



KLARABO

Interim Report January–June 2026



The period in brief

APRIL–JUNE 2026

- **Revenue** amounted to SEK 189.0 million (180.5), up 4.7 per cent compared with the same quarter last year, mainly due to this year's rent increase and standard-raising improvements.
- **Net operating income** totalled SEK 115.4 million (109.6), up 5.3 per cent. Continued and improved cost control, along with higher revenue from standard-raising measures, limited the impact of higher energy prices.
- **Income from property management** amounted to SEK 49.4 million (46.5), up 6.2 per cent despite higher leverage.
- **Changes in the value** of investment properties amounted to SEK -4.4 million (33.5) and pertained entirely to unrealised changes in value.
- **Changes in the value** of derivatives amounted to SEK -53.8 million (-68.4), driven by lower market interest rates.
- **The loss for the quarter** totalled SEK -11.3 million (6.7), a weaker result than in the preceding year due to negative unrealised changes in value during the period.

JANUARY–JUNE 2026

- **Revenue** amounted to SEK 377.5 million (355.6), a year-on-year increase of 6.1 per cent mainly driven by acquisitions, rent indexation, successful letting of premises and improvements to the residential portfolio.
- **Net operating income** totalled SEK 200.8 million (192.8), up 4.2 per cent. A continued focus on operational efficiency and cost control helped to offset higher costs resulting from increased energy prices and colder weather during the first quarter of the period.
- **Income from property management** amounted to SEK 68.9 million (71.3).
- **Changes in the value** of investment properties amounted to SEK 64.0 million (273.5), of which SEK 99.4 million (273.5) was unrealised and SEK -35.4 million (0) was realised. Realised changes in value pertained to the preliminary effect of divested properties and should be viewed together with the reversal of deferred tax liabilities of SEK 31.9 million.
- **Changes in the value** of derivatives amounted to SEK -12.5 million (-51.7).
- **Profit for the period** totalled SEK 112.7 million (236.0).
- **Net asset value per share** increased SEK 2.1, or 6.4 per cent, year-on-year to SEK 35.0 (32.9).
- **The loan-to-value ratio** decreased to 49.8 per cent* (50.5). The average interest rate on the balance sheet date was 3.7 per cent** (3.4).
- **A dividend** of SEK 0.25 per share was paid in May.

January–June 2026

+6.1%

Revenue

+4.2%

Net operating income

97.4%**

Real occupancy rate

+8.5%

Income from property management per share, SEK

35.0 (+6.4%)

Long-term net realizable value per share, SEK

-0.07

Earnings per share, SEK

* Includes assets held for sale and liabilities directly related to assets held for sale
 ** Excludes assets held for sale and liabilities directly related to assets held for sale

Significant events

DURING THE PERIOD

- › KlaraBo repurchased own shares valued at SEK 35.7 million and owned a total of 7,592,900 own shares as of 30 June 2026, corresponding to 4.8 per cent of the total number of shares.
- › KlaraBo refinanced bank loans totalling SEK 1,290.1 million at lower margins. All loans maturing in 2026 were extended, and the revolving credit facilities were increased by SEK 150 million to a total of SEK 250 million.
- › KlaraBo entered into a conditional agreement with Episurf regarding the divestment of a property portfolio comprising non-strategically located properties in Bollnäs, Västervik and Trelleborg. The transaction is to be paid for using external financing and promissory notes of SEK 245 million with quarterly interest payments as well as SEK 130 million through shares in Episurf at a price of SEK 0.045 per share. The transaction is being conducted at approximately 2.0 per cent below carrying amount.
- › The Board resolved on an updated dividend policy stipulating that up to 25 per cent of the company's annual income from property management is to be distributed to shareholders.
- › The Annual General Meeting approved the company's first dividend of SEK 0.25 per share, corresponding to approximately SEK 37 million, which was paid in May.
- › On 18 May 2026, KlaraBo and Sveafastigheter announced that their Boards had adopted a joint merger plan under which Sveafastigheter would absorb KlaraBo through a merger in accordance with the Swedish Companies Act. As part of the transaction, KlaraBo also entered into an agreement to acquire a property portfolio from SBB comprising approximately 4,100 apartments. The transaction also includes a proposal for a conditional extraordinary dividend of SEK 1.40 per share in KlaraBo. The merger, the portfolio acquisition and the extraordinary dividend are inter-conditional and contingent on the necessary regulatory approvals and shareholder meeting resolutions. If the transaction is completed, the combined company will comprise approximately 26,500 apartments and become the largest residential property company listed on Nasdaq Stockholm. The transaction is expected to generate annual coordination gains and cost synergies of at least SEK 120 million.
- › On 26 June, KlaraBo held an extraordinary general meeting that approved the announced merger with Sveafastigheter. The merger is expected to be completed in September 2026, provided that all conditions are met. In connection with this approval, the meeting also resolved on an extraordinary dividend of SEK 1.40 per share to the shareholders, which is conditional on the completion of the merger. The meeting also approved a directed share issue to SBB and an amendment to the articles of association.
- › This year's employee net promoter score (eNPS) was 50, up from 43 last year. This result is at the upper end of the range for an exceptionally strong and healthy eNPS, reflecting a strong corporate culture with a high level of employee loyalty and engagement.

AFTER THE PERIOD

- › KlaraBo completed the previously announced sale of the property portfolio in Bollnäs, Västervik and Trelleborg. The economic transfer of the entire portfolio took place on 30 June 2026 and legal completion of most of the properties on 2 July 2026. For one remaining property, legal completion will take place unconditionally within 18 months.

JANUARY–JUNE 2026

377.5

Revenue, SEK m

200.8

Net operating income, SEK m

68.9

Income from property management, SEK m

112.7

Profit for the period, SEK m

9,940.6*

Investment properties, SEK m

49.8%**

Loan-to-value ratio

* Excludes assets held for sale and liabilities directly related to assets held for sale

** Includes assets held for sale and liabilities directly related to assets held for sale

Comments from the CEO

Largest listed residential property company

The first half of 2026 marked one of the busiest periods in KlaraBo's history. In a persistently uncertain world, with significant volatility in the interest rate, energy and stock markets, we remained focused on our goal: to create long-term value for our shareholders through proactive decision-making and a strong operational performance.

During the first half of the year, we completed a multi-billion-kronor property swap deal in order to further optimise our portfolio in locations where we have a strong market position. We divested non-strategic commercial assets and residential properties whose yield potential did not meet our requirements, repurchased own shares at a significant discount to net asset value, paid the company's first dividend, and resolved on an extraordinary dividend. At the same time, our operations continued to create value through improvements to our apartments, generating a return that clearly exceeds the properties' yield requirement. Demand for our offering remains favourable, and our occupancy rate is stable at about 97 per cent.

The most significant event during the quarter was the announcement of our merger with Sveafastigheter. Together, we are creating Sweden's largest listed pure-play residential property company, with approximately 26,500 apartments and a property value of SEK 47 billion.

The transaction will strengthen our joint position in the Swedish housing market and provide a better foundation for long-term growth, efficient property management and continued value creation. With increased scale, a broader geographic presence and a stronger financial platform, we will have better opportunities to develop our operations, meet future needs and create value for our tenants and our shareholders. With size comes economies of scale, and total market capitalisation has become increasingly important for attracting institutional capital to listed property companies. The merger thus represents a natural next step in KlaraBo's development.


At the same time as this strategic step was taken, employees from across the country gathered for this year's employee conference. Over the course of two days filled with knowledge-sharing, inspiration and community spirit, it became clear that our greatest strength lies in the people behind our operations – a fact that was also confirmed by our annual employee survey.

A recurring message throughout the conference was that we perform best when we work together. New ideas, better solutions and stronger results are born when people with different backgrounds, perspectives and skills come together. This has been instrumental in shaping KlaraBo's development and will remain equally important as we now take the next step in the company's evolution.

I would like to extend my sincere thanks to all of our employees for your dedication and hard work. It is thanks to your knowledge, drive and desire to grow that we were able to be so productive over the past six months, while also continuing to develop KlaraBo.

With a strong organisation in place, dedicated employees and a clear strategic direction, I look forward to the next step in our evolution into Sweden's largest listed residential property company with great confidence.

Andreas Morfiadakis, CEO of KlaraBo



“We have spent a long time building a strong business. The merger will provide us with an even better foundation for long-term value creation.”

This is KlaraBo

We create value by acquiring, developing, improving and managing residential properties with a long-term focus. Since the company was founded in 2017, we have grown across Sweden, and we are continuing to grow in areas where people want to live and work. By taking care of and refurbishing existing buildings, constructing new ones when the conditions are right, and managing the properties ourselves, we create value for our tenants, our investors and the communities where we operate.



KlaraBo in brief*

No. of apartments: 6,712

Property portfolio: 498,000 sq. m.

Property value**: SEK 9,915 m (SEK 19,894/sq. m.)

Goals

- › Rent increases are to exceed the general annual rent increase.
- › Long-term net realizable value per share is to grow by at least 15 per cent annually over the course of a business cycle.
- › Income from property management per share is to grow by at least 12 per cent annually over the course of a business cycle.

Risk limitations

- › The loan-to-value ratio is not to exceed 60 per cent over time.
- › The interest-coverage ratio is to amount to a ratio of at least 1.75 over time.

Dividend policy

- › Up to 25 per cent of the company's income from property management is to be distributed to shareholders annually.

Our focus

We focus on Swedish growth regions – regions with growing populations, functioning labour markets and favourable prospects. Our largest clusters are situated in Trelleborg, Helsingborg, Visby and Östersund, locations that reflect KlaraBo's long-term view of value creation, geographic proximity and community involvement.

We want to be more than a housing company

We want to contribute to safe and pleasant homes and neighbourhoods, vibrant communities and long-term value creation. By taking care of existing properties and developing new properties when necessary and commercially feasible, we create value that is reflected both in people's everyday lives and in our results. Thanks to our proximity to our tenants and our long time horizon, we are able to act quickly, assume responsibility and continue to create lasting value.

How we create long-term value

Our business model is based on four pillars that together allow us to create stable cash flows and value over time:

Acquisitions

We primarily purchase residential properties with refurbishment potential in growth regions as well as land for new construction.

Improvements

We develop our existing properties through refurbishments and other value-creating measures that strengthen our cash flow and net operating income, thereby driving value growth.

Property management

We conduct our business in-house with a focus on efficient operation, cost control and high customer satisfaction.

New construction

We develop new homes using prefabricated modules, enabling efficient production, lower climate impact and high quality.

* Excludes assets held for sale

** Investment properties, excluding project development properties and site leaseholds, measured in accordance with IFRS 16.

Financial performance

Maturity and fixed interest

KlaraBo is to maintain an appropriate level of financial risk. As of 30 June 2026, the company's financing primarily comprised borrowings in five Nordic banks. The company has established partnerships with these banks and others and engages in a continuous dialogue regarding financing issues.

As of the balance sheet date, the Group's loan portfolio consisted exclusively of credit with variable interest rates. To reduce interest-rate risk and stabilise cash flows, interest-rate derivatives are used to influence the fixed-rate term. At the end of the period, the derivative portfolio amounted to SEK 3,360 million (3,100). The average fixed-rate term of the loan portfolio was 2.9 years* (3.3), and the share of fixed-rate liabilities, after derivatives, amounted to 66.4 per cent* (59.5).

KlaraBo divested properties during the second quarter, with economic transfer taking place on 30 June, which resulted in a reversal of loans totalling SEK 487.9 million.

A further SEK 529.0 million in loans was repaid during the period and new loans of SEK 599.2 million were raised in connection with the completed swap deal. KlaraBo also refinanced loans totalling SEK 1,290.4 million with three different banks during the period. This refinancing took place at a variable interest rate with a term of three years.

During the period, a new SEK 260 million swap was entered into at a fixed interest rate of 2.11 per cent and a term of three years.

New credit facilities amounting to SEK 150 million were entered during the period to enable continued investments and maintain a stable liquidity level. SEK 40 million of the newly raised credit facilities was utilised during the quarter.

The loan-to-maturity period on the balance sheet date was 2.3 years* (1.7). The average interest rate, including derivatives, was 3.7 per cent* (3.4) on the balance sheet date. The change in average interest rate compared with last year was mainly attributable to the refinancing of previous fixed-rate loans in the third quarter of 2025. The increase was limited as a result of lower margins following the refinancing carried out during the period. The average margin on the loan portfolio was 1.31 per cent* on the balance sheet date.

The fair value of the interest-rate derivative portfolio amounted to SEK -21.1 million (-62.3) at the end of the period. The negative trend was due to changed assumptions regarding future market interest rates.

Maturity	Fixed credit		Fixed interest		Interest-rate swaps	
	SEK m	Share, %	SEK m	Share, %	SEK m	Interest rate, %
2026	–	–	1,699	31	–	–
2027	935	17	250	5	250	2.0
2028	1,433	26	450	8	450	2.5
2029	2,690	48	760	14	760	2.3
2030	–	–	300	5	300	2.9
>5 years	–	–	1,600	29	1,600	2.6
Total*	5,059	91	5,059	91	3,360	2.5
Properties sold**	488	9	488	9	–	–
Total***	5,546	100	5,546	100	3,360	2.5

Outstanding interest-rate swaps 30 June 2026

Nominal amount (SEK m)	Due	Fixed rate
250	17 Sep 2027	2.0
250	10 Apr 2028	2.2
200	21 Nov 2028	2.8
260	26 Jan 2029	2.1
250	17 Sep 2029	2.0
250	18 Nov 2029	2.9
300	18 Nov 2030	2.9
300	20 Feb 2031	3.1
700	9 May 2032	2.2
300	16 Feb 2033	3.1
300	16 May 2033	2.6
3,360		2.5

* Excludes assets held for sale and liabilities directly related to assets held for sale

** Pertains to liabilities directly related to assets held for sale

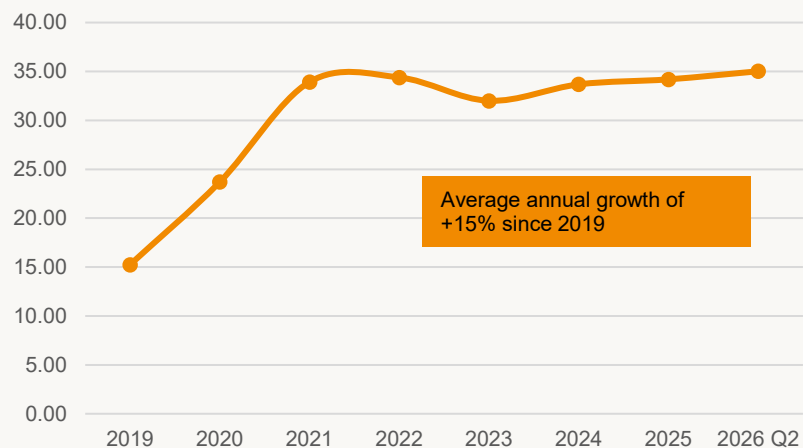
*** Excluding IFRS 16 and accrued borrowing expenses

Financial goals and outcome

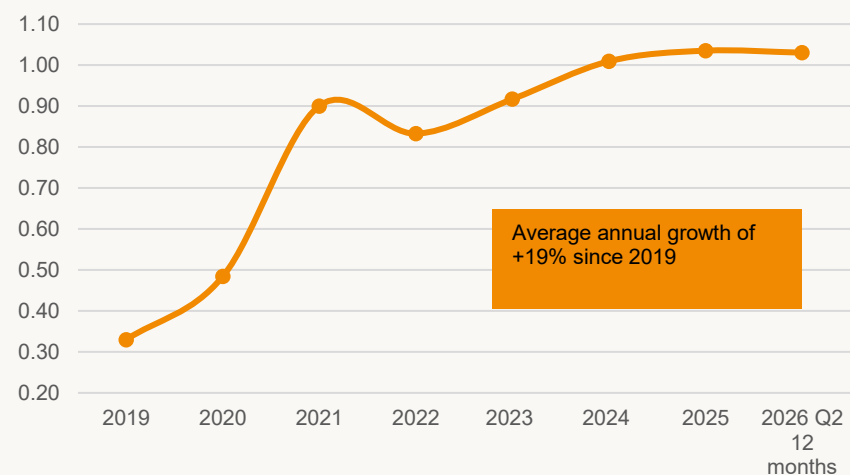
Overall goals	Comment	Goal	Outcome January–June 2026
Rental value	The rental trend for our existing housing units that can be refurbished is to significantly exceed the general annual rent increase through active management and investments.	>General rent increase	✓ 1.0 percentage point
Long-term net realizable value	KlaraBo is to achieve average annual growth in long-term net realizable value per share of at least 15 per cent including any value transfers over the course of a business cycle.	>15%	✓ See chart below
Income from property management	KlaraBo is to achieve average annual growth in income from property management per share of at least 12 per cent over the course of a business cycle.	>12%	✓ See chart below
Interest-coverage ratio*	The interest-coverage ratio is to exceed 1.75x over time.	>1.75x	✓ 1.8x
Loan-to-value ratio*	The loan-to-value ratio is to remain under 60 per cent over time.	<60%	✓ 49.8%

* Includes assets held for sale and liabilities directly related to assets held for sale

Long-term net realizable value per share, SEK



Income from property management per share, SEK



Creating value with care for people and the environment

KlaraBo's environmental, social and governance work is an integral part of its business model and contributes to long-term value creation for tenants, employees, investors and the communities where the company operates. This work is managed and monitored through clear targets, with the ambition of achieving climate neutrality across the entire value chain by 2045.

Environment and energy

KlaraBo works systematically to reduce its climate impact by improving the energy efficiency of its buildings, increasing recycling rates and using a higher share of renewable energy. Reuse inventories are carried out as part of the refurbishment process in order to ensure more efficient resource use.

The aim is to use exclusively renewable energy for electricity, heating and vehicles in the company's operations by 2030 and to gradually reduce emissions throughout the value chain. This will contribute to lower energy costs over time and reduce the exposure to energy-related risks.

Social responsibility

Through local property management, cooperation and continuous dialogue with tenants, KlaraBo contributes to safe and pleasant residential environments. A local presence creates the conditions for good service, high-quality property management and long-term relationships.

For employees, the focus is on a safe, inclusive and stimulating working environment. Employee engagement is monitored annually and remains at a high level, supporting stable and efficient

operations. Efforts to achieve a better gender balance are continuing.

Corporate governance

Responsible business conduct is a necessity for long-term value creation. KlaraBo operates under clear guidelines, transparency and ethical standards, with its codes of conduct for employees and suppliers and established whistleblower function providing a basis for this work.

The company's requirements cover business ethics, working conditions and environmental considerations, and apply to both its own operations and its supply chain.

Governance and follow-up

The Board of Directors has overall responsibility for KlaraBo's strategy, targets and priorities. The management team is responsible for governance and follow-up, while the sustainability agenda is executed at the operational level, where decisions and priorities are implemented through the company's local presences and own property management.

This work is followed up continuously and is integrated into the company's financial reporting. KlaraBo monitors developments



KlaraBo Day events were held in our major locations across the country, with a focus on fostering a sense of community and participation.

SUSTAINABILITY

Actions during the quarter

During the quarter, KlaraBo continued to implement sustainability initiatives with a focus on community spirit, engagement and long-term property management.

- The company hosted KlaraBo Day events in several locations. In partnership with local associations and organisations, various activities were organised to promote a sense of community, participation and well-being in the company's residential areas. The initiative strengthens KlaraBo's local ties and helps to create attractive and safe neighbourhoods where people feel at home.
- The company's annual employee conference focused on engagement, participation and corporate culture. Employees participated in training sessions and workshops, gaining a better understanding of how they can incorporate the company's sustainability goals into their daily work. The conference also included a moment to recognise employees who had been nominated by their colleagues for their contributions.
- This year's employee net promoter score (eNPS) was 50, up from 43 last year. This result is at the upper end of the range for an exceptionally strong and healthy eNPS, reflecting a strong corporate culture with a high level of employee loyalty and engagement.
- KlaraRøj events were held in several locations across the country, with common spaces and outdoor areas tidied up and revitalised together with the company's tenants. This initiative contributes to greater well-being, a stronger sense of community and a shared sense of responsibility for the local environment.
- During the quarter, KlaraBo continued installing solar panels in Hoor, with completion scheduled for the summer. The facility is expected to produce around 50 MWh per year, contributing to an increased share of renewable energy and reducing energy costs.

Selection of our sustainability goals

Area	Deadline	Follow-up	Comments
Energy intensity	2030	Followed up annually	Only renewable energy will be used for electricity, heating and vehicles in the company's operations.
GHG emissions	2045	Followed up annually	Climate-neutral in our entire value chain.
Gender equality	2030	Followed up annually	40/60 distribution between women and men in the operations.

Read more about our goals and our sustainability efforts in our Annual and Sustainability report at klarabo.se/hallbarhet.

How likely is it that you would recommend KlaraBo as an employer to others?

50

Excellent result!



Our properties

Our portfolio of rental apartments reaches across several areas of Sweden, from Trelleborg in the south to Östersund in the north and Visby in the east. The majority of the portfolio consists of residential properties.

The property portfolio is divided into four geographic regions – South, East, Central and North – focusing on a number of major central locations. Our focus is on rental properties in locations with healthy population growth and functioning labour markets.

The property holdings* consist of 205 properties with a total lettable area of approximately 498,000 square metres, excluding parking spaces and garages. Of this area, 90 per cent is residential space, and the average apartment is 67 square metres in size.

We work on the basis of a customer-oriented property management model under our own management, which enables continual optimisation of operating costs and cost control.

During the quarter, we invested SEK 31.2 million (46.3) in existing investment properties, with the primary investment measure being total refurbishments that add value. Total refurbishment means that the apartments are refurbished in conjunction with natural turnover in the portfolio. Refurbishment measures are carried out when an existing tenant vacates the apartment and is concluded before a new tenant moves in. The refurbishment normally takes four to six weeks, and the apartment is advertised as vacant during that time, which has a temporary negative impact on the economic occupancy rate.

Demand for our refurbished apartments has been and is expected to remain healthy, and we do not anticipate an increased vacancy risk as a result of the refurbishments and associated rent increases we are carrying out. A total of 34 apartments were completely refurbished during the quarter. This was in line with our average of approximately 40 total refurbishments per quarter, calculated over the last 12 months.

A customer-oriented management model

Rental apartments

Focus on fit-for-purpose rental apartments in locations with a growing population and strong labour market. Focus on locations with good returns at limited risk.

Own management

Own management permits continual optimisation and control of operating and maintenance costs as well as a focus on the surplus ratio.

Value creation: Add-ons

Focus on customised value-creating customer offerings of measures in properties that raise the general standard and promote increased net operating income.

Value creation: Refurbishment

Active refurbishment strategy is routinely implemented in the event of tenant relocation, which increases the property value and promotes improved cash flow. The design is adapted to the local markets and strengthens the supply of modern homes with qualities sought after by tenants.

* Excludes assets held for sale



Property in Vaggeryd



A photograph of a modern kitchen interior. The kitchen features white cabinetry with silver handles, a stainless steel refrigerator, and a wooden floor. The ceiling has two skylights. The overall aesthetic is clean and contemporary.

Active value creation through refurbishment

One of our goals is for the average rent increase to exceed the general annual rent increase. This is to be achieved through active property management and continuous investments. Since 2019, rent increases in the comparable portfolio have exceeded the general increase by 20.0 percentage points, reflecting strong value creation in the existing portfolio.

The annual rent negotiations for 2026 were completed during the quarter and resulted in a residential rent increase of approximately 3.3 per cent, weighted for the entire portfolio. Over the last 12 months, the rental value, without effects from transactions, has increased a total of 4.6 per cent. The difference between these figures – totalling 1.3 percentage points – is mainly attributable to KlaraBo's active improvement model.

Refurbishments are a central part of our strategy for long-term value creation. Upgrading apartments to today's standards, with modern kitchens and bathrooms and energy-efficient installations, creates added value for tenants, the company and thus our owners. Our refurbishment model is based on natural tenant turnover –

we do not take measures that force tenants to move. When an apartment becomes vacant, we take it over, refurbish it and turn it into an attractive home with updated standards that meets today's requirements.

This model has proven to be robust and has consistently generated attractive value growth through a combination of rent increases and enhancements in cost efficiency. The process has historically generated a net increase in value of approximately SEK 606 million resulting from refurbishments, excluding market effects such as changes in yield requirements.

Using leverage as a value-creation tool allows the company to be largely self-financed and strengthens the balance sheet by gradually reducing the Group's loan-to-value ratio.

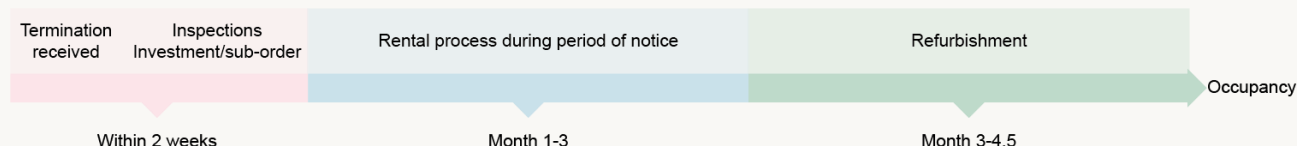
In addition to total refurbishments, we also offer improvements to raise the standard of our apartments while the tenants are living there. For example, tenants can choose different options that create a higher comfort level and contribute to greater well-being. At the same time, these measures raise the long-term value of the property and improve the economic outcome in addition to the general rent negotiations. These types of add-ons are optional for the tenant.

Refurbishment – from action to results

The company’s efforts to raise housing standards continued during the quarter. A total of 34 apartments underwent total refurbishments as part of the company’s refurbishment strategy, improving the technical standard of the properties and creating the conditions for stable, long-term

Standardised process for refurbishments

The refurbishment process follows a standardised model covering all stages, from tenant notice to occupancy. Parallel letting during the notice period helps to enable short lead times and limited vacancy.



What is included in a refurbishment?

Refurbishments are conducted as turnkey contracts with end-to-end execution, including design, coordination and completion. The aim is to ensure a long technical service life and a uniform housing standard.

The measures typically include replacing the main plumbing pipes and installing new bathrooms according to current standards, installing new kitchens and appliances, and upgrading finishes such as flooring, walls and interiors. In addition, necessary installations and modifications to the apartment are carried out. When refurbishing apartments, the company also reuses functional materials wherever possible, contributing to resource efficiency and cost control.

Investment level per apartment

Refurbishments are carried out using standardised packages, which enables a predictable and efficient cost level. The cost encompasses a fully completed upgrade of the apartment and includes all major measures, such as bathroom, kitchen, appliances, surface finishes, and necessary installations. The average cost is about SEK 6,400 per square metre.



Effect of completed refurbishments

Completed refurbishments allow the company raise the standards of its properties, which is then reflected in its rent levels. The outcome varies between locations depending on market conditions and the characteristics of the properties.

Location	Before refurbishment SEK/sq. m.	After refurbishment SEK/sq. m.
Trelleborg	1,290	1,760
Helsingborg	1,250	1,800
Visby	1,380	1,910
Östersund	1,170	1,710

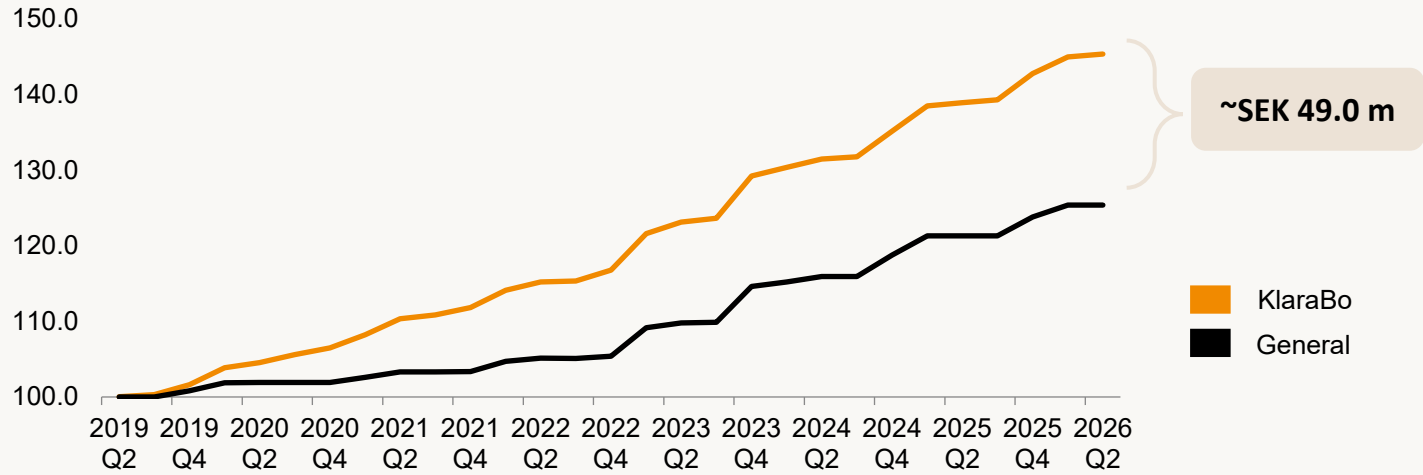
The investments thus enable a higher housing standard with a balance between the level of investment and rent growth.

Cost-efficient implementation model

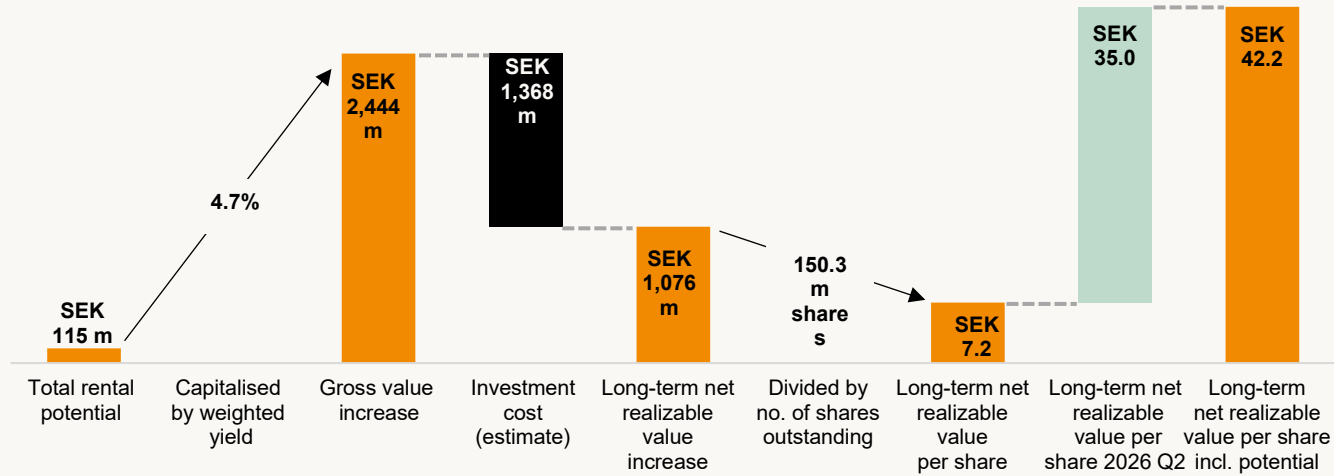
The company’s refurbishments use standardised packages involving coordinated purchasing and established contractor partnerships. This approach ensures predictability in terms of implementation and costs.

Historical rental value development

Percentage points



Potential net asset value



Historical net increase in value 2019–Q2 2026

SEK 49 m

Accumulated annual rent increase as a result of refurbishments

/

4.0%

Weighted average historical yield

=

SEK 1,221 m

Gross increase in value as a result of refurbishments

-

SEK 615 m

Investment cost to raise rent levels

=

SEK 606 m

Net increase in value as a result of refurbishments

Rolling 12 months Q2 2025–Q2 2026

SEK 8.0 m

Rent increase as a result of refurbishments

/

4.7%

Weighted average return

=

SEK 171.4 m

Gross increase in value as a result of refurbishments

-

SEK 88.5 m

Investment cost to raise rent levels

=

SEK 82.9 m

Net increase in value as a result of refurbishments

The underlying calculation is based on exact figures, while the table presents rounded numbers.

Our largest clusters make up half of our portfolio

Our property portfolio is concentrated in urban growth locations, where the combination of healthy disposable income and lower average rents strengthens our business model. Our clusters* are located in markets with stable housing demand, low supply of competing new construction, a demonstrated willingness to pay for refurbished homes and strong drivers such as infrastructure development, military expansion and tourism. The properties offer higher yields than in Sweden's three metropolitan areas and a value per square meter that is significantly lower than the cost of new construction. This provides long-term competitive advantages and limits competition from new construction.

Helsingborg

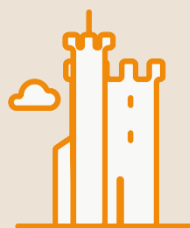
Active since: 2019

No. of apartments: 834

Refurbishment potential: 54%

Real occupancy rate: 100%

Property value**: SEK 20,850/sq. m.



Trelleborg

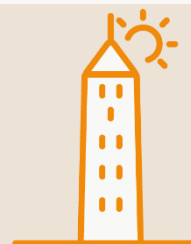
Active since: 2018

No. of apartments: 1,084

Refurbishment potential: 38%

Real occupancy rate: 100%

Property value**: SEK 23,790/sq. m.



Visby

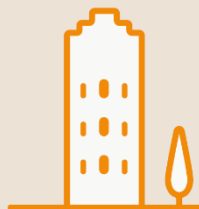
Active since: 2021

No. of apartments: 887

Refurbishment potential: 60%

Real occupancy rate: 100%

Property value**: SEK 22,150/sq. m.



Östersund

Active since: 2022

No. of apartments: 1,006

Refurbishment potential: 80%

Real occupancy rate: 100%

Property value**: SEK 17,120/sq. m.

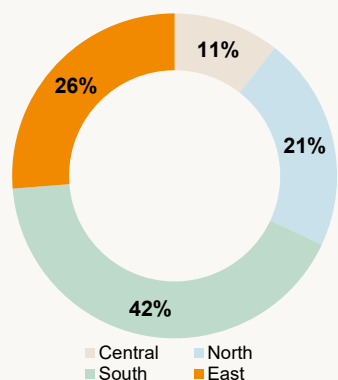


Property in Östersund

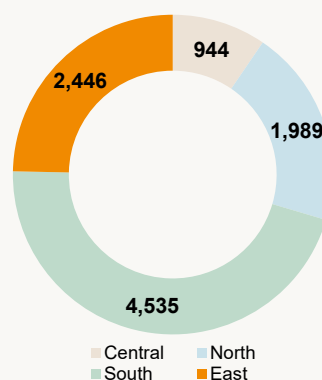
* Refers to cluster locations as of the closing date excluding assets held for sale

** Investment properties, excluding project development properties

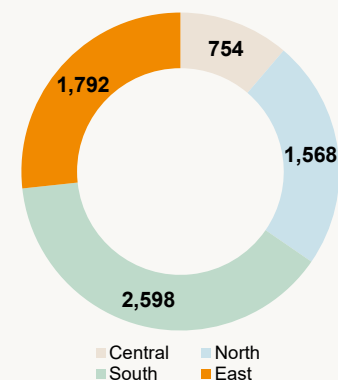
Rental revenue, housing units*



Property value**, SEK m



Number of apartments*



Investment properties*

Region	No. of properties	No. of apartments	Area, 000 sq. m.			Property value**	
			RFA	NFA	Total	SEK m	SEK/sq. m.
Central	70	754	48.0	4.7	52.7	944	17,929
North	18	1,568	106.1	9.2	115.2	1,989	17,260
South	68	2,598	174.7	27.6	202.3	4,535	22,421
East	49	1,792	117.8	10.4	128.2	2,446	19,083
	205	6,712	446.5	51.9	498.4	9,915	19,894

Region	Rental value		Economic occ. rate, %	Real occ. rate, %	Contracted annual rent, SEK m	Property expenses		Net operating income		
	SEK m	SEK/sq. m.				SEK m	SEK/sq. m.	SEK m	SEK/sq. m.	
Central	76.6	1,456	93.3	98.1	71.5	31.7	603	39.8	756	
North	157.6	1,368	94.7	97.6	149.3	57.1	495	92.2	800	
South	317.0	1,567	93.8	97.5	297.3	102.6	507	194.8	963	
East	185.5	1,447	92.7	96.7	171.9	57.9	451	114.1	890	
	736.9	1,479	93.7	97.4	690.1	249.2	500	440.9	885	
Yield, %									4.4	
Property administration							45.8	92		
Net operating income incl. property administration						690.1	295.0	395.1		793

* Excludes assets held for sale

** Investment properties, excluding project development properties and site leaseholds, measured in accordance with IFRS 16.

Our new construction

We work with the entire value chain for rental apartments, from project development and construction to own management. New construction is part of our business model and contributes to our long-term growth, but is currently conducted selectively with a focus on projects that create stable value over time.

Business development is about pursuing projects from idea to completed construction, both by improving existing properties and through new projects when the conditions are right. This work is based on careful analyses of local conditions – such as population growth, labour market and payment capacity – to ensure that each project is sustainable in the long term. We strive to minimise the climate impact of the construction process through well-thought-out material choices and resource-efficient solutions.

At the end of the period, the project development portfolio comprised 781 development rights, which means that we are well prepared for future growth when market conditions improve.

Ongoing projects

Bogen 1, Visby

The development agreement for the densification project at the Bogen 1 property in Visby has been delayed, but the hope is that it can be completed in the second half of 2026 and that the detailed development plan can be adopted in 2027.

Stäven 1, Visby

KlaraBo has been granted a building permit for the conversion and restoration of office premises into 14 apartments. The first entrance section, comprising two apartments, has been completed and the tenants have moved in. Construction has started on the next entrance section, which will include two additional apartments.

To enable future densification, with more housing units added, KlaraBo has applied for an amendment to the detailed development plan for the Stäven 1 property. A dialogue with Region Gotland is ongoing and detailed development planning is expected to begin in 2026.

Öster om mässan, (Malmö)

Our land allocation "Öster om mässan" in Hyllie in Malmö consists of two blocks with approximately 300 apartments, of which roughly 50 per cent will be rental apartments and roughly 50 per cent tenant-owner apartments. The project is Malmö's first Mallbo project in which new construction with lower rent is being enabled in part through lower parking standards and discounted site leasehold fees. Implementation is scheduled to take place in stages, with both tenant-owner apartments and rental apartments. The land allocation agreement has been signed and extends until 31 March 2029.



Property in Motala

OUR NEW CONSTRUCTION

Development rights and project development*

Region	Project	Municipality	No. of apartments	Area, 000 sq. m.		Rental value		Status	Own share, %
				GFA	RFA	SEK m	SEK/s q. m.		
South	Hälleföndran 8, loft	Malmö	17	0.7	0.5	1.5	2,778	4	100
South	Öster om mässan	Malmö	150	9.6	7.6	13.9	1,831	3	100
North	Västland 26:39	Sundsvall	152	15.0	11.7	21.4	1,830	4	100
North	Västland 26:39 (conversion)	Sundsvall	18	0.4	0.3	0.7	2,120	2	100
East	Bogen 1 (phase 1)	Gotland	90	6.3	5.0	10.4	2,065	5	100
East	Bogen 1 (phase 2)	Gotland	79	5.5	4.4	9.1	2,065	5	100
East	Bogen 1 (phase 3)	Gotland	41	2.9	2.3	4.8	2,065	5	100
East	Stäven (conversion)	Gotland	14	1.3	0.9	1.7	1,900	1	100
East	Ålen (extension)	Vaggeryd	90	6.4	4.9	9.0	1,822	4	100
East	Ålen (new construction)	Vaggeryd	130	9.2	7.1	12.9	1,826	4	100
Total			781	57.2	44.8	85.4	1,905		

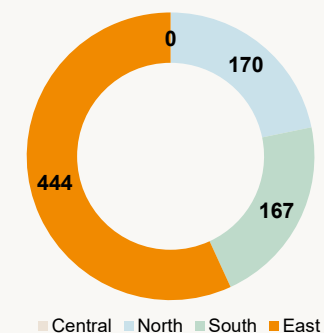
Status:

- 1) Projects where construction started or permit obtained
- 2) Construction permit planning in progress
- 3) Municipal decision on land allocation taken or acquisition agreement signed
- 4) Detailed development plan has gained legal force
- 5) Work on detailed development plan ongoing

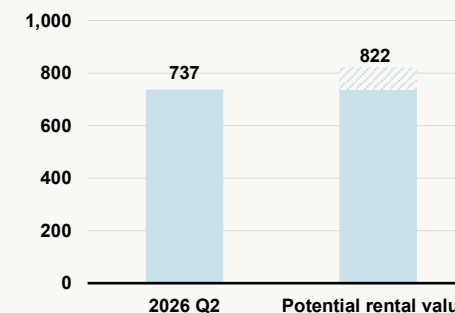
* Information relating to projects currently under development is based on management's estimates and assumptions. Such information is subject to uncertainty regarding project timelines, areas, costs, and future rental values. The information is updated on an ongoing basis and should not be considered a forecast of future outcomes.

** Excludes assets held for sale

Planned apartments by region



Rental value including development rights**



The above graph provides a visual representation of the rental value of the existing portfolio** as of the closing date, including the estimated rental value of the project portfolio.

Financial statements



Condensed consolidated statement of comprehensive income

SEK m	Notes	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Revenue	1	189.0	180.5	377.5	355.6	720.4
Costs	2	-73.6	-70.9	-176.7	-162.8	-313.2
Net operating income	3	115.4	109.6	200.8	192.8	407.2
Central administrative costs	4	-14.5	-16.0	-28.2	-29.8	-55.1
Operating profit		100.9	93.6	172.6	163.0	352.1
Financial income/expenses	5	-51.5	-47.0	-103.8	-91.7	-193.0
Income from property management		49.4	46.5	68.9	71.3	159.1
Changes in value of properties	6	-4.4	33.5	64.0	273.5	365.4
Changes in value of derivatives	6	-53.8	-68.4	-12.5	-51.7	2.0
Profit before tax		-8.8	11.6	120.4	293.1	526.5
Tax expense	7	-2.5	-4.9	-7.6	-57.1	-118.4
Profit/loss for the period		-11.3	6.7	112.7	236.0	408.1

Comprehensive income for the period is the same as profit for the period since there is no other comprehensive income.

Condensed consolidated statement of financial position

SEK m	Notes	2026 30 Jun	2025 30 Jun	2025 31 Dec
Intangible assets		0.1	0.2	0.1
Investment properties	8	9,940.6	10,411.2	9,587.2
Property, plant and equipment		4.0	4.5	3.6
Financial non-current assets		0.1	0.0	0.0
Receivables		42.4	23.3	27.9
Cash and cash equivalents		58.8	116.1	79.7
Assets held for sale	8	897.0	–	1,013.6
Total assets		10,942.9	10,555.3	10,712.2
Equity attributable to Parent Company shareholders		4,879.5	4,674.4	4,840.2
Deferred tax liability	9	362.3	314.4	367.4
Derivatives		21.1	62.3	8.5
Non-current interest-bearing liabilities	10	4,612.3	3,993.5	4,052.5
Current interest-bearing liabilities	10	448.5	1,377.5	796.7
Other liabilities		131.3	133.3	157.5
Liabilities directly related to assets held for sale	10	487.9	–	489.3
Total equity and liabilities		10,942.9	10,555.3	10,712.2

Condensed consolidated statement of changes in equity

SEK m	2026 30 Jun	2025 30 Jun	2025 31 Dec
Opening equity, attributable to Parent Company shareholders	4,840.2	4,484.2	4,484.2
Profit for the period	112.7	236.0	408.2
Dividend	-37.6	–	–
Issue of warrants	–	–	8.2
Costs attributable to new share issues	–	-0.9	-1.1
Tax effect on share issue costs	–	0.2	0.2
Share repurchase	-35.8	-45.1	-59.4
Closing equity, attributable to Parent Company shareholders	4,879.5	4,674.4	4,840.2



Condensed consolidated cash-flow statement

SEK m	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Operating activities					
Operating profit	100.9	93.6	172.6	163.0	352.1
Adjustments for non-cash items	0.4	0.5	0.9	1.1	2.1
Interest received	0.0	0.4	0.2	0.9	2.5
Interest paid	-47.0	-45.2	-96.9	-92.7	-185.5
Tax paid	-12.8	-12.1	-23.5	-33.4	-34.2
Cash flow from operating activities before changes in working capital	41.7	37.2	53.3	38.8	136.9
Cash flow from changes in working capital					
Change in operating receivables/payables	-35.2	-10.7	-47.1	5.0	5.5
Cash flow from operating activities	6.5	26.5	6.2	43.9	142.4
Investing activities					
Acquisition of investment properties through companies	–	6.9	-92.2	-804.5	-804.5
Sale of investment properties	–	–	–	–	1.1
Investments in existing investment properties	-40.3	-46.3	-67.0	-75.6	-172.7
New construction investments	-0.8	-0.6	-2.9	-1.0	-2.9
Acquisition of property, plant and equipment	-0.1	–	-0.3	-0.1	-0.2
Cash flow from investing activities	-41.2	-40.0	-162.4	-881.1	-979.2
Financing activities					
New share issue, net	–	–	–	375.5	383.5
Dividend	-37.6	–	-37.6	–	–
New financial liabilities	40.0	–	240.8	510.0	510.0
Repayment of financial liabilities	-12.6	-15.1	-27.0	-30.1	-60.6
Borrowing costs	-0.5	–	-5.2	–	–
Share repurchase	–	–	-35.8	-45.1	-59.4
Cash flow from financing activities	-10.7	-15.1	135.3	810.3	773.4
Cash flow for the period	-45.5	-28.5	-20.9	-26.9	-63.3
Cash and cash equivalents at the beginning of the period	104.3	144.6	79.7	143.0	143.0
Cash and cash equivalents at the end of the period	58.8	116.1	56.8	116.1	79.7

FINANCIAL STATEMENTS

Condensed Parent Company income statement and balance sheet

Parent Company income statement

SEK m	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Net sales	6.8	10.6	13.3	16.8	31.9
Personnel costs	-7.3	-6.8	-14.0	-12.7	-24.8
Other external expenses	-5.9	-6.2	-11.8	-11.7	-23.4
Operating loss	-6.4	-2.4	-12.5	-7.6	-16.4
Financial income/expenses	-16.8	72.9	24.1	104.6	226.7
Profit/loss after financial items	-23.2	70.5	11.6	96.9	210.3
Group contributions paid/received	–	–	–	–	42.3
Profit/loss before tax	-23.2	70.5	11.6	96.9	252.7
Tax expense	4.6	12.7	2.8	10.0	-1.1
Profit/loss for the period	-18.6	83.2	14.4	106.9	251.5

The Parent Company does not own any properties. The company maintains Group-wide functions for administration, management, financing and project development. Sales in the Parent Company mainly pertain to invoicing of services to Group companies.

In addition to intra-Group interest, the item "Financial income/expenses" for the quarter was impacted by changes in the value of derivatives and the impairment of shares in subsidiaries.

Parent Company balance sheet

SEK m	2026 30 Jun	2025 30 Jun	2025 31 Dec
Property, plant and equipment	0.2	0.3	0.3
Participations in Group companies and jointly controlled companies ventures	2,316.1	2,268.2	2,327.8
Receivables from Group companies and jointly controlled companies	3,228.0	4,384.1	4,229.3
Deferred tax assets	4.6	12.8	1.8
Other receivables	28.4	3.9	9.2
Cash and bank balances	57.6	48.1	27.3
Total assets	5,634.9	6,717.4	6,595.6
Restricted equity	7.9	7.9	7.9
Non-restricted equity	4,249.0	4,169.6	4,307.9
Derivatives	22.2	62.3	8.5
Liabilities to Group companies	1,347.6	2,469.1	2,262.0
Other liabilities	8.3	8.5	9.3
Total equity and liabilities	5,634.9	6,717.4	6,595.6

The Parent Company's assets and liabilities mainly consist of shares in, receivables from and liabilities to Group companies as well as cash and cash equivalents.

Current earnings capacity

The table below shows the earnings capacity of KlaraBo's property management operations on a 12-month basis as of 1 July 2026. It is important to note that earnings capacity is not a forecast and should only be considered as a theoretical snapshot for the purposes of illustration. The current earnings capacity does not include an assessment of future changes in rents, vacancy rate, operating costs, interest, value changes, property transactions or other factors that could impact the performance of the operations.

Earnings capacity is based on the contracted rental revenue of the property portfolio, assessed property expenses during a normal year as well as expenses for property administration and central administration assessed on an annual basis based on the current scale of administration. Expenses for interest-bearing liabilities are based on the current interest-bearing liability and the Group's average interest rate level including the effects of derivatives. From the fourth quarter of 2025 onwards, non-cash financial expenses are also included to clarify future costs. These expenses have not previously been included in earnings capacity. Earnings capacity does not reflect all of the costs for the property management operations.

Current earnings capacity, 12 months

SEK m	1 Jul 2026*	1 Apr 2026	1 Jan 2026	1 Oct 2025	1 Jul 2025
Rental revenue	690.1	763.3	753.3	735.4	735.6
Property expenses	-295.0	-329.0	-324.2	-316.0	-316.0
Net operating income	395.1	434.3	429.1	419.4	419.6
Surplus ratio, %	57.3	56.9	57.0	57.0	57.0
Central administrative costs	-50.6	-51.0	-48.9	-46.8	-46.8
Financial income/expenses	-178.9	-200.2	-196.1	-200.5	-181.9
Non-cash financial expenses	-4.2	-3.9	-2.8		
Income from property management	161.4	179.2	181.3	172.1	190.8
Income from property management per share, SEK	1.07	1.19	1.19	1.12	1.24
No. of shares, million	150.3	150.3	152.6	153.5	153.5
Interest-coverage ratio	1.9	1.9	1.9	1.9	2.0

* Excludes assets held for sale and liabilities directly related to assets held for sale

► **Current earnings capacity, cont.**

Earnings capacity excludes assets and liabilities classified as held for sale since the date for the economic transfer of these assets has been agreed as 30 June 2026.

Rental revenue for the comparable portfolio increased SEK 1.6 million during the quarter. This positive performance was primarily driven by completed investments in refurbishment, which contributed to higher rent levels. In addition, proactive, value-adding property management has made it possible to identify spaces that were previously unlettable, which have now been converted into housing units and successfully let.

Housing vacancies decreased during the quarter, partly due to the sale of properties with higher-than-average vacancy rates, which further boosted the company's growth in rental revenue.

Property expenses are recognised at the 2026 cost level in accordance with the established budget and pertain to the entire property portfolio, excluding the portion allocated to assets held for sale.

Central administrative costs are recognised at 2026 cost levels based on the current scope and resources required for administration.

Net financial items improved as a result of lower financial expenses – mainly due to the repayment of loans related to divested properties – as well as higher financial income.

Income from property management per share amounted to SEK 1.07.



Analysis of income statement and balance sheet

The income statement items below pertain to the second quarter from 1 April to 30 June and the period from 1 January to 30 June. Comparison items pertain to the year-earlier period.

Note 1 Revenue

Revenue for the quarter amounted to SEK 189.0 million (180.5), a year-on-year increase of 4.7 per cent.

Rent negotiations have been completed for 2026 at a weighted average of 3.3 per cent, corresponding to approximately SEK 5.6 million of the revenue for the quarter. The remaining increase was attributable to the standard-raising improvements carried out during the year, increased revenue from parking and adjustments to operating costs compared with actual tenant costs.

Revenue for the period amounted to SEK 377.5 million (355.6), an increase mainly attributable to the acquisition in Helsingborg, which was completed in February 2025 and contributed approximately SEK 7.5 million of the increase in revenue. The acquisition and divestment of properties in the previously communicated swap deal was completed in February 2026 and had no significant net effect on consolidated revenue during the period.

Note 2 Costs

The Group's costs encompass operating and maintenance costs, property tax, property administration, insurance and other property management costs.

Operating costs primarily pertain to fees for heating, electricity and water consumption, and waste management and amounted to SEK -73.6 million (-70.9) for the quarter, up 3.8 per cent. The increase in costs for the quarter was primarily attributable to annual cost indexation and higher energy prices. This negative trend was offset by an increased focus on cost control and efficiency improvements in ongoing property management.

The swap deal with Sveafastigheter had no significant net effect on costs.

Operating costs for the period amounted to SEK -176.7 million (-162.8). This 8.5 per cent increase was partly attributable to the acquisition in Helsingborg, which was completed in February 2025 and accounted for SEK -4.3 million of the cost increase in the period.

Escalating geopolitical tensions resulted in higher energy prices during the period, which had a negative impact on operating costs

for the period. The increase in costs was further intensified by colder weather during the first quarter of the period, resulting in a greater need for heating and snow removal than in the same period last year. A continued focus on operational efficiency and cost control in the property management operations enabled the company to offset part of the cost increase.

Note 3 Net operating income and surplus ratio

Net operating income for the quarter amounted to SEK 115.4 million (109.6), corresponding to a year-on-year increase of 5.3 per cent.

The surplus ratio for the quarter was 61.1 per cent (60.7).

Net operating income for the period amounted to SEK 200.8 million (192.8), a year-on-year increase of 4.2 per cent mainly driven by acquisitions, the year's rent negotiations and rent increases following standard-raising improvements.

The surplus ratio for the period amounted to 53.2 per cent (54.2).

Note 4 Central administrative costs

Central administrative costs include costs for senior management and central support functions for operations. This cost also includes VAT expenses, since housing companies are not entitled to deduct the VAT they pay in connection with onward invoicing within the Group.

Central administrative costs totalled SEK -14.5 million (-16.0) for the quarter and SEK -28.2 million (-29.8) for the period. The reduction in costs was primarily attributable to lower consulting costs.

Note 5 Financial income/expenses

Financial income/expenses totalled SEK -51.5 million (-47.0) for the quarter. The increase was mainly attributable to a higher loan volume during the period, changes in the derivative portfolio and the refinancing of previous fixed-rate loans in the third quarter of 2025. The average interest rate on the balance sheet date was 3.7 per cent* (3.4).

Bank loans amounting to SEK 529.0 million were repaid during the period and new loans of SEK 599.2 million were raised in connection with the completed swap deal. KlaraBo has also refinanced loans totalling SEK 1,290.4 million. In addition, a new SEK 260 million interest-rate swap was entered into at a fixed interest rate of 2.11 per cent.

KlaraBo's interest-rate hedging ratio amounted to 66.4 per cent* (59.5) of the loan volume. The increase in the interest-rate hedging ratio compared with last year is due to the fact that KlaraBo

divested properties during the quarter, for which economic transfer took place on 30 June.

Note 6 Changes in value

The Group's investment properties are appraised on a quarterly basis and inspected individually on a rolling three-year schedule. All properties are appraised by an external appraiser at least once a year. The appraisals are based on available property-specific documentation, market data, and external appraisers' market assessments and experience-based assumptions.

During the current quarter, a desktop appraisal was conducted by the independent authorised appraiser Savills. This review resulted in updated appraisal parameters to ensure an accurate and market-based assessment of the value of the property portfolio.

Unrealised changes in the value of the property portfolio during the quarter amounted to SEK -4.4 million (33.5), of which SEK -18.3 million was attributable to an adjustment to the agreed transaction value for the portfolio, which is included in the announced transaction, for which economic transfer took place on 30 June 2026.

Improved net operating income linked to the Group's value-creating investments in refurbishments and conversions of previously unlettable spaces and vacant premises into housing units contributed SEK 53.6 million to the increase in value.

Other changes totalling SEK -39.8 million were attributable to investments made during the quarter and the repayment of previously received energy and investment subsidies.

At the end of the period, the average yield requirement for the portfolio was approximately 4.9 per cent and the yield requirement for housing units was 4.8 per cent, excluding assets held for sale. The weighted yield requirement for the comparable portfolio increased marginally by about 2 basis points compared with the preceding quarter.

Changes in the value of properties during the period amounted to SEK 273.5 million (365.4), mainly driven by an improvement in net operating income linked to the Group's value-creating investments, unrealised changes in value due to the announced transaction and revised inflation assumptions.

Changes in value during the period include realised changes in the value of sold properties of SEK -35.4 million (0), which should be viewed together with the reversal of deferred tax liabilities according to Note 7. The total preliminary earnings effect, including selling costs for the sales, thus amounted to SEK -3.5 million.

The change in value for the Group's derivative portfolio amounted to SEK -53.8 million (-68.4) in the quarter and SEK -12.5 million (-51.7) in

* Excludes assets held for sale and liabilities directly related to assets held for sale

► **Notes, cont.**

the period. The negative trend during the quarter was due to changed market interest rates. The effect only impacts the company's accounting and not its cash flow, and at the end of the derivative contract, the value is zero.

Note 7 Tax expense

Total tax for the quarter amounted to SEK -2.5 million (-4.9), of which SEK -4.8 million (-11.2) pertained to deferred tax related to unrealised changes in the value of investment properties and an amount corresponding to SEK 11.1 million (14.1) pertained to unrealised changes in the value of derivatives. Current tax amounted to SEK -8.9 million (-7.8).

Total tax for the period amounted to SEK -7.6 million (-57.1), of which SEK -26.2 million (-55.9) pertained to deferred tax related to changes in the value of investment properties and an amount corresponding to SEK 2.6 million (10.7) pertained to unrealised changes in the value of derivatives. Current tax amounted to SEK -16.1 million (-11.8). Total tax for the period also includes a reversal of deferred tax liabilities of SEK 31.9 million (0) pertaining to sold properties and should be viewed together with the realised changes in the value of properties.

Deferred tax is calculated using the balance sheet method for all temporary differences between the carrying amounts and tax bases of assets and liabilities and had no direct impact on liquidity.

Note 8 Investment properties

The Group's investment properties including project development properties are recognised at fair value in accordance with IFRS 13 Level 3. For project development properties under construction, a predetermined portion of the unrealised change in value between fair value upon completion and total estimated production costs is recognised in pace with the degree of completion. This is done in accordance with an escalation model adopted by the Group.

Carrying amount, investment properties

SEK m	2026 30 Jun	2025 30 Jun	2025 31 Dec
Opening carrying amount, investment properties	9,587.2	9,243.9	9,243.9
Acquisition of investment properties through companies	1,082.3	815.0	815.0
Sale of investment properties	–	–	-1.1
Investments in investment properties	57.9	75.6	172.7
Investments in new construction properties	2.9	3.2	4.9
Public subsidies	9.1	–	–
Change in appraisal due to IFRS 16	-1.2	–	–
Changes in value	99.4	273.5	365.4
Reclassification to assets held for sale	-897.0	–	-1,013.6
Closing carrying amount, investment properties	9,940.6	10,411.2	9,587.2

* Excludes assets held for sale and liabilities directly related to assets held for sale

** Includes assets held for sale and liabilities directly related to assets held for sale

In accordance with IFRS 5, investment properties held for sale with closing expected to take place on 2 July 2026 have been reclassified to the balance sheet item "Assets held for sale."

The Group's investment properties including assets held for sale were appraised at SEK 10,837.6 million (10,411.2) at the end of the period, of which project development properties accounted for SEK 16.4 million (16.1), site leaseholds valued in accordance with IFRS 16 accounted for SEK 9.4 million (10.6) and the remainder, SEK 10,811.8 million (10,384.5), pertained to existing investment properties.

A repayment of SEK 9.1 million of previously received investment and energy subsidies was made during the quarter.

Note 9 Deferred tax liability

The deferred tax liability of SEK 362.3 million (314.4) was mainly attributable to tax on temporary differences between the carrying amounts and tax bases of investment properties and derivatives. Deferred tax on untaxed reserves are also included.

Note 10 Interest-bearing liabilities

Interest-bearing liabilities pertain primarily to financing of the Group's investment properties. Financing for investment properties amounted to SEK 5,060.8 million* (5,363.1) on the balance sheet date. The Group's interest-bearing liabilities directly related to assets held for sale amount to SEK 487.9 million.

Lease liabilities according to IFRS 16 amounted to SEK 11.2 million (12.5) and pertained to a site leasehold and office properties. Ongoing repayments for the next 12 months were estimated at SEK 43.1 million* (60.3) at the end of the period. The Group's cash and cash equivalents totalled SEK 58.8 million (116.1) and, in addition, KlaraBo had unutilised credit facilities amounting to SEK 110 million on the balance sheet date. The fair value of the liabilities does not differ significantly from the carrying amount.

The loan-to-value ratio for the Group on the balance sheet date was 49.8 per cent** (50.5).

Key performance indicators

KlaraBo presents certain non-IFRS performance measures in the interim report. KlaraBo believes that these measures provide valuable supplementary information to investors and the company's management since they enable an evaluation of the company's performance. Non-IFRS measures are presented in the table below.

	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Property-related					
Rental revenue, SEK m	189.0	180.5	377.5	355.6	720.4
Income from property management, SEK m	49.4	46.5	68.9	71.3	159.1
Profit/loss for the period, SEK m	-11.3	6.7	112.7	236.0	408.1
Surplus ratio, %	61.1	60.7	53.2	54.2	56.5
Real occupancy rate, %	97.4*	97.2	97.4*	97.2	96.9
Investment properties, SEK m	9,940.6*	10,411.2	9,940.6*	10,411.2	10,600.8
Total lettable area, 000 sq. m.	498.4*	555.5	498.4*	555.5	556.0
Market value per sq. m.	19,894*	18,693	19,894*	18,693	19,022
No. of apartments under management	6,712*	7,431	6,712*	7,431	7,434
No. of apartments in project development	781*	809	781*	809	571
Financial					
Equity/assets ratio, %	44.6	44.3	44.6	44.3	45.2
Loan-to-value ratio, %	49.8	50.5	49.8	50.5	49.6
Interest-coverage ratio**	1.8	1.8	1.8	1.8	1.8
Fixed-rate term, years	2.9*	3.3	2.9*	3.3	3.0
Credit lock-in period, years	2.3*	1.7	2.3*	1.7	2.2
Long-term net realizable value, SEK m	5,262.9	5,051.0	5,262.9	5,051.0	5,216.1
Share-based					
Income from property management per share, SEK	0.33	0.30	0.46	0.46	1.04
Earnings per share, SEK***	-0.07	0.04	0.75	1.53	2.66
Equity per share, SEK	32.5	30.4	32.5	30.4	31.7
Long-term net realizable value per share, SEK	35.0	32.9	35.0	32.9	34.2
Annual growth, income from property management per share, %	8.5	9.8	-1.3	9.0	2.8
Annual growth, long-term net realizable value per share, %	6.4	2.6	6.4	2.6	1.6
No. of shares at the end of the period, million	150.3	153.5	150.3	153.5	152.6
Weighted average no. of shares during the period, million	150.3	153.5	150.6	153.9	153.7

* Excludes assets held for sale and liabilities directly related to assets held for sale

** Based on a calculation on a 12-month basis

*** In accordance with IFRS



Definitions of KPIs

Key performance indicators	Definition	Objective
Market value per sq. m.	Investment properties excluding new construction, divided by the total lettable area of the property portfolio.	This KPI shows developments in the value of the Group's investment properties in relation to area over time.
Surplus ratio, %	Net operating income in relation to rental revenue.	This KPI is used to show the share of revenue that remains after property expenses. It is a measure of efficiency that can be compared between property companies as well as over time.
Real occupancy rate, %	Number of apartments rented, including apartments set aside for refurbishment and apartments with signed leases, divided by total number of apartments.	This KPI is used to illustrate the actual occupancy rate in the Group adjusted for voluntary vacancy in the form of refurbishment and temporary relocation vacancies.
Equity/assets ratio, %	Total equity in relation to total assets at the end of the period.	This KPI is used to illustrate the Group's sensitivity to interest rates and its financial stability.
Loan-to-value ratio, %*	Total interest-bearing liabilities less cash and cash equivalents at the end of the period in relation to investment properties.	This KPI illustrates financial risk, and how much of the operation is pledged under interest-bearing liabilities less available cash on hand. It provides comparability with property companies.
Loan-to-value ratio, investment properties, %*	Interest-bearing liabilities related to investment properties, in relation to investment properties excluding new construction in progress.	This KPI is used to illustrate financial risk, and how much of the management operations are pledged under interest-bearing liabilities.
Interest-coverage ratio	Operating profit/loss on a 12-month basis, divided by net interest income/expense.	This KPI shows how many times the Group will be able to pay its interest with earnings from operating activities, and illustrates how sensitive the Group is to changes in interest rates.
Long-term net realizable value, SEK m	Equity attributable to Parent Company shareholders, with add-back of deferred tax and derivatives attributable to wholly owned participations.	This KPI is an established measure of the Group's long-term net realizable value, and facilitates analysis and comparison between property companies.
Income from property management per share, SEK	Income from property management attributable to Parent Company shareholders in relation to weighted average number of shares during the period before dilution.	This KPI illustrates income from property management per share in a uniform manner for listed companies.
Equity per share, SEK	Equity attributable to Parent Company shareholders in relation to the number of shares outstanding at the end of the period.	This KPI shows how much of the Group's recognised equity each share represents.
Long-term net realizable value per share, SEK	Long-term net realizable value in relation to the number of shares outstanding at the end of the period.	This KPI illustrates the Group's long-term net realizable value per share in a uniform manner for listed companies.
Annual growth, income from property management per share, %	Percentage change in income from property management per share during the period.	This KPI illustrates the development of income from property management over time, expressed as a percentage.
Annual growth, long-term net realizable value per share, %	Percentage change in long-term net realizable value per share during the period.	This KPI illustrates the development of long-term net realizable value, expressed as a percentage.
Net operating income	Net sales from property management before elimination of intra-Group leases excluding expenses from property management.	This KPI measures the property companies' operational surplus regarding letting and property management.
Economic occupancy rate, %	Rental revenue in relation to rental value.	This KPI facilitates the assessment of rental revenue in relation to the total value of the potential lettable area.

* Includes assets held for sale and liabilities directly related to assets held for sale

Reconciliation table, KPIs

	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Market value per sq. m.					
A Investment properties, SEK m	9,940.6	10,411.2	9,940.6	10,411.2	10,600.8
B New construction in progress, SEK m	16.4	16.0	16.4	16.0	13.1
C Site leaseholds, SEK m	9.4	10.6	9.4	10.6	10.6
D Total lettable area, 000 sq. m.	498.4	555.5	498.4	555.5	556.0
(A-B-C)/D Market value per sq. m.	19,894	18,693	19,894	18,693	19,022
Surplus ratio, %					
A Net operating income, SEK m	115.4	109.6	200.8	192.8	407.2
B Revenue, SEK m	189.0	180.5	377.5	355.6	720.4
A/B Surplus ratio, %	61.1	60.7	53.2	54.2	56.5
Real occupancy rate, %					
A No. of apartments	6,712	7,431	6,712	7,431	7,434
B No. of vacant apartments	285	356	285	356	371
C Apartments set aside for refurbishment or with signed leases	108	145	108	145	144
1-(B-C)/A Real occupancy rate, %	97.4	97.2	97.4	97.2	96.9
Equity/assets ratio, %					
A Total equity at the end of the period, SEK m	4,879.5	4,674.4	4,879.5	4,674.4	4,840.2
B Total equity and liabilities at the end of the period, SEK m	10,942.9	10,555.3	10,942.9	10,555.3	10,712.2
A/B Equity/assets ratio, %	44.6	44.3	44.6	44.3	45.2
Loan-to-value ratio, %					
A Non-current interest-bearing liabilities, SEK m	4,612.3	3,993.5	4,612.3	3,993.5	4,052.5
B Current interest-bearing liabilities, SEK m	359.4	1,377.5	359.4	1,377.5	1,286.0
C Liabilities directly related to assets held for sale	487.9	0.0	487.9	0.0	1,286.0
D Cash and cash equivalents at the end of the period, SEK m	58.8	116.1	58.8	116.1	79.7
E Investment properties, SEK m	9,940.6	10,411.2	9,940.6	10,411.2	10,600.8
F Assets held for sale	897.0	0.0	897.0	0.0	10,600.8
(A+B+C-D)/(E+F) Loan-to-value ratio, %	49.8	50.5	49.8	50.5	49.6
G New construction in progress, SEK m	16.4	16.0	16.4	16.0	13.1
(A+B+C)/(E+F-G) Loan-to-value ratio, investment properties, %	50.5	51.7	50.5	51.7	50.4
Interest-coverage ratio					
A Operating profit, rolling 12 months, SEK m	361.8	330.4	361.8	330.4	352.1
B Interest income/expense, rolling 12 months, SEK m	-205.1	-180.5	-205.1	-180.5	-193.0
A/-B Interest-coverage ratio	1.8	1.8	1.8	1.8	1.8

► Reconciliation table, KPIs, cont.

	2026 Apr–Jun	2025 Apr–Jun	2026 Jan–Jun	2025 Jan–Jun	2025 Jan–Dec
Long-term net realizable value, SEK m					
A Equity, SEK m	4,879.5	4,674.4	4,879.5	4,674.4	4,840.2
B Add-back of derivatives, SEK m	21.1	62.3	21.1	62.3	8.5
C Add-back of deferred tax liabilities, SEK m	362.3	314.4	362.3	314.4	0.0
D Add-back of deferred tax assets, SEK m	0.0	0.0	0.0	0.0	367.4
A+B+C+D Long-term net realizable value, SEK m	5,262.9	5,051.0	5,262.9	5,051.0	5,216.1
Income from property management per share, SEK					
A Income from property management, SEK m	49.4	46.5	68.9	71.3	159.1
B Weighted average no. of shares during the period, million	150.3	153.5	150.6	153.9	153.7
A/B Income from property management per share, SEK	0.33	0.30	0.46	0.46	1.04
Equity per share, SEK					
A Equity, SEK m	4,879.5	4,674.4	4,879.5	4,674.4	4,840.2
B No. of shares at the end of the period, million	150.3	153.5	150.3	153.5	152.6
A/B Equity per share, SEK	32.5	30.4	32.5	30.4	31.7
Long-term net realizable value per share, SEK					
A Long-term net realizable value, SEK m	5,262.9	5,051.0	5,262.9	5,051.0	5,216.1
B No. of shares at the end of the period, million	150.3	153.5	150.3	153.5	152.6
A/B Long-term net realizable value per share, SEK	35.0	32.9	35.0	32.9	34.2
Annual growth, income from property management per share, %					
A Income from property management during the period per share, SEK	0.33	0.30	0.46	0.46	1.04
B Income from property management during the preceding period per share, SEK	0.30	0.28	0.46	0.43	1.01
A/B-1 Annual growth, income from property management per share, %	8.5	9.8	0.0	0.1	2.8
Annual growth, long-term net realizable value per share, %					
A Long-term net realizable value during the period per share, SEK	35.0	32.9	35.0	32.9	34.2
B Long-term net realizable value during the preceding period per share, SEK	32.9	32.1	32.9	32.1	33.7
A/B-1 Annual growth, long-term net realizable value per share, %	6.4	2.6	6.4	2.6	1.6

Risks and opportunities for the Group and Parent Company



In order to prepare accounts according to generally accepted accounting principles and IFRS, company management must make assessments and assumptions that affect recognised assets and liabilities as well as revenues and costs in the financial statements, as well as affecting other information provided. The actual results may deviate from these assessments. Estimates and assumptions are based on historical experience and other factors that are deemed reasonable given the prevailing conditions.

The Group's operations and the financial position and earnings can be affected, both directly and indirectly, by a number of risks, uncertainties and external factors. The Group's operations are dependent on general financial and political trends, particularly in Sweden, which can impact demand for – and the value of – housing and premises. All identified risks are continuously monitored, and risk-reducing measures are implemented if required to limit their impact. A summary of the most substantial risks and opportunities for the Group is presented below. For other information, refer to the Annual Report.

Financial risk

KlaraBo's most significant financial risks comprise interest-rate risk, financial risk and liquidity risk. Interest-rate risk is defined as non-controllable increase in interest expense. Interest-rate risk is expressed as a change of expenses for the interest-bearing liabilities if the interest rate changes by 1 percentage point. Financing risk pertains to the risk that expenses, excluding interest-rate risk, for raising new loans or other

financing becomes higher and/or that refinancing loans outstanding becomes more difficult or occurs on disadvantageous terms. Liquidity risk refers to the risk of not being able to meet payment obligations due to insufficient liquidity or difficulties in obtaining financing. KlaraBo requires access to liquidity to finance ongoing projects, manage operations and settle due payments of interest and repayment instalments.

All of the risks above are regulated in the financial policy adopted by the Board of Directors. KlaraBo addresses these risks operationally through measures such as hedging of its debt portfolio, maintaining a favourable and proactive dialogue with the Group's financial partners and continuously monitoring and addressing the Group's liquidity situation. KlaraBo's work is governed in part by internal targets for each risk category and in part by the Group's overall financial targets and risk limits. This is intended to limit the financial risks and to achieve a favourable long-term trend in net financial items. Furthermore, under existing loan agreements, KlaraBo is required to monitor and report on a number of key figures on a quarterly basis.

Opportunities and risks in the values of the properties

KlaraBo recognises investment properties at fair value, and the property portfolio is appraised at least once each year by independent external appraisers. The changes in value resulting from these appraisals are recognised in profit or loss and may have a material impact on profit for the period. This means that the earnings may show some volatility between periods.

The market value of the properties is mainly impacted by expected future net operating income and market yield requirements. Increased demand for properties tends to lower the yield requirement, resulting in higher appraisals. Lower demand has the opposite effect. Similarly, the value is

positively affected by higher net operating income and negatively affected by lower net operating income.

The appraisal takes various factors into account, including the actual rent level and the vacancy risk in the property portfolio. Property appraisals take into account an interval of uncertainty to reflect the inherent uncertainty of the assumptions and estimates made.

Ongoing projects

Information on ongoing projects in the interim report is based on assessments concerning the size, direction and scope of ongoing projects as well as when the projects are expected to commence and be completed. Information is also based on assessments of future project costs and rental value and should not be viewed as a forecast. Assessments and assumptions involve uncertainties concerning the projects' completion, design and size, schedule as well as project expenses and future rental value. Information concerning ongoing projects in the interim report is regularly re-evaluated, and assessments and assumptions are adjusted in line with the completion or addition of ongoing projects and when conditions change. Financing has not been procured for projects where construction has not begun, which means that financing of ongoing projects is an uncertainty.

Financing

Bank financing is KlaraBo's primary source of financing, and the Group currently has no bonds. Changes in underlying market interest rates are impacting the portion of the loan portfolio that carries variable interest and that has not been converted to fixed interest using interest-rate derivatives. This, in turn, is impacting the interest-coverage ratio, which shows the Group's sensitivity to changes in interest rates and how many times the Group will be able to pay its interest with operating profit. KlaraBo is following the development closely and simulates sensitivity to enable action to be taken as needed.

Sensitivity analysis – changes in value (SEK m)*

	Change	Effect on fair value, SEK m	Change	Effect on fair value, SEK m
Yield requirement	-0.25 percentage points	542.2	+0.25 percentage points	-487.1
Rental value**	-2.50%	-32.3	+2.50%	374.1
Operating and maintenance costs	-2.50%	128.6	+2.50%	-128.6
Long-term vacancy rate	-0.25 percentage points	31.6	+0.25 percentage points	-31.7

On 30 June 2026, cash and cash equivalents amounted to SEK 58.8 million and the Group had SEK 110 million in unutilised credit facilities.

Operational risk

KlaraBo is in the midst of a phase of expansion and has identified a number of growth-oriented targets. Risks and opportunities connected to reaching the growth targets involve continued access to new projects, key personnel and the risk management of projects (for example, with respect to time, costs and quality). Changing yield requirements, along with financing and energy costs, created uncertainty regarding values, which is affecting the market.

Conditions for new construction of homes have worsened since the beginning of 2022. Significantly higher financing costs combined with increased yield requirements and higher construction costs have generally led to a rapid and drastic slowdown in housing construction. The impact on KlaraBo's projects in progress is limited, but there is a risk that it could have a negative impact on future projects in both the short and long term.

* Excludes assets held for sale

** -2.50% refers only to premises while +2.50% refers to both premises and housing



Other disclosures



Market outlook

Our assessment is that the interest in residential properties and the transaction volume will grow in 2026 and onwards on the back of rental growth having lagged behind inflation and the stable cash flows from residential properties. We expect the rental trend to compensate for past inflation levels in the next few years, making it advantageous to own residential properties. The relatively high rents in new construction are also assessed to increase the attractiveness of renovated apartments in older properties and provide property owners with greater opportunities for profitable upgrades. Increased transaction volumes and improved market conditions could lead to lower yield requirements for residential properties in 2026 and onwards. Geopolitical tensions, higher interest rates, and rising energy costs in early 2026 could have a negative effect on this sentiment.

There have been media reports of vacant rental housing. Our authorised appraiser Savills has access to a large database of rental apartments across Sweden owned by various types of companies – from private sector and listed companies to funds and public housing – that shows that vacancy levels differ considerably between different municipalities. Vacancies remain low in areas with continued population growth and are declining in some locations due to a lack of newly constructed apartments. Vacancies in some municipalities are also low in central locations, while smaller towns in the same municipality, where public housing companies often own the majority of rental apartments, may have higher vacancy rates. Companies with major vacancy problems and poor profitability are often located in inland municipalities with negative population growth, which magnifies the differences in

vacancy rates depending on where these companies operate.

KlaraBo's offering meets the market's demand for good housing at the right price. The Group's assessment is that demand remains strong in the areas where KlaraBo operates, despite a slight upturn in vacancy rates in certain locations. The Group's assessment is that there is still a structural housing shortage in many of KlaraBo's locations in Sweden. In 2025 and 2026, KlaraBo refined its portfolio with a focus on four cluster locations with high and stable demand.

Organisation and employees

The Parent Company of the Group is KlaraBo Sverige AB. The Group comprises wholly owned subsidiaries and jointly controlled companies. The average number of employees in the period was 77 (78), of whom 27 were women (30).

Accounting policies

KlaraBo's consolidated financial statements have been prepared in accordance with the EU adopted International Financial Reporting Standards (IFRS) and interpretations therein (IFRS IC). This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting. In addition, provisions of the Swedish Annual Accounts Act have been adhered to. The accounting and valuation principles applied are unchanged compared with the Annual Report. The Parent Company has prepared its financial reports in conformity with the Annual Accounts Act and RFR 2 Accounting for Legal Entities. RFR 2 requires that the Parent Company applies the same accounting principles as the Group, which is to say IFRS to the scope that RFR 2 permits.

For complete accounting policies, refer to KlaraBo's 2025 Annual Report. Accounting policies are unchanged compared with the 2025 Annual Report.

Transactions with related parties

The Group's related-party circle consists of all Board members, the CEO and members of senior management as well as their related parties and companies. No transactions with related parties of the Group took place during the period.

The share

The Parent Company of the Group, KlaraBo Sverige AB, Corp. Reg. No. 559029–2727 has two share classes: Class A and Class B ordinary shares. Each Class A share entitles the holder to ten votes and each Class B share entitles the holder to one vote. The 15 largest shareholders as of 30 June 2026 are shown in the table below.

As of 30 June 2026, the total number of shares amounted to 157,885,751, of which 16,300,000 are Class A ordinary shares and 141,585,751 are Class B ordinary shares. Each Class A share entitles the holder to ten votes and each Class B share to one vote. The quotient value for all shares is SEK 0.05 per share. As of the closing date, the company held a total of 7,592,900 Class B shares. The company is not directly or indirectly controlled by any single party.

Largest shareholders, 30 June 2026

	Class A shares	Class B shares	Total	Capital, %	Voting rights, %
Samhällsbyