0.0	10.2	10.2	10.2
Accounts payable	0.0	240.0	240.0	240.0
Other current liabilities	0.0	43.1	43.1	43.1
Income invoiced but not vested	0.0	122.1	122.1	122.1
Accrued costs and prepaid income	0.0	342.2	342.2	342.2
Total liabilities	0.0	16,419.2	16,419.2	16,419.2

Breakdown of financial assets and liabilities as of 31 December 2024

Group SEK m	Financial assets/liabilities measured at fair value in the Statement of Profit or Loss	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
31 December 2024				
Other non-current receivables	0.0	1.8	1.8	1.8
Derivative instruments	39.6	0.0	39.6	39.6
Accounts receivable	0.0	70.9	70.9	70.9
Receivables from associated companies	0.0	13.7	13.7	13.7
Other current receivables	0.0	113.1	113.1	113.1
Prepaid costs and accrued income	0.0	53.1	53.1	53.1
Cash and cash equivalents	0.0	9.5	9.5	9.5
Total receivables	39.6	262.2	301.8	301.8
Non-current interest-bearing liabilities	0.0	4,857.3	4,857.3	4,857.3
Other non-current liabilities	0.0	240.1	240.1	240.1
Current interest-bearing liabilities	0.0	5,460.0	5,460.0	5,460.0
Advances from customers	0.0	3.4	3.4	3.4
Accounts payable	0.0	154.7	154.7	154.7
Liabilities to associated companies	0.0	10.0	10.0	10.0
Other current liabilities	0.0	20.6	20.6	20.6
Income invoiced but not vested	0.0	108.4	108.4	108.4
Accrued costs and prepaid income	0.0	201.8	201.8	201.8
Total liabilities	0.0	11,056.5	11,056.5	11,056.5

NOTE 22, CONT.

Breakdown of financial assets and liabilities as of 31 December 2025

Parent Company SEK m	Financial assets/liabilities measured at fair value in the Statement of Profit or Loss	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
31 December 2025				
Receivables from Group companies	0.0	1,391.9	1,391.9	1,391.9
Receivables from associated companies	0.0	0.3	0.3	0.3
Derivative instruments	18.2	0.0	18.2	18.2
Other current receivables	0.0	183.5	183.5	183.5
Cash and cash equivalents	0.0	28.9	28.9	28.9
Total receivables	18.2	1,604.6	1,622.8	1,622.8
31 December 2024				
Non-current interest-bearing liabilities	0.0	1,300.0	1,300.0	1,300.0
Other non-current liabilities	0.0	43.7	43.7	43.7
Current interest-bearing liabilities	0.0	18.8	18.8	18.8
Accounts payable	0.0	4.5	4.5	4.5
Liabilities to Group companies	0.0	354.9	354.9	354.9
Other current liabilities	0.0	15.6	15.6	15.6
Accrued costs and prepaid income	0.0	52.0	52.0	52.0
Total liabilities	0.0	1,789.5	1,789.5	1,789.5

Breakdown of financial assets and liabilities as of 31 December 2024

Parent Company SEK m	Financial assets/liabilities measured at fair value in the Statement of Profit or Loss	Financial assets/ liabilities valued at amortized cost	Total carrying value	Fair value
31 December 2024				
Receivables from Group companies	0.0	2,799.5	2,799.5	2,799.5
Receivables from associated companies	0.0	13.3	13.3	13.3
Derivative instruments	55.4	0.0	55.4	55.4
Other current receivables	0.0	57.0	57.0	57.0
Prepaid costs and accrued income	0.0	33.1	33.1	33.1
Cash and cash equivalents	0.0	3.2	3.2	3.2
Total receivables	55.4	2,906.0	2,961.5	2,961.5
31 December 2024				
Non-current interest-bearing liabilities	0.0	635.2	635.2	635.2
Other non-current liabilities	0.0	22.8	22.8	22.8
Current interest-bearing liabilities	0.0	1,245.9	1,245.9	1,245.9
Accounts payable	0.0	7.0	7.0	7.0
Liabilities to Group companies	0.0	286.4	286.4	286.4
Other current liabilities	0.0	12.1	12.1	12.1
Accrued costs and prepaid income	0.0	15.9	15.9	15.9
Total liabilities	0.0	2,225.5	2,225.5	2,225.5

NOTE 23–25

23 INVENTORIES

Accounting principles

Inventories are valued at the lowest of cost and net realizable value. For raw materials, all expenses are included that are directly attributable to the procurement of the goods in the cost. Borrowing costs are not included. As of 31 December 2025, the entire inventories were valued at cost.

24 ACCOUNTS RECEIVABLE

Accounting principles

Customer receivables are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

Accounts receivable are recognized at the amount expected to be received. All overdue accounts receivable exceeding 30 days have been assessed individually in terms of loss risk. Impairments are applied for doubtful accounts receivable. See also Note 25 Impairment expected credit losses.

The 2025 profit for the Group was impacted by SEK 9.0 million (5.5) in confirmed receivables losses. The receivables are current in nature, which means that recognized amounts correspond to fair value.

Accounts receivable

	Group	
	2025	2024
Age distribution, SEK m		
Within 90 days	72.5	58.0
91-120 days	0.5	7.9
121 days-	17.8	15.7
Doubtful accounts receivable <90 days	-2.1	-4.1
Doubtful accounts receivable >90 days	-14.3	-6.6
Accounts receivable, net	74.3	70.9

25 IMPAIRMENT, EXPECTED CREDIT LOSSES

Accounting principles

Impairment of asset takes place according to the principles described in Note 22 Financial risks and finance policies.

Financial instruments covered by the simplified method

The simplified method is used for accounts receivable and rental claims. Customer claims and rental claims due 0–90 days are classified as stage 2, while accounts receivable and rent receivables overdue by over 90 days are classified as a stage 3. Expected credit losses are calculated on the basis of the asset term.

For the simplified method, a *loss-sharing model* is used based on historical data on all claims in the stage 2. An average value has been calculated on customer losses recorded during the past eight years (2017–2025). This percentage has then been adjusted for known future invoices in the form of management's assessment of increased risk for future credit losses. The adjustment has taken into account the effect of the anticipated slowdown in the economic cycle. This has resulted in a total loss allowance of SEK 2.1 million (4.1) as at 31 December 2025.

For trade receivables in Stage 3 (past due more than 90 days), an individual assessment has been performed for each receivable. This has resulted in a total loss allowance of SEK 14.3 million (6.6) as at 31 December 2025.

Financial instruments covered by the general method

The general method is used for other financial assets (receivables from other companies, associates and joint ventures, and cash and cash equivalents). For the general method, a *rating model* is used. Expected credit losses have been calculated over 12 months for stage 1 receivables, and on the term of the assets for receivables in stage 2 and stage 3.

Receivables from other companies, associates and joint ventures

Regarding receivables from other companies, associates and joint ventures, credit ratings are established if possible. If credit ratings cannot be determined, for example if the requisite information about the companies is unavailable, the S&P rating B is assigned. Loss given default is assumed to be 45 percent in line with Basel II's guidelines for exposure for non-financial companies. This has resulted in a loss allowance of SEK 0.2 million (0.4).

Cash and cash equivalents

Regarding cash and cash equivalents, credit ratings are obtained from the respective bank's website. Default rates are taken from S&P. Loss given default is assumed to be 45 percent in line with Basel II's guidelines for exposure for non-financial companies. This has resulted in a provision of SEK 0.0 million (0.0).

Analysis of changes in financial instruments covered by the simplified method

SEK m	Stage 1 (0-30 days)	Stage 2 (0-90 days)	Stage 3 (>90 days)
Opening balance (OB) customer and rent receivables		58.0	23.6
Change		14.5	-5.3
Closing Balance (CB) customer and rent receivables		72.5	18.2
OB receivables from other companies, associates and joint ventures	51.0		
Change	96.5		
CB receivables from other companies, associates and joint ventures	147.5		
OB expected credit loss allowance	-0.4	-4.1	-6.6
Change in expected credit loss allowance	0.2	2.0	-7.8
CB expected credit loss allowance	-0.2	-2.1	-14.3
Recognized net value	147.3	70.4	3.9

NOTE 26–28

26 OTHER RECEIVABLES

Accounting principles

Other receivables are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost. Examples of other receivables include deposits paid in connection with future acquisitions of companies or properties, or receivables from a buyer of a company or property where a promissory note has been issued.

Other receivables

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Receivables from associates and joint ventures	0.3	0.5	0.3	0.0
Accrued, not invoiced income	34.0	28.1	0.0	0.0
Current tax receivables	9.9	17.1	0.0	0.0
Other receivables	280.8	85.0	161.8	57.0
Total	324.9	130.7	162.1	57.0

27 PREPAID COSTS AND ACCRUED INCOME

Accounting principles

Prepaid costs and accrued income are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost. Examples of other prepaid expenses and accrued income include prepaid insurance premiums or services rendered that are invoiced in a later period.

Prepaid costs and accrued income

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Other prepaid costs	65.8	53.1	21.7	33.1
Total	65.8	53.1	21.7	33.1

28 CASH AND CASH EQUIVALENTS

Accounting principles

Cash and cash equivalents are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

The Group places cash and cash equivalents and other bank balances only with Swedish and Danish banks and credit institutions with the highest credit rating. Accordingly, the risk of credit losses is considered to be negligible, and the Group has therefore not recognized any expected credit loss allowance on cash and cash equivalents and bank balances.

Cash and cash equivalents

Cash and cash equivalents consist of bank balances. Unutilized credit facilities not included in cash and cash equivalents amount to SEK 122.9 million (158.1), of which SEK 0 million (143.5) pertains to the Parent Company.

Group account

Most Group companies within K-Fastigheter, as well as the sub-groups within K-Fast Kilen AB and Brinova Fastigheter AB, participate in group cash pooling arrangements with the Parent Company of the Group and the respective sub-group parent. Under these arrangements, balances held with the bank are recognized as receivables from Group companies, while utilized credit is recognized as liabilities to Group companies. The Parent Company of the Group and the respective sub-group parent are legally responsible vis-à-vis the bank for transactions on the group cash pooling account.

NOTE 29

29 EQUITY

The share capital of the Parent Company, K-Fast Holding AB, amounts to SEK 65.6 million (65.6) and is distributed between 245,993,168 shares (245,993,168).

The shares have a quotient value of SEK 0.27 per share (0.27). The shares are divided between 22,500,000 Class A shares that each convey five votes and 223,493,168 Class B shares that each convey one vote. The total number of votes on 31 December 2025 was 335,993,168. All shares registered as of the closing date are paid in full. Other capital contributions consist of the surplus capital raised in connection with new share issues.

The specification of changes in equity is included in the Consolidated Statement of Changes in Equity.

No dividend was paid in 2025 or 2024.

Capital management

The company's capital is defined as the Group's reported equity. The Group's financial objective is to increase net asset value and profit from ongoing operations, while maintaining a well-consolidated Statement of Financial Position with a maximum debt-to-equity ratio of 65 percent and an equity/assets ratio of at least 30 percent over time.

	Quotient value, SEK		Number of shares, 31 December	
	2025	2024	2025	2024
Shares	0.27	0.27	245,993,168	245,993,168

	Outstanding number of shares at the end of the year*		Average number of outstanding shares*	
	2025	2024	2025	2024
Shares	245,993,168	245,993,168	245,993,168	244,604,594

* Adjusted for directed new share issues as of 13 March and 8 April 2024.

Development of share capital

Date	Event	Change in number of shares	Total number of shares	Total number of shares outstanding	Quotient value per share, SEK	Change in share capital, SEK m	Total share capital, SEK m
2 November 2010	Company founded		500	500	100.0		0.1
19 August 2019	Bonus issue and split	24,999,500	25,000,000	25,000,000	1.6	39.9	40.0
19 August 2019	Directed new share issue	260,587	25,260,587	25,260,587	1.6	0.4	40.4
16 September 2019	Directed new share issue	2,941	25,263,528	25,263,528	1.6	0.0	40.4
29 November 2019	New share issue	8,625,000	33,888,528	33,888,528	1.6	13.8	54.2
26 August 2020	New share issue	2,000,000	35,888,528	35,888,528	1.6	3.2	57.4
7 June 2021	Split 1:6	179,442,640	215,331,168	215,331,168	0.27	0.0	57.4
28 September 2023	New share issue	18,180,000	233,511,168	233,511,168	0.27	4.8	62.2
24 October 2023	New share issue	5,820,000	239,331,168	239,331,168	0.27	1.6	63.8
13 Mar 2024	New share issue	5,820,000	245,151,168	245,151,168	0.27	1.6	65.3
8 April 2024	New share issue	842,000	245,993,168	245,993,168	0.27	0.2	65.6
31 December 2025			245,993,168	245,993,168	0.27		65.6

NOTE 30

30 NON-CONTROLLING INTERESTS

Financial information in summary for the Group's significant non-controlling interest is presented below. Recognized amounts are based on the amounts presented in the Consolidated Financial Statements. Only net assets including non-controlling interest have been included.

K-Fast Kilen AB (Corp. ID no. 559305-2136) is a property company focused on residential properties in region East. Non-controlling interest in K-Fast Kilen AB amounts to 49.2 percent (49.2).

Ownership share	2025	2024
K-Fast Holding AB, share %	50.8	50.8
Non-controlling interests, share %	49.2	49.2
Total	100.0	100.0

Brinova Fastigheter AB (publ) (reg. no. 556840-3918) is a real estate company focused on residential properties, community services properties and commercial premises in southern Sweden and the Copenhagen area in Denmark. Non-controlling interest in Brinova Fastigheter AB amounts to 42.4 percent.

Ownership share	2025	2024
K-Fast Holding AB, share %	57.6	-
Non-controlling interests, share %	42.4	-
Total	100.0	-

K-Fast Kilen AB

Statement of Financial Position in summary, SEK m	2025	2024
Investment properties	2,641.6	1,168.5
Equipment	0.1	0.0
Financial non-current assets	8.6	6.7
Current assets	22.9	14.4
Total assets	2,673.3	1,189.6
Non-current liabilities	1,406.2	953.8
Current liabilities	236.1	52.6
Total liabilities	1,642.3	1,006.3
Net assets	1,031.0	183.3

Brinova Fastigheter AB (publ)

Statement of Financial Position in summary, SEK m	2025	2024
Investment properties	19,158.4	-
Equipment	9.7	-
Financial non-current assets	48.6	-
Current assets	156.0	-
Total assets	19,372.6	-
Non-current liabilities	11,286.6	-
Current liabilities	1,691.0	-
Total liabilities	12,977.5	-
Net assets	6,395.0	-
Carrying amount non-controlling interests	3,088.0	90.2

Total Comprehensive Income in summary, SEK m	2025	2024
Income	74.5	27.7
Expenses	-75.9	-40.6
Profit before changes in value	-1.4	-12.9
Changes in value	53.2	82.6
Tax	-24.7	-17.8
Profit for the year	27.2	51.9

Cash Flow in summary, SEK m	2025	2024
Cash flow from operating activities	1023.5	-3.2
Cash flow from investing activities	-1475.1	0.0
Cash flow from financing activities	452.4	0.0
Increase/decrease in cash and cash equivalents	0.8	-3.2

Total Comprehensive Income in summary, SEK m	2025	2024
Income	919.5	-
Expenses	-729.3	-
Profit before changes in value	190.2	-
Changes in value	27.0	-
Tax	-106.4	-
Profit for the year	110.7	-

Cash Flow in summary, SEK m	2025	2024
Cash flow from operating activities	8,028.4	-
Cash flow from investing activities	-19,206.9	-
Cash flow from financing activities	11,286.6	-
Increase/decrease in cash and cash equivalents	108.1	-

Profit for the period attributable to non-controlling interests	61.5	25.6
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NOTE 31–34

31 OTHER PROVISIONS AND NON-CURRENT AND CURRENT LIABILITIES

Accounting principles

Provisions

A provision is recognized in the Statement of Financial Position when the Group has a present legal or constructive obligation as a result of a past event, it is probable that an outflow of economic resources will be required to settle the obligation, and a reliable estimate of the amount can be made. Where the effect of when payment is made is significant, provisions are calculated by discounting the expected future cash flow at an interest rate before tax reflecting current market assessments of the time value of money and, if applicable, the risks associated with the liability.

Other non-current and current liabilities

Other non-current and current liabilities are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial liabilities valued at amortized cost. Non-current liabilities have an expected maturity longer than one year, while current liabilities have a maturity shorter than one year. Examples of other non-current liabilities include promissory notes received with a maturity exceeding one year in connection with acquisitions of properties or companies.

Examples of other liabilities include VAT payable to the Swedish Tax Agency.

Other provisions and non-current liabilities

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Other provisions	13.1	4.1	1.2	1.2
Other non-current liabilities	173.3	240.1	42.5	21.7
Total	186.4	244.2	43.7	22.8

Other current liabilities

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Advances from customers	10.2	3.4	0.0	0.0
Liabilities to associated companies	0.0	10.0	0.0	0.0
Income invoiced but not vested	122.1	108.4	0.0	0.0
Current tax liabilities	0.0	8.4	3.1	1.7
Other current liabilities	43.1	20.6	12.5	10.4
Total	175.4	150.9	15.6	12.1

32 ACCRUED COSTS AND PREPAID INCOME

Accounting principles

Accrued costs and prepaid income are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial liabilities valued at amortized cost. Examples of Other items include services rendered that are invoiced after performance.

Accrued costs and prepaid income

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Accrued personnel-related expenses	102.1	82.0	8.2	10.9
Accrued interest	20.4	14.9	11.6	1.3
Prepaid rental income	138.5	46.4	0.0	0.0
Other items	81.2	58.6	32.1	3.6
Total	342.2	201.8	52.0	15.9

33 APPROPRIATIONS

SEK m	Parent Company	
	2025	2024
Change in accelerated depreciation	0.0	0.0
Group contributions received	9.8	68.1
Group contributions paid	-190.1	-87.8
Total	-180.2	-19.7

34 PROFIT FROM INVESTMENTS IN GROUP COMPANIES

Profit from investments in Group companies

SEK m	Parent Company	
	2025	2024
Realized gains on divestments	2,271.0	-141.1
Impairment	-2.7	-0.1
Total	2,268.2	-141.2

NOTE 35

35

INVESTMENTS IN GROUP COMPANIES

Investments in Group companies

SEK m	Parent Company	
	2025	2024
Opening cost	1,471.8	1,235.7
Acquired shares	3,731.4	101.8
Divested shares	-2,682.0	-169.2
Impairment	-2.7	-0.1
Shareholder contribution	1,853.1	303.5
Closing amortized cost	4,371.6	1,471.8

Company	Corp. ID No.	Reg. office	Proportion of equity, %	Share of votes, %	Acquisition value, SEK m
Brinova Fastigheter AB (publ)	556840-3918	Helsingborg	57.6%	57.6%	3,497.6
Helsingborg Långeberga Fastighets AB	559437-2772	Hässleholm	100%	100%	0.0
K-Fast 21:an AB	559282-9898	Hässleholm	100%	100%	59.3
K-Fast Bygg AB	559008-8950	Hässleholm	100%	100%	20.2
K-Fast Flacksta AB	559314-5740	Hässleholm	100%	100%	2.9
K-Fast Förvaltaren 2 AB	559417-3212	Hässleholm	100%	100%	10.0
K-Fast Getängen AB	556261-4544	Hässleholm	100%	100%	15.0
K-Fast Gårdsten 7:5 AB	559202-4359	Hässleholm	100%	100%	12.5
K-Fast Kilén AB	559305-2136	Hässleholm	51%	51%	371.1
K-Fast Kvarnhög 19 AB	559477-3094	Hässleholm	100%	100%	0.4
K-Fast Långeberga AB	556640-7515	Hässleholm	100%	100%	26.9
K-Fast Motorn AB	559291-3023	Hässleholm	100%	100%	0.0
K-Fast Notarien 21 AB	559088-7260	Hässleholm	100%	100%	11.4
K-Fast Nyköping AB	559144-8666	Hässleholm	100%	100%	1.0
K-Fast Parkering Öst AB	559514-7249	Hässleholm	100%	100%	0.0
K-Fast Rusthållaren 3-4 AB	556801-0010	Hässleholm	100%	100%	18.0
K-Fast Sandryggen 4 AB	559429-5916	Hässleholm	100%	100%	26.1
K-Fast Smörslottsgatan AB	559114-1469	Hässleholm	100%	100%	12.8
K-Fast Sägklingan AB	559054-0539	Hässleholm	100%	100%	10.8
K-Fast Sävenäs 131:14 AB	559114-1477	Hässleholm	100%	100%	12.3
K-Fast Transportgatan AB	559474-9524	Hässleholm	100%	100%	0.0
K-Fast Utby 3:113 AB	559190-7083	Hässleholm	100%	100%	4.0
K-Fast Vapenrocken 3 AB	559407-8379	Hässleholm	100%	100%	35.1
K-Fast Veddesta 2:65 AB	559306-5823	Hässleholm	100%	100%	196.5
K-Fast Vildrosen AB	559136-9961	Hässleholm	100%	100%	27.5
K-Fast Värdepapper AB	559096-4671	Hässleholm	100%	100%	0.1
Mark Hyssna 2:1.3 AB	556816-6960	Hässleholm	100%	100%	0.4
Stjärneholmsvägen 1 Fastighets AB	559474-9565	Hässleholm	100%	100%	0.0
Total					4,371.6

NOTE 36–37

36

RECEIVABLES AND LIABILITIES, GROUP COMPANIES

Accounting principles

Receivables and liabilities to Group companies are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets liabilities valued at amortized cost.

As of 31 December 2025, the Parent Company had an outgoing receivable from a subsidiary of SEK 1,391.9 million (2,799.5), of which SEK 1,009.1 million (1,453.4) pertained to current receivables. As of 31 December 2025, the Parent Company loaned SEK 0.0 million (1,346.1) to subsidiaries for credit restructuring in the Group. In addition, the Parent Company has receivables from Group companies regarding the Parent Company's balances towards Group companies in the Group account.

For receivables from the Group companies, there are no established amortization plans.

As of 31 December 2025, Parent Company liabilities to Group companies amounted to SEK 354.9 million (286.4), of which SEK 354.9 million (286.4) pertained to current liabilities. Parent Company liabilities to Group companies relate to Group company balances to the Parent Company in the Group account.

37

PLEGDED ASSETS AND CONTINGENT LIABILITIES

Accounting principles

A contingent liability is recognized when there is a possible commitment stemming from events and whose occurrence is confirmed only by one or more uncertain future events or when there is an obligation that is not recognized as a liability or provision because an outflow of resources is unlikely to be required.

Group

Pledged assets in the Group primarily comprise property and floating charges provided as security for loans and credit facilities in subsidiaries relating to the financing of non-current and current assets.

Contingent liabilities in the Group primarily comprise guarantees and commitments provided to external parties, including, among other things, guarantees issued in respect of joint ventures.

Parent Company – Financial guarantees

The Parent Company's financial guarantee agreements consist primarily of guarantee commitments to the benefit of subsidiaries. Financial guarantees mean that the company has a commitment to compensate the holder of a debt instrument for losses that the holder incurs due to a specific debtor failing to pay on maturity in accordance with the terms of the agreement. In its recognition of financial guarantee agreements, the Parent Company applies RFR 2 p 72, a relief provision compared with the regulations in IFRS 9 with regard to financial guarantee agreements issued for the benefit of subsidiaries and associated companies. The Parent Company reports financial guarantee agreements as a provision in the Statement of Financial Position when the company has an obligation for which payment is likely to be required to settle the obligation.

Pledged assets

SEK m	Group		Parent Company	
	2025	2024	2025	2024
For own provisions and liabilities				
Mortgages	16,165.0	10,776.5	0.0	0.0
Chattel mortgages	125.0	125.0	0.0	0.0
For the benefit of Group companies				
Other pledged assets	0.0	0.0	2,306.0	2,658.5
Total pledged assets	16,290.0	10,901.5	2,306.0	2,658.5

Contingent liabilities

SEK m	Group		Parent Company	
	2025	2024	2025	2024
Guarantee for the benefit of Group companies	0.0	0.0	3,766.8	9,763.7
Other contingent liabilities	449.7	201.7	431.9	197.5
Total contingent liabilities	449.7	201.7	4,198.7	9,961.2

NOTE 38–39

38 CASH FLOW STATEMENT

Accounting principles

The cash flow statement has been prepared in accordance with the indirect method, meaning that profit is adjusted for transactions not entailing incoming or outgoing payments during the period and for any income or expenses attributed to the investing or financing activities.

Cash and cash equivalents

The Group's cash and cash equivalents comprise cash and bank balances. Cash and cash equivalents are recognized according to the principles described in Note 22 Financial risks and finance policies relating to financial assets valued at amortized cost.

Cash and cash equivalents

SEK m	Group		Parent Company	
	2025	2024	2025	2024
The following components are included in cash and cash equivalents:				
Cash and bank balances	143.1	9.5	28.9	3.2
Total according to the Statement of Financial Position	143.1	9.5	28.9	3.2
Total according to the Cash Flow Statement	143.1	9.5	28.9	3.2
Interest received and paid				
Interest received	26.9	147.8	104.6	329.0
Interest paid	-471.9	-428.7	-72.3	-118.9
Total	-445.0	-281.0	32.2	210.1
Adjustment for items not affecting cash flow				
Depreciation and amortization	58.3	59.3	2.1	0.8
Impairment	0.0	0.0	2.7	0.0
Change in provisions	9.0	-13.0	0.0	1.2
Profit from investments in associates and Group companies	-15.4	-14.8	-2,271.3	140.7
Other	-67.0	-7.3	0.0	0.0
Total	-15.1	24.2	-2,266.5	142.7
Change in financial liabilities				
Opening balance, financial liabilities	10,277.7	9,976.4	1,825.8	1,287.7
Borrowings	12,851.6	2,566.2	1,645.3	1,677.4
Amortization	-11,575.4	-2,086.8	-2,207.7	-1,243.3
Change derivatives	19.9	101.8	37.2	103.8
Acquisition/divestment of operations	4,114.5	-241.9	0.0	0.0
Change leasing	-8.5	-27.6	0.0	0.0
Currency effects	-17.0	-10.3	0.0	0.1
Closing balance, financial liabilities*	15,662.7	10,277.7	1,300.5	1,825.8

* Includes derivatives.

39 TRANSACTIONS WITH RELATED PARTIES

Related parties

Related parties refers to:

- CEO
- Board Members
- other individuals in the management of the company or significant subsidiaries who control or exercise substantial influence over financial and operational decisions in the company or subsidiary
- legal entities controlled by the aforementioned individuals
- shareholders controlling more than 10 percent of shares or votes in the company.

Transactions with related parties conducted under non-market conditions

There were no related party transactions that were not on market terms. No guarantees have been pledged or received. Outstanding balances are normally settled with cash and cash equivalents.

Remuneration to key senior executives

Remuneration to key senior executives includes the following:

SEK m	2025	2024
Chair of the Board Erik Selin	0.0	0.0
Board Member Sara Mindus	0.2	0.2
Board Member Ulf Johansson	0.2	0.2
Board Member Jesper Mårtensson	0.2	0.2
Board Member Christian Karlsson	0.2	0.2
CEO Jacob Karlsson	2.6	2.6
Deputy CEO Martin Larsson	2.2	2.2
Deputy CEO Niclas Bagler	2.1	1.1
Other senior executives*	22.3	16.9
Total	29.9	23.6

* 2025: 11 people; 2024: 11 people

NOTE 39, CONT.

Ongoing agreements 2025

Agreement between law firm VICI AB, in which Board Member Christian Karlsson is a partner, and K-Fast Holding AB regarding various legal consultations including corporate law and transactions. Total purchases 2025: SEK 1.2 million (0.9).

Agreement between law firm Lindahl KB, in which a Board Member of Brinova Fastigheter AB, Johan Tollgerdt, is a partner, and K-Fast Holding AB and Brinova Fastigheter AB regarding various legal consultations including corporate law and transactions. Total purchases 2025: SEK 5.6 million (–).

Agreement between Jacob Karlsson AB and K-Fast Holding AB relating to administrative services. Total purchases 2025: SEK 0.2 million (0.2).

Construction contracts entered into between Vallenfast AB and the K-Fast Group regarding construction services. Total purchases 2025: SEK 37.2 million (31.1).

Rental agreements signed between HOMEstate AB and the K-Fast Group. Total purchases 2025: SEK 1.8 million (2.4).

Transactions 2025

On 30 April 2025, K-Fastigheter divested a property portfolio in Gävle and Uppsala to K-Fast Kilen AB. The portfolio comprised 288 apartments under management, 309 apartments under construction and 242 apartments in the planning stage. The annual rental value of the 288 apartments currently under management amounts to SEK 41 million. Once all properties in the portfolio are completed, the total market value is expected to reach approximately SEK 2,265 million, comprising 54,725 square meters of residential space across 839 apartments, with an annual rental value of SEK 125 million. The transaction was carried out at an agreed property value of SEK 700 million and provided K-Fastigheter with liquidity inflow of approximately SEK 220 million upon completion.

Summary of close party transactions in addition to remuneration to key senior executives

Group, SEK m	2025			31 December 2025		
	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated companies	1.8	0.0	0.5	6.9	0.1	0.0
Joint ventures	37.2	0.0	1.0	15.4	17.1	191.2
Other related parties	0.0	6.8	-0.6	0.3	0.4	0.0
Total	39.0	6.8	0.9	22.5	17.5	191.2

Group, SEK m	2024			31 December 2024		
	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated companies	2.4	0.0	-0.4	7.6	0.0	6.3
Joint ventures	32.2	3.8	5.7	9.4	13.6	191.2
Other related parties	0.2	0.9	-0.7	0.1	0.4	0.0
Total	34.7	4.7	4.7	17.2	14.0	197.5

Summary of close party transactions in addition to remuneration to key senior executives

Parent Company, SEK m	2025			31 December 2025		
	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated companies	0.0	0.0	0.5	6.7	0.1	0.0
Joint ventures	0.0	0.0	0.0	7.1	0.0	191.2
Other related parties	0.0	4.7	-0.6	0.0	0.4	0.0
Total	0.0	4.7	-0.1	13.8	0.5	191.2

Parent Company, SEK m	2024			31 December 2024		
	Sales to related parties	Purchases from related parties	Other	Receivables from related parties	Liabilities to related parties	Contingent liabilities to related parties
Associated companies	0.0	0.0	-0.4	6.1	0.0	6.3
Joint ventures	0.0	0.0	0.0	7.1	0.0	191.2
Other related parties	0.2	0.9	-0.7	0.1	0.3	0.0
Total	0.2	0.9	-1.0	13.4	0.3	197.5

NOTE 40–41

40 BUSINESS COMBINATIONS

In connection with an acquisition, an assessment is made to determine whether the transaction relates to a business combination or an acquisition of assets. Business combinations are defined in accordance with IFRS 3, which means that acquired assets and liabilities shall comprise independent operations/business activity. When an acquisition takes place of a group of assets or net assets that do not comprise operations/business activity, it is classified as an asset acquisition. Most of K-Fastigheter's completed acquisitions comprise asset acquisitions.

Business combinations completed during the year are reported below. Otherwise, please refer to the Annual Report Note 1 Accounting principles.

Business combination Brinova AB

On 11 December 2024, K-Fastigheter entered a binding share transfer agreement relating to the divestment of its entire investment property portfolio in region South to Brinova, at an agreed property value of SEK 10,759.5 million. Brinova Fastigheter AB (publ), Corp. ID No. 556840-3918, was acquired on 1 April 2025. The acquisition was completed through K-Fastigheter's divestment of its property portfolio in Region South to Brinova, in exchange for 132.5 million shares, corresponding to 57.6 percent of the votes and capital in Brinova. In accordance with IFRS, the purchase consideration has been determined based on net assets at the acquisition date.

The transaction means that K-Fastigheter will obtain controlling influence over Brinova and, as of 1 April 2025, will consolidate Brinova as a subsidiary within K-Fastigheter. The company assesses that the acquisition meets the criteria for business combinations in accordance with IFRS 3. Brinova Fastigheter AB (publ)'s revenue amounted to SEK 919.5 million (943.7) and profit to SEK 110.7 (73.1) during K-Fastigheter's period of ownership in 2025. The amounts in parentheses represent the figures as if Brinova had been included for the full year 2025.

Goodwill primarily relates to the requirement to recognize full deferred tax on the difference between the properties' fair value and their tax base, as the acquisition is classified as a business combination. Goodwill is not expected to be tax deductible.

Acquired net assets at the acquisition date:

SEK m	
Investment properties	18,862.0
Other assets	111.7
Cash and cash equivalents	27.4
Deferred tax	-1,588.6
Interest-bearing liabilities	-11,134.1
Other liabilities	-368.1
Identified net assets*	5,910.4

* SEK 2,508.1 million attributable to non-controlling interests

Goodwill*	156.4
Total purchase price	6,066.7

* SEK 66.4 million attributable to non-controlling interests

Purchase price comprises:

Shares	6,003.5
Vendor loan	63.2
Total purchase price	6,066.7

* SEK 2,574.5 million attributable to non-controlling interests.

Effect of acquisition on Group cash flow:

Cash (acquired)	27.4
Transaction costs*	-5.4
Net cash flow	22.0

* Transaction costs have been recognized in the Group's Statement of Comprehensive Income.

41 EVENTS AFTER THE END OF THE FINANCIAL YEAR

After the end of the financial year, the following significant events occurred:

K-Fastigheter announced the divestment of a 1.2 percent holding in the subsidiary K-Fast Kilen AB to a company within Kilenkrysset Förvaltning AB. K-Fastigheter's ownership interest will thereby decrease to 50 percent, and K-Fast Kilen AB will be recognized as an associated company as of 1 January 2026.

K-Fastigheter announced a strategic partnership with Bygg Vesta AB. The collaboration, which will be conducted through a jointly owned company, initially comprises the development and construction of two major projects in Stockholm and Malmö totaling 500 apartments, with a planned construction start in the first quarter of 2027.

K-Fastigheter announced that the Board of Directors has resolved to participate in and approve an incentive program. The incentive program is directed at certain members of Group management in K-Fastigheter, with the objective of promoting the Group's earnings, profitability and long-term growth. The program comprises a total of 3,000,000 Class B shares owned by Jacob Karlsson AB and Erik Selin Fastigheter AB. Accordingly, the program will not result in any potential dilution for other shareholders.

K-Fastigheter announced that it had divested to Titania its shareholding in the jointly owned company that owns the project property Vallentuna Rickeby 1:48. The project was sold during ongoing production and the underlying market value amounted to SEK 175 million, corresponding to SEK 75,000 per square meter. Following the transaction, Titania is the sole owner of the property/company.

The Board of Directors of Brinova has resolved to initiate the process of listing the company's Class A share as part of the preparations for, and to enable, K-Fastigheter's future distribution of its holding in Brinova.

In March 2026, K-Fastigheter announced that Kilenkrysset had increased its holding in K-Fast Holding AB and exceeded 5 percent of the share capital.

NOTE 42

42 PROPOSED APPROPRIATION OF EARNINGS

The unrestricted equity of the Parent Company is at the disposal of the Annual General Meeting. K-Fastigheter prioritizes growth above dividends. Ahead of the 2026 Annual General Meeting, the Board of Directors proposes that no dividend be paid for the 2025 financial year. The Board of Directors proposes that the available profit is appropriated as follows:

	SEK
Share premium reserve	1,812,481,910
Retained earnings	544,144,322
Profit for the year	2,091,852,009
Total	4,448,478,240
<hr/>	
To be appropriated such that the following is carried forward	4,448,478,240
Total	4,448,478,240

SIGNATURES OF BOARD OF DIRECTORS AND AUDITOR

The Board of Directors and CEO hereby certify that the Annual Report has been prepared in accordance with generally accepted accounting principles in Sweden and that the consolidated accounts have been prepared in accordance with the international accounting standards referred to in Regulation (EC) No. 1606/2002 of the European Parliament and of the Council of 19 July 2002 on the application of international accounting standards.

The Annual Report and the consolidated accounts present a true and fair picture of the position and earnings of the Parent Company and the

Group. The Management Report for the Group and the Parent Company provides a true and fair view of the development of the Group's and the Parent Company's operations, financial position and profit, describing the significant risks and uncertainties faced by the Parent Company and Group companies.

The Board of Directors and the Chief Executive Officer also confirm that the annual report has been prepared in accordance with the European Sustainability Reporting Standards (ESRS) and the specifications adopted pursuant to the EU Taxonomy Regulation.

The Annual Report of K-Fast Holding AB (publ) for the financial year 2025 was authorized for issue by the Board of Directors on 13 April 2026. After this date, the Board of Directors is not entitled to amend the annual report. The Annual Report was signed by the Board of Directors and the Chief Executive Officer on 13 April 2026.

The Statement of Profit or Loss and the Statement of Financial Position of the Group and the Parent Company are subject to approval by the Annual General Meeting on 20 May 2026.

Hässleholm, Sweden, 13 April 2026

Erik Selin

Chair of the Board

Ulf Johansson

Board Member

Christian Karlsson

Board Member

Sara Mindus

Board Member

Jesper Mårtensson

Board Member

Jacob Karlsson

Board Member and CEO

Our auditor's report on the Annual Report and the consolidated financial statements was issued on 13 April 2026.

Our assurance report on the statutory Sustainability Statement was issued on 13 April 2026.

Ernst & Young AB

Peter von Knorring

Authorized Public Accountant

AUDITOR'S REPORT

To the general meeting of the shareholders of K-Fast Holding AB (publ), corporate identity number 556827-0390

REPORT ON THE ANNUAL ACCOUNTS AND CONSOLIDATED ACCOUNTS

Opinions

We have audited the annual accounts and consolidated accounts of K-Fast Holding AB (publ) except for the sustainability report on pages 39–71, the corporate governance statement on pages 72–82 and the remuneration statement on pages 83–84 for the year 2025. The annual accounts and consolidated accounts of the company are included on pages 26–129 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company as of 31st of December 2025 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31st of December 2025 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the sustainability report on pages 39–71, the corporate governance statement on pages 72–82 and the remuneration statement on pages 83–84. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the statement of comprehensive income and statement of financial position for the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Key Audit Matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.



Property Valuation

Description

The fair value of the Group's investment properties reported in the Statement of Financial Position at 31 December 2025 amount to SEK 24,431.1 million. The valuations are made through a combination of local price analyses and market simulations of future cash flows. The properties were valued externally at year-end. The properties' direct return requirements are assessed on the basis of each property's unique risk and transactions made in the market for objects of a similar nature.

In view of the many assumptions and assessments made in connection with the valuation of investment properties, we believe that this area is to be considered of particular importance in our audit. A description of the valuation of the property holdings is shown in the Annual Report under Note 16.

How our audit addressed this key audit matter

In our audit of the fair value of the Group's investment properties we have, via support from auditor in subsidiary, among other things:

- Evaluated and examined the property valuation process.
- Evaluated the valuation method.
- Examined a sample of the external property valuations and assessed the reasonableness of assumptions made, such as direct return requirements, vacancy rates, rental income and operating costs with the support of valuation specialists.
- For a selection of investment properties, examined inputs on revenue and operating expenses and calculations in the external valuations at the property level.
- Evaluated the external valuers' competence and objectivity.
- Reviewed supplementary disclosures made in the Annual Report.

Goodwill

Description

At 31 December 2025 the Group's consolidated statements of financial position includes goodwill amounting to SEK 600.0 million. Break-down of goodwill is found in Note 15 in the Annual Report.

The Group has assessed goodwill for impairment at 31 December 2025. As disclosed within Note 15 of the Annual Report, the assessment of the impairment of the Group's goodwill and other intangible assets incorporated significant judgments and estimates, specifically concerning factors such as forecast cashflows, discounts rates and terminal growth rates.

These estimates and assumptions incorporate future performance, market and economic conditions. Minor changes in certain assumptions can lead to significant changes in the recoverable amount of these assets.

Accordingly, we considered this to be a key audit matter due to the judgements required in the impairment testing of goodwill.

How our audit addressed this key audit matter

Our audit procedures included among others the following:

- Assessed the cash flow forecasts, assumptions and estimates used by the Group, by considering the reliability of the Group's cash flow forecasts based on our knowledge of the business.
- With support from our valuation specialists assessed the methodology applied and evaluated the key assumptions applied in the impairment models. These include in particular discount rates and growth rates.
- Tested the mathematical accuracy of the impairment testing models including the consistency of relevant inputs.
- Performed sensitivity analysis on key assumptions.
- We have reviewed supplementary disclosures made in the Annual Report.

Business combination Brinova

Description

During the financial year, the Group acquired Brinova Fastigheter AB (publ) by divesting its property portfolio in the South region to Brinova in exchange for 132.5 million shares, corresponding to 57.6% of the capital and voting rights in Brinova. The company has assessed the transaction as a business combination in accordance with IFRS 3, resulting in the recognition of goodwill of SEK 156.4 million, as disclosed in Note 15.

As disclosed in Note 40 of the annual report, the accounting and inclusion of the Brinova acquisition involve significant assumptions and judgments, particularly relating to factors such as the analysis of IFRS 3 for business combinations and the determination of the purchase consideration, the accounting for the transaction as set out in Note 1, as well as the treatment of goodwill.

Based on the above assessments regarding the accounting and presentation of the Brinova acquisition, we consider this area to be a key audit matter in our audit.

How our audit addressed this key audit matter

In our audit of the accounting and presentation of the Brinova acquisition, we have, among other procedures:

- Examined significant documentation related to the acquisition, such as agreements and accounting records.
- Evaluated management's rationale for concluding that the acquisition meets the criteria for a business combination under IFRS 3.
- Reviewed the valuation methodology and assumptions used to determine the purchase consideration.
- Assessed the accounting principles applied by the company in accounting for the transaction.
- Reviewed the disclosures provided in the annual report regarding the acquisition.

Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 1–25, 39–71, 83–84 and 137–146. The Board of Directors and the Managing Director are responsible for this other information.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS Accounting Standards as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast

significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards applied.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Report on the audit of the administration and the proposed appropriations of the company's profit or loss

Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of K-Fast Holding AB (publ) for the year 2025 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated (loss be dealt with) in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

Basis for opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the *Auditor's Responsibilities* section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional skepticism throughout the audit. The examination of the

administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined whether the proposal is in accordance with the Companies Act.

The auditor's examination of the ESEF report

Opinion

In addition to our audit of the annual accounts and consolidated accounts, we have also examined that the Board of Directors and the Managing Director have prepared the annual accounts and consolidated accounts in a format that enables uniform electronic reporting (the ESEF report) pursuant to Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528) for K-Fast Holding AB (publ) for the financial year 2025.

Our examination and our opinion relate only to the statutory requirements.

In our opinion, the ESEF report has been prepared in a format that, in all material respects, enables uniform electronic reporting.

Basis for opinion

We have performed the examination in accordance with FAR's recommendation RevR 18 *Examination of the ESEF report*. Our responsibility under this recommendation is described in more detail in the *Auditors' responsibility* section. We are independent of K-Fast Holding AB (publ) in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors and the Managing Director are responsible for the preparation of the Esef report in accordance with Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), and for such internal control that the Board of Directors and the Managing Director determine is necessary to prepare the Esef report without material misstatements, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to obtain reasonable assurance whether the Esef report is in all material respects prepared in a format that meets the requirements of Chapter 16, Section 4(a) of the Swedish Securities Market Act (2007:528), based on the procedures performed.

RevR 18 requires us to plan and execute procedures to achieve reasonable assurance that the Esef report is prepared in a format that meets these requirements.

Reasonable assurance is a high level of assurance, but it is not a guarantee that an engagement carried out according to RevR 18 and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Esef report.

The audit firm applies ISQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or other Assurance or Related Services Engagements* which requires the firm to design, implement and operate a system of quality management, including policies and procedures regarding compliance with professional ethical requirements, professional standards and applicable legal and regulatory requirements.

The examination involves obtaining evidence, through various procedures, that the Esef report has been prepared in a format that enables uniform electronic reporting of the annual and consolidated accounts. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement in the report, whether due to fraud or error. In carrying out this risk assessment, and in order to design audit procedures that are appropriate in the circumstances, the auditor considers those elements of internal control that are relevant to the preparation of the Esef report by the Board of Directors and the Managing Director, but not for the purpose of expressing an opinion on the effectiveness of those internal controls. The examination also includes an evaluation of the appropriateness and reasonableness of assumptions made by the Board of Directors and the Managing Director.

The procedures mainly include a validation that the Esef report has been prepared in a valid XHTML format and a reconciliation of the Esef report with the audited annual accounts and consolidated accounts.

Furthermore, the procedures also include an assessment of whether the consolidated statement of financial performance, financial position, changes in equity, cash flow and disclosures in the Esef report have

been marked with iXBRL in accordance with what follows from the Esef regulation.

The auditor's examination of the corporate governance statement

The Board of Directors is responsible for that the corporate governance statement on pages 72–82 has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's standard RevR 16 *The auditor's examination of the corporate governance statement*. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2–6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

Ernst & Young AB, P.O. Box 7850, SE-103 99 Stockholm, Sweden, was appointed auditor of K-Fast Holding AB (publ) by the general meeting of the shareholders on the 21st of May 2025 and has been the company's auditor since the 4th of January 2017.

Norrköping, 13th of April 2026

Ernst & Young AB

Peter von Knorring

Authorized Public Accountant

AUDITOR'S LIMITED ASSURANCE REPORT ON K-FAST HOLDING AB'S (PUBL) SUSTAINABILITY STATEMENT

To the General Meeting of the shareholders of K-Fast Holding AB (publ), corporate identity number 556827-0390

Conclusion

We have conducted a limited assurance engagement of the sustainability statement prepared by K-Fast Holding AB (publ) (the company) for the financial year 2025. The sustainability statement is included on pages 39–71 of this document.

Based on our limited assurance engagement as described in the section Auditor's Responsibility, nothing has come to our attention that causes us to believe that the sustainability statement is not, in all material respects, prepared in accordance with the Swedish Annual Accounts Act, which includes:

- Whether the sustainability statement meets the requirements of ESRS;
- Whether the process carried out by the company to identify reported sustainability information has been conducted as described in the sustainability statement; and
- Compliance with the reporting requirements in Article 8 of the EU's Green Taxonomy Regulation.

Basis for Conclusion

We have conducted the limited assurance engagement in accordance with FAR's recommendation RevR 19 *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*. Our responsibility under this recommendation is described in more detail in the section Auditor's Responsibility.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Other Information than the sustainability statement

This document also contains other information than the sustainability statement, found on pages 1–38, 72–129 and 137–146. The Board of Directors and the Managing Director are responsible for this other information.

Our conclusion on the sustainability statement does not cover this other information, and we do not express any conclusion with assurance regarding this other information.

In connection with our limited assurance engagement on the sustainability statement, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the sustainability statement. In this procedure we also take into account our knowledge otherwise obtained in the limited assurance engagement and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Other matter

The sustainability statement for the previous financial year 2024 has not been subject to a limited assurance engagement according to RevR 19 *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*. Therefore, no limited assurance engagement of comparative figures in the sustainability statement for 2025 has been performed.

Responsibilities of the Board of directors and Managing Director

The Board of Directors, and the Managing Director, are responsible for the preparation of sustainability statement in accordance with Chapter 6, Sections 12–12 f of the Swedish Annual Accounts Act, and for such internal control as the Board of Directors and the Managing Director determine is necessary to enable the preparation of the sustainability statement that is free from material misstatements, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion whether the sustainability statement is prepared in accordance with Chapter 6, Sections 12–12 f of the Swedish Annual Accounts Act based on our limited assurance engagement. The limited assurance engagement has been conducted in accordance with FAR's recommendation RevR 19 *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*.

This recommendation requires that we plan and perform our procedures to obtain limited assurance that the sustainability statement is prepared in accordance with these requirements.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

Our firm applies ISQM 1 (International Standard on Quality Management), which requires the firm to design, implement, and manage a quality management system including guidelines or procedures regarding compliance with ethical requirements, standards of professional practice, and applicable laws and regulations.

We are independent of K-Fast Holding AB (publ) in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities according to these requirements.

A limited assurance engagement involves performing procedures to obtain evidence to support the sustainability information. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the sustainability statement, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the Board of Directors and the Managing Director prepares the sustainability statement, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the sustainability statement, performing analytical review, and conducting other limited review procedures.

The review procedures primarily include:

Our review procedures regarding the sustainability statement included, but were not limited to the following:

- Through inquiries, obtaining a general understanding of the internal control environment, reporting processes, and information systems relevant to the preparation of the information in the sustainability statement;
- Evaluating whether information identified as material through the process the company has undertaken to identify the content of the sustainability statement is also included;
- Evaluating whether the structure and presentation of the sustainability statements are consistent with the requirements of ESRS;
- Conducting inquiries with relevant personnel and analytical review procedures regarding selected disclosures in the sustainability statements;
- Performing substantive review procedures of selected disclosures in the sustainability statements; and
- Obtain, through inquiries and analytical review procedures, support for the methods used for preparing material estimates and forward-looking information and on how these methods were applied.

Our review procedures regarding the process the company have undertaken to identify sustainability information to report included, but were not limited to the following:

- Obtaining an understanding of the process by conducting inquiries to understand the sources of the information used by management (e.g., stakeholder dialogues, business plans, and strategy documents);
- Review the company's internal documents of its process; and
- Evaluate whether the information obtained from our review of the process implemented by the company is consistent with the description of the process in the sustainability report.

The review of the taxonomy disclosures included but was not limited to the following review procedures:

- Obtaining an understanding of the process for identifying economic activities that are covered by and are consistent with the EU Green Taxonomy and the corresponding disclosures in the sustainability statement;
- Conducting inquiries to relevant personnel and analytical review procedures on the taxonomy disclosures;
- Conducting inquiries to understand the sources of the information used in the taxonomy disclosures;
- Evaluating whether the presentation of the taxonomy disclosures is consistent with the requirements of the EU Taxonomy Regulation; and

- Performing substantive review procedures of selected disclosures in the sustainability statement regarding the EU Green Taxonomy.

Inherent limitations

In reporting forward-looking information in accordance with ESRS, the board and management of K-Fast Holding AB (publ) must prepare forward-looking information based on specified assumptions about events that may occur in the future and possible future activities of K-Fast Holding AB (publ). Actual outcomes are likely to differ as expected events often do not occur as anticipated.

Norrköping, 13th April 2026

Ernst & Young AB

Peter von Knorring

Authorized Public Accountant

THE SHARE AND SHAREHOLDERS

K-Fast Holding AB's Class B shares (ticker: KFAST B) have been listed on Nasdaq Stockholm since 29 November 2019 in the Real Estate sector.

At the end of the year, there were a total of 245,993,168 shares in K-Fast Holding AB, of which 22,500,000 Class A shares and 223,493,168 Class B shares and the total number of votes was 335,993,168. Each Class A share carries five votes and each Class B share carries one vote. All shares carry equal rights to participate in the company's assets and earnings and to any surplus on liquidation. Neither Class A nor Class B shares are subject to any transfer restrictions.

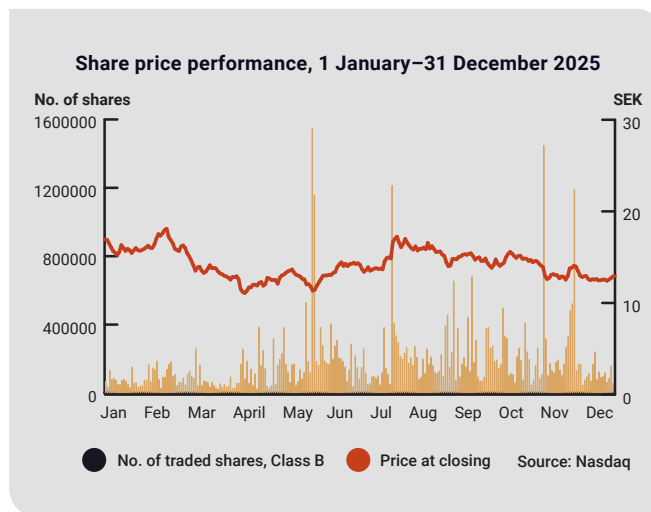
On 31 December 2025, K-Fastigheter's market capitalization was SEK 2,887.5 million. At the end of the year, there were over 5,620 shareholders.

Marketplace	Nasdaq Stockholm
Name of share	K-Fast Holding B
Ticker	KFAST B
ISIN code	SE0016101679
Segment	Mid Cap
Sector	Real Estate
Currency	SEK
Total number of shares outstanding	245,993,168
Total number of Class B shares listed on Nasdaq Stockholm	223,493,168
Price at closing, as of 31 December 2025	SEK 12.92
Market capitalization as of 31 December 2025	SEK 2,887.5 million

Share price performance and trading

During the period 1 January–31 December 2025, approximately 44.2 million KFAST Class B shares were traded on Nasdaq Stockholm. The daily turnover of K-Fastigheter's shares on Nasdaq Stockholm averaged approximately 178,000 shares and the average price paid was approximately SEK 14.27. The highest closing price during the year was SEK 18.80 on 14 February 2025 and the lowest closing price was SEK 10.67 on 9 April 2025. On 31 December 2025, the share price was SEK 12.92 (last paid). Market value of all shares in the company, based on the last price paid for a class B share at the end of the year amounted to approximately SEK 3,178.2 million.

Trading in the share takes place on both regulated markets, primarily Nasdaq Stockholm, and other trading platforms.



Ownership structure

As of 31 December 2025, a majority of the total share capital was held by main owners Jakob Karlsson and Erik Selin through companies. Other shareholders include institutions, funds and private investors. As of 31 December 2025, K-Fast Holding AB had approximately 5,620 shareholders (6,200). The ten largest shareholders accounted for 90.5 percent (91.3) of the votes and 87.0 percent (88.1) of the share capital. Members of K-Fast Holding AB's Board of Directors and Group management held a total of 22,500,000 Class A shares (22,500,000) and 137,640,629 Class B shares (137,640,629), corresponding to a total of 250,166,228 votes (250,140,629) in the company. The shareholdings of each of the executives are presented on pages 80–82. The company holds no Treasury shares.

Share capital and capital structure

The company's shares are issued in two classes: Class A shares, which entitle the holder to five votes per share, and Class B shares, which entitle the holder to one vote per share.

As of 31 December 2025, K-Fast Holding AB's share capital totaled SEK 65,598,178.13 (65,598,178.13). The total number of shares was 245,993,168 (245,993,168). The most recent change in share capital took place on 13 March and 8 April 2024, when directed share issues

were carried out comprising a total of 6,662,000 Class B shares. All key measures and share-related data have been adjusted to reflect the number of shares following the new share issues carried out during 2024.

Dividend policy

K-Fastigheter's overarching objective is to generate optimal long-term total returns for shareholders. This is achieved by reinvesting in operations to generate further growth through investments in new construction, property acquisitions and investments in existing properties. Accordingly, dividends will be low or absent for the next few years.

K-Fastigheter intends, at an appropriate time, to distribute the company's shares in Brinova Fastigheter AB to the shareholders of K-Fast Holding AB by way of a distribution in kind.

Authorization to repurchase shares

The Annual General Meeting for 2025 authorized the Board of K-Fast Holding to, in the period until the next AGM is held, decide to repurchase Class B shares up to a maximum of 10 percent of the total number of shares in the company. The purpose of the authorization is to create the right conditions for the Board to reach expedient decisions regarding the effective utilization of the company's capital and liquidity. The authorizations are also intended to provide the company with greater flexibility to carry out acquisitions of properties, companies or other investments. At the end of 2025, this authorization had not been utilized.

Authorization to complete new share issue

The AGM 2025 authorized the Board, in the period until the next AGM, on one or more occasions and with or without preferential rights for shareholders, to decide on new share issues of a maximum of 25 million new Class B shares. At the end of 2025, this authorization had not been utilized.

Stock market information and insider rules

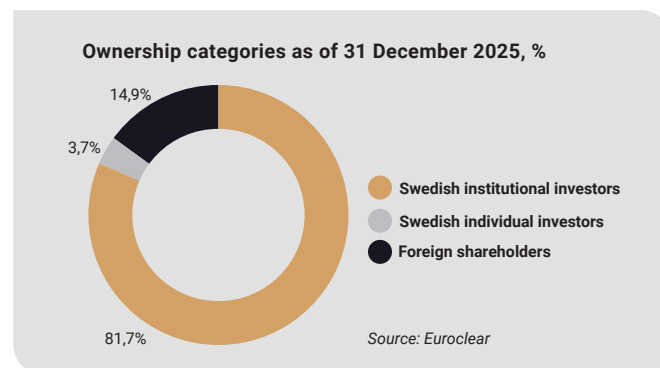
K-Fastigheter has prepared procedures for providing all public and stock market stakeholders simultaneous access to insider information regarding the company. The Board of Directors has also established insider rules with the aim of preventing market abuse.

The Board of K-Fastigheter has adopted a communications policy and an insider policy to ensure accurate and high quality information disclosure, and management of insider information, both externally and internally.

The Chair handles general shareholder-related matters, while the CEO bears overall responsibility for the company's external communications. Policies and guidelines regarding publication of information and insider rules, as well as updates and changes, are made accessible and known to the employees concerned and Group management reviews the regulations with employees.

Individuals with insider status

The individuals included in the Board, Group management and the Group CFO, as well as the company's Authorized Public Accountant, hold positions that entail access to unpublished information that could affect the share price and are registered as senior executives of K-Fastigheter. These individuals are obliged to report changes to their and closely related parties' holdings of share-related financial instruments in K-Fastigheter. K-Fastigheter maintains a log book in accordance with the demands stipulated in the EU Market Abuse Regulation.



Share data	2025	2024
Earnings per share from Property Management, SEK	0.70	0.56
Earnings per share from the Construction operating segment	0.22	1.16
Long-term net asset value (NAV), SEK	24.46	25.23
Equity per share, SEK	20.59	21.20
Number of shares outstanding at the end of the year, millions	246.0	246.0
Average number of shares outstanding, millions	240.6	244.6

Ten largest shareholders (in order of total voting power) as per 31 December 2025*

Name	Class A shares	Class B shares	Total number of shares	Proportion of capital, %	Proportion of votes, %
Erik Selin Fastigheter AB	11,250,000	68,570,000	79,820,000	32.4%	37.1%
Jacob Karlsson AB	11,250,000	65,552,000	76,802,000	31.2%	36.3%
Capital Group	0	18,183,928	18,183,928	7.4%	5.4%
Fourth AP Fund	0	9,839,409	9,839,409	4.0%	2.9%
Länsförsäkringar funds	0	6,822,029	6,822,029	2.8%	2.0%
Kilenkryssset Group	0	5,923,628	5,923,628	2.4%	1.8%
First Fondene	0	5,869,266	5,869,266	2.4%	1.7%
Second AP Fund	0	4,731,981	4,731,981	1.9%	1.4%
Odin Fonder	0	3,714,947	3,714,947	1.5%	1.1%
Handelsbanken funds	0	2,211,006	2,211,006	0.9%	0.7%
Ten largest shareholders	22,500,000	191,418,194	213,918,194	87.0%	90.5%
Other shareholders	0	32,074,974	32,074,974	13.0%	9.5%
Total	22,500,000	223,493,168	245,993,168	100.0%	100.0%
<i>of whom, Board of Directors and Group management</i>	<i>22,500,000</i>	<i>137,666,228</i>	<i>160,166,228</i>	<i>65.1%</i>	<i>74.5%</i>

The ownership structure as of 31 December 2025, based on data from Euroclear Sweden and K-Fastigheter.

* Based on a total of 245,993,168 shares outstanding, representing 335,993,168 votes.

The shareholder list is updated quarterly, in connection with K-Fastigheter's interim report, and is available at: <https://www.k-fastigheter.se/en/investor-relations/the-share/>. Transactions by insiders and their affiliates are reported to the Swedish Financial Supervisory Authority: <https://fi.se/en/our-registers/pdmr-transactions/>.

Analysts monitoring K-Fastigheter regularly are published at: <https://www.k-fastigheter.se/en/investor-relations/the-share/>

Development of share capital

Years	Transaction	Class A shares	Class B shares	Total number of shares	Share capital, SEK
23 November 2010	Company founded	–	–	500	50,000
19 August 2019	Bonus issue & share split 1:50,000	3,750,000	21,250,000	25,000,000	40,000,000
19 August 2019	New share issue to key individuals	0	260,587	25,260,587	40,416,939.20
16 September 2019	New share issue to key individual	0	2,941	25,263,528	40,421,644.80
29 November 2019	New share issue in connection with listing	0	7,500,000	32,763,528	52,421,644.80
5 December 2019	Exercise of over-allotment option	0	1,125,000	33,888,528	54,221,644.80
26 August 2020	New share issue	0	2,000,000	35,888,528	57,421,644.80
7 June 2021	Share split, 6:1	18,750,000	160,692,640	215,331,168	57,421,644.80
28 September 2023	New share issue	0	18,180,000	233,511,168	62,269,644.80
24 October 2023	New share issue	0	5,820,000	239,331,168	63,821,646.80
13 Mar 2024	New share issue	0	5,820,000	245,151,168	65,373,644.80
8 April 2024	New share issue	0	842,000	245,993,168	65,598,178.13

KEY PERFORMANCE MEASURES

In the Annual Report, K-Fastigheter presents certain financial measures that are not defined in accordance with IFRS accounting standards. K-Fastigheter believes that these measures provide valuable additional information to investors and management as they enable assessment of the company's performance. Since not all companies calculate financial measures in the same way, these are not always comparable to measurements used by other companies. Accordingly, these financial measures should not be considered as a replacement for measures defined in accordance with IFRS accounting standards. The table to the right presents financial measures that are not defined in accordance with IFRS accounting standards.

Compared with the 2024 Annual Report, the definitions of the alternative key performance indicators have not changed.

Data per share

When calculating data per share, the average number of shares has been applied, while the calculation of assets, equity and NAV per share is based on the average number of outstanding shares.

Number of shares

Registered number of shares: number of shares at a specific point in time. Outstanding number of shares: the number of registered shares less repurchased Treasury shares at a specific point in time. Average number of shares: weighted average number of outstanding shares in a specific period.

	2025	2024	2023	2022	2021
Property-related performance measures					
Rental value, SEK m	1,309.4	679.1	661.0	488.6	328.0
Financial occupancy rate, %	93.9%	96.4%	91.9%	97.3%	97.0%
Surplus ratio, %	67.3%	66.5%	64.0%	65.6%	66.2%
Loan-to-value ratio, completed investment properties, %	60.1%	60.4%	62.5%	58.2%	57.1%
Lettable area, m ²	708,011	359,020	362,806	287,869	213,952
Number of apartments under management	7,520	4,985	4,876	3,708	2,723
Number of construction starts, apartments	176	928	450	1,125	996
<i>Of which in wholly or partly owned subsidiaries</i>	176	854	450	1,125	996
Number of apartments in construction	1,755	2,052	1,549	2,171	1,820
<i>Of which in wholly or partly owned subsidiaries</i>	1,681	1,978	1,549	2,171	1,820
Number of apartments in project development	1,788	1,893	4,176	4,046	5,869
Financial performance measures					
Interest coverage ratio, multiple	1.6	1.6	1.7	2.2	3.4
Equity/assets ratio, %	30.4%	30.4%	30.3%	33.9%	36.9%
Debt-to-equity ratio, %	58.5%	59.1%	60.2%	55.4%	51.8%
Period for which capital is tied up, years	2.0	1.1	2.8	2.4	2.8
Period of fixed-interest, years	2.1	1.8	3.5	3.4	4.4
Average interest, %	3.48%	3.72%	3.22%	2.72%	1.85%
Net investments, SEK m	431.8	525.6	2,226.8	2,707.0	1,608.1
Equity per share, SEK	20.59	21.20	21.08	23.92	19.66
Profit after tax for the year per share, SEK	-0.56	0.20	-1.96	4.13	4.85
Performance measures related to K-Fastigheter's financial targets					
Profit from Property Management, SEK m	264.9	135.1	112.6	130.7	101.4
Profit from Property Management per share, SEK	0.70	0.56	0.51	0.61	0.47
<i>Growth in profit from Property Management per share, %</i>	25.5%	9.6%	-16.1%	28.9%	29.7%
Profit from Construction, SEK m	55.1	284.6	297.8	642.8	709.4
Profit from Construction per share, SEK	0.22	1.16	1.35	2.99	3.29
<i>Growth in profit from Construction per share, %</i>	-80.8%	-13.6%	-54.9%	-9.4%	76.2%
Long-term net asset value (NAV), SEK m*	6,016.5	6,206.5	5,803.5	5,768.3	4,976.1
Long-term net asset value (NAV), per share, SEK	24.46	25.23	24.25	26.79	23.11
<i>Growth in long-term net asset value (NAV), %</i>	-3.1%	4.0%	-9.5%	15.9%	35.9%
Number of shares outstanding at the end of the year, millions	246.0	246.0	239.3	215.3	215.3
Average number of shares outstanding during the year, millions**	246.0	244.6	221.0	215.3	215.3

* Adjusted for the acquisition of Brinova Fastigheter AB.

** Adjusted for new issue of 6,662,000 Class B shares as of 13 March and 8 April 2024.

RECONCILIATION TABLE AND DEFINITIONS

K-Fastigheter uses alternative performance measures as a complement to enable investors to assess the Group's development and its ability to meet its financial commitments. The key performance measures below are updated quarterly and the reports are published at www.k-fastigheter.se.

Property-related performance measures

	2025	2024	2023	2022	2021	Definition	Motivation
Rental value, SEK m							
A Contract value on an annual basis at end of the year, SEK m	1,229.5	655.0	607.7	475.6	318.2		
B Vacancy value on an annual basis at end of the year, SEK m	80.0	24.1	53.3	13.0	9.8	Closing annual rent plus estimated market rent for vacant space.	Rental value is used to illustrate the K-Fastigheter's potential income.
A+B Rental value at end of the year, SEK m	1,309.4	679.1	661.0	488.6	328.0		
Financial occupancy rate, %							
A Contract value on an annual basis at end of the year, SEK m	1,229.5	655.0	607.7	475.6	318.2		
B Vacancy value on an annual basis at end of the year, SEK m	80.0	24.1	53.3	13.0	9.8	Contractual annual rent for leases valid at the end of the year in relation to rental value.	This key figure illustrates the financial degree of utilization of K-Fastigheter's properties.
A/(A+B) Financial occupancy rate at the end of the year, %	93.9%	96.4%	91.9%	97.3%	97.0%		
Surplus ratio, %							
A Gross profit from property management for the year according to the Statement of Profit or Loss, SEK m	715.3	401.2	307.3	251.9	176.1		
B Rental income for the year according to the Statement of Profit or Loss, SEK m	1,063.6	603.4	480.2	384.2	265.9	Operating surplus in relation to rental income.	Illustrates the profitability of the property management operations.
A/B Surplus ratio over the year, %	67.3%	66.5%	64.0%	65.6%	66.2%		
Loan-to-value ratio, completed investment properties, %							
A Interest-bearing liabilities related to completed investment properties at the end of the year according to the Statement of Financial Position, SEK m	12,625.5	7,631.8	7,822.8	5,693.3	3,950.8		
B Completed investment properties at the end of the year according to the Statement of Financial Position, SEK m	21,004.5	12,636.8	12,514.0	9,775.3	6,923.4	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.
A/B Debt-to-equity ratio, completed investment properties at the end of the year, %	60.1%	60.4%	62.5%	58.2%	57.1%		
Lettable area at the end of the year, m²							
Lettable area at the end of the year, m ²	708,011	359,020	362,806	287,869	213,952	Total area available for lease	
Total number of apartments under management at the end of the year	7,520	4,985	4,876	3,708	2,723	Total number of apartments under management at the end of the year.	
Number of construction starts in the year	176	928	450	1,125	996	Total number of apartments where construction has started in the year.	
<i>Of which in wholly or partly owned subsidiaries</i>	176	854	450	1,125	996		Illustrates K-Fastigheter's capacity to achieve operational targets.
Number of apartments under construction at the end of the year	1,755	2,052	1,549	2,171	1,820	Total number of apartments under construction at the end of the year.	
<i>Of which in wholly or partly owned subsidiaries</i>	1,681	1,978	1,549	2,171	1,820		
Total number of apartments under project development at the end of the year	1,788	1,893	4,176	4,046	5,869	Total number of apartments in ongoing project development at the end of the year.	

Financial performance measures

	2025	2024	2023	2022	2021	Definition	Motivation
Interest coverage ratio, multiple							
A Profit before changes in value for the year according to the Statement of Profit or Loss, SEK m	174.3	99.3	67.3	83.3	126.6	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 during the year according to the Statement of Profit or Loss, SEK m	-70.9	-71.6	-80.5	-62.6	-58.2		
C Net interest income for the year according to the Statement of Profit or Loss, SEK m	-445.0	-281.0	-220.2	-124.8	-75.6		
(A-B-C)/-C Interest coverage ratio during the year, multiple	1.6	1.6	1.7	2.2	3.4		
Equity/assets ratio, %							
A Equity at the end of the year according to the Statement of Financial Position, SEK m	8,151.9	5,304.6	5,100.4	5,169.6	4,233.7	Equity as a percentage of total assets at the end of the year.	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 year according to the Statement of Financial Position, SEK m	26,805.4	17,465.9	16,807.2	15,272.0	11,482.7		
A/B Equity/assets ratio at the end of the year, %	30.4%	30.4%	30.3%	33.9%	36.9%		
Debt-to-equity ratio, %							
A Interest-bearing liabilities at the end of the year according to the Statement of Financial Position, SEK m	15,682.4	10,317.3	10,117.8	8,461.4	5,943.9	Interest-bearing liabilities as a percentage of total assets at the end of the year.	Debt-to-equity ratio is used to illustrate K-Fastigheter's financial risk.
B Total equity and liabilities at the end of the year according to Statement of Financial Position, SEK m	26,805.4	17,465.9	16,807.2	15,272.0	11,482.7		
A/B Debt-to-equity ratio at the end of the year, %	58.5%	59.1%	60.2%	55.4%	51.8%		
Period for which capital was tied up at the end of the year, years							
Period for which capital was tied up at the end of the year, years	2.0	1.1	2.8	2.4	2.8	The period for which capital is tied up with regard to liabilities to credit institutions pertaining to investment and business properties at the end of the year.	Illustrates the (re-) financing risk related to K-Fastigheter's interest-bearing liabilities.
Period of fixed-interest at the end of the year, years	2.1	1.8	3.5	3.4	4.4	The period for which capital is tied up with regard to liabilities to credit institutions pertaining to investment and business properties at the end of the year.	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 year, SEK m	469.5	301.3	233.9	173.2	87.8	Estimated annual interest for interest-bearing liabilities as a percentage of interest-bearing liabilities at the end of the year excluding operational 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 year according to the Statement of Financial Position, SEK m	13,480.7	8,098.3	7,269.2	6,379.5	4,750.3		
A/B Average interest rate at the end of the year, %	3.48%	3.72%	3.22%	2.72%	1.85%		
Net investments, SEK m							
A Acquisitions during the year, SEK m	321.3	191.7	210.9	830.3	292.6	K-Fastigheter's total net investments in investment properties and new construction projects in progress during the year.	Illustrates K-Fastigheter's capacity to achieve operational targets.
B New construction projects during the year, SEK m	1,492.2	1,353.2	1,990.8	1,857.4	1,326.3		
C Extensions and remodeling during the year, SEK m	154.7	170.2	161.0	28.8	40.2		
D Sales during the year, SEK m	-1,536.4	-1,189.5	-136.0	-9.5	-51.0		
A+B+C+D Net investments during the year, SEK m	431.8	525.6	2,226.8	2,707.0	1,608.1		

Financial performance measures, cont.

	2025	2024	2023	2022	2021	Definition	Motivation
Equity per share, SEK							
A Equity attributable to Parent Company shareholders at the end of the period according to the Statement of Financial Position, SEK m	5,063.9	5,214.4	5,045.9	5,150.3	4,233.7	Equity less minority share of equity, in relation to the number of shares outstanding at the end of the year.	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 year, thousands	246.0	246.0	239.3	215.3	215.3		
A/B Equity per share at the end of the year, SEK	20.59	21.20	21.08	23.92	19.66		
Profit for the year after tax per share, SEK							
A Profit after tax attributable to Parent Company shareholders according to the Statement of Profit or Loss, SEK m	-137.7	49.2	-432.7	889.2	1,044.4	Profit for the year in relation to the average number of shares outstanding during the year.	Used to illustrate K-Fastigheter's earnings per share in a manner that is uniform for listed companies.
B Average number of shares outstanding during the year, thousands	246.0	244.6	221.0	215.3	215.3		
A/B Profit for the year after tax incl. dilution per share, SEK	-0.56	0.20	-1.96	4.13	4.85		
Performance measures related to K-Fastigheter's financial targets							
						Definition	Motivation
Profit from Property Management, SEK m							
A Gross profit from Property Management for the year in accordance with segment reporting, SEK m	715.3	401.2	307.3	251.9	176.1	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 during the year in accordance with segment reporting, SEK m	-50.1	-17.5	-10.9	-12.3	-10.2		
C Depreciation, amortization and impairment attributable to Property Management during the year in accordance with segment reporting, SEK m	-14.3	-5.3	-2.8	-4.1	-3.3		
D Profit from associates and joint ventures attributable to Property Management during the year in accordance with segment reporting, SEK m	0.0	0.0	0.0	0.0	0.0		
E Net financial items attributable to Property Management during the year in accordance with segment reporting, SEK m	-386.0	-243.2	-181.1	-104.8	-61.2		
A+B+C+D+E Profit from Property Management during the year, SEK m	264.9	135.1	112.6	130.7	101.4		
Profit from property management attributable to non-controlling interests	92.7	-1.4					
Profit from Property Management per share, SEK							
Profit from property management attributable to Parent Company shareholders during the year in accordance with segment reporting, SEK m	172.2	136.5	112.6	130.7	101.4	Profit from property management in relation to the average number of shares outstanding during the year.	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 year, millions	246.0	244.6	221.0	215.3	215.3		
A/B Profit from Property Management per share during the year, SEK	0.70	0.56	0.51	0.61	0.47		
Growth in profit from property management per share, %							
A Profit from Property Management attributable to Parent Company shareholders during the year, SEK/share	0.70	0.56	0.51	0.61	0.47	Percentage change in profit from property management per share during the year.	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 previous year, SEK/share	0.56	0.51	0.61	0.47	0.36		
A/B-1 Growth in profit from property management per share during the year, %	25.5%	9.6%	-16.1%	28.9%	29.7%		

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

	2025	2024	2023	2022	2021	Definition	Motivation
Profit from Construction, SEK m							
A Gross profit from Construction for the year in accordance with segment reporting, SEK m	162.4	398.3	416.0	765.1	809.1		
B Central administration costs attributable to Construction during the year in accordance with segment reporting, SEK m	-55.8	-41.9	-40.4	-43.9	-30.6		
C Depreciation, amortization and impairment attributable to Construction during the year in accordance with segment reporting, SEK m	-53.0	-62.7	-74.9	-58.5	-54.8	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.
D Profit from associates and joint ventures attributable to Construction during the year in accordance with segment reporting, SEK m	24.7	14.8	25.9	0.0	0.0		
E Net financial items attributable to Construction during the year in accordance with segment reporting, SEK m	-23.2	-24.0	-28.7	-19.9	-14.4		
A+B+C+D+E Profit from Construction during the year, SEK m	55.1	284.6	297.8	642.8	709.4		
Profit from Construction per share, SEK							
A Profit from Construction attributable to Parent Company shareholders during the year according to the Statement of Profit or Loss, SEK m	55.1	284.6	297.8	642.8	709.4	Profit from Construction during the year in relation to the average number of shares outstanding during the year.	Illustrates profit from Construction per share in line with K-Fastigheter's financial targets.
B Average number of shares outstanding during the year, millions	246.0	244.6	221.0	215.3	215.3		
A/B Profit from Construction per share during the year, SEK	0.22	1.16	1.35	2.99	3.29		
Growth in profit from Construction per share, %							
A Profit from Construction attributable to Parent Company shareholders during the year, SEK/share	0.22	1.16	1.35	2.99	3.29	Percentage change in profit from Construction per share during the year.	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 year, SEK/share	1.16	1.35	2.99	3.29	1.87		
A/B-1 Growth in profit from Construction per share during the year, %	-80.8%	-13.6%	-54.9%	-9.4%	76.2%		

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

	2025	2024	2023	2022	2021	Definition	Motivation
Long-term net asset value (NAV), SEK m							
A Equity attributable to Parent Company shareholders at the end of the year according to the Statement of Financial Position, SEK m	5,063.9	5,214.4	5,045.9	5,150.3	4,233.7		
B Derivatives at the end of the year according to the Statement of Financial Position, SEK m	0.0	-39.6	-141.4	-399.1	-37.0		
C Deferred tax liability at the end of the year according to the Statement of Financial Position, SEK m	2,027.1	1,092.4	953.2	1,033.5	796.4		
D Deferred tax asset at the end of the year according to the Statement of Financial Position, SEK m	-93.6	-60.7	54.3	16.4	17.1	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.
E Adjustment for opening balance, deferred tax and goodwill in relation to the acquisition of Brinova Fastigheter AB	-980.9						
A+B+C-D Long-term net asset value (NAV) at the end of the year, SEK m	6,016.5	6,206.5	5,803.5	5,768.3	4,976.1		
Long-term net asset value (NAV), SEK							
A Long-term net asset value (NAV) attributable to Parent Company shareholders at the end of the year according to the Statement of Financial Position, SEK m	6,016.5	6,206.5	5,803.5	5,768.3	4,976.1		
Number of shares outstanding at the end of the year, millions	246.0	246.0	239.3	215.3	215.3		
A/B Long-term net asset value (NAV) per share at the end of the year, SEK	24.46	25.23	24.25	26.79	23.11	Long-term net asset value (NAV) in relation to the number of shares outstanding at the end of the year.	Used to illustrate K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
Growth in long-term net asset value (NAV), per share, %							
A Long-term net asset value (NAV) per share at the end of the year according to the Statement of Financial Position, SEK	24.46	25.23	24.25	26.79	23.11		
A Long-term net asset value (NAV) per share at the end of the previous year according to the Statement of Financial Position, SEK	25.23	24.25	26.79	23.11	17.00	Percentage change in long-term net asset value (NAV) per share during the year.	Used to illustrate growth K-Fastigheter's long-term net asset value (NAV) per share in a manner that is uniform for listed companies.
A/B-1 Growth in long-term net asset value (NAV) per share for the year, %	-3.1%	4.0%	-9.5%	15.9%	35.9%		
Number of shares outstanding at the end of the year, millions*							
	246.0	246.0	239.3	215.3	215.3		
Average number of shares outstanding during the year, millions**							
	246.0	244.6	221.0	215.3	215.3		

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

** Adjusted for new issue of 6,662,000 Class B shares as of 13 March and 8 April 2024.

INFORMATION FOR SHAREHOLDERS

Financial calendar 2026

29 April 2026 Interim Report January-March 2026

20 May 2026 Annual General Meeting 2026

21 July 2026 Interim Report January-June 2026

23 October 2026 Interim Report January-September 2026

2026 Annual General Meeting

The AGM of K-Fast Holding AB will be held on 20 May 2026. For more information and registration, see K-Fastigheter's website, www.k-fastigheter.se/en/. Notice of the Annual General Meeting is to be communicated within the statutory period through an advertisement in Post- och Inrikes Tidningar (Swedish official gazette) and on the company's website. That fact that such notice has been issued shall be advertised in Swedish financial daily Dagens industri.

The notice will contain instructions on what shareholders should do to attend the Annual General Meeting or submit a power of attorney. Shareholders who have chosen to register their shares with a proxy must temporarily have Euroclear Sweden AB reregister the shares in the shareholder's own name to be entitled to attend the AGM.

Communications from K-Fastigheter

Our communications with the financial market shall be characterized by open, relevant and accurate information to shareholders, investors and analysts, thereby increasing knowledge about the Group's operations and shares. Information in the form of press releases (regulatory as well as non-regulatory), quarterly reports, the Annual Report, and more detailed information is available on the Group's website, www.k-fastigheter.se/en/.

Shareholders and other stakeholders may subscribe for press releases and financial reports. The general information on the IR pages of the website, such as shareholder listings, is normally updated in connection with the quarterly reports. In the event of any major changes, the website is updated immediately. For 30 days prior to the publication of a financial report, K-Fastigheter observes a silent period, meaning that the Group's representatives do not meet the financial media, analysts or investors during this period. More information about K-Fastigheter's operations, financial reporting and press releases can be found at www.k-fastigheter.se/en/

For information about the Group's properties and current offering, and information to tenants, please refer to www.k-fastigheter.se/en/ and www.brinova.com and the Group's social media channels. More information about K-Prefab's operations and customer offering can be found at www.kprefab.se/en/

K-Fast Holding AB is a public company.

Corp. ID No.: 556827-0390

LEI code: 549300VToUXKWES37P59.

Domiciled in Håssleholm, Sweden.

The Annual Report is published in Swedish and English. The Swedish version is the original version and takes precedence over the English should the translation differ from the original. All values are expressed in Swedish kronor (SEK). "Kronor" is shortened SEK and millions of kronor to "SEK million". Because amounts and values have been rounded, tables/diagrams do not always add up precisely. Figures in brackets refer to the preceding year unless otherwise stated.

On 31 December 2025, there were a total of 245,993,168 shares in K-Fast Holding AB, of which 22,500,000 Class A shares and 223,493,168 Class B shares. The total number of votes on 31 December 2025 was 335,993,168. All performance measures and share-related data in this report have been adjusted to reflect the number of shares following the new share issues carried out during 2024.

This report contains forward-looking information based on K-Fastigheter's current expectations. Although management believes the expectations reflected in such forward-looking information to be reasonable, no guarantee can be provided that these expectations will prove correct.

Consequently, future outcomes may vary considerably compared to what is presented in the forward-looking information due to factors such as changing economic conditions, market developments and competition considerations, changes in legal requirements and other policy measures, and exchange rates fluctuations.

Notices of general meetings, minutes and communications from General Meetings are available at www.k-fastigheter.se/en/

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Follow the Group on social media

Our social media channels serve as a complement to press releases and financial reports. Through these channels, we seek to provide better insight and complementary perspectives on what is happening in the Group and to communicate with our most important stakeholders. Since we use the channels in slightly different ways, you can select those that are best suited to your needs.



LinkedIn

www.linkedin.com/company/k-fastigheter

www.linkedin.com/company/kprefab

Our LinkedIn pages provide financial news, short updates about our progress and vacant positions.



Facebook

www.facebook.com/kfastigheter

On our Facebook page, you will find information about vacant properties, ideas for your home, short company news with fun facts and events that we think may be of interest to many people.



Instagram

www.instagram.com/k_fastigheter

www.instagram.com/kprefab

On our Instagram accounts we publish pictures and texts about current events, brief reflections, vacancies and where there are opportunities to move in and establish a home.



K-Fastigheter - more than a property company. Through an integrated process, we operate our business within the two operating segments Construction and Property Management.

Within the Construction business area, completed residential units based on the Group's proprietary concept buildings are delivered both internally and to external customers, in addition to high-quality structural solutions. Our prefab operations are conducted through the subsidiary K-Prefab.

The Property Management operating segment manages the Group's property portfolio, with a focus on residential units. K-Fastigheter owns 57.6 percent of Brinova Fastigheter AB, a leading real estate company in southern Sweden with a focus on the Öresund region.

Since November 2019, K-Fastigheter's Class B shares have been traded on Nasdaq Stockholm under the (ticker: KFAST B).

For more information, please visit:

www.k-fastigheter.se

www.kprefab.se

www.brinova.se

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K-FASTIGHETER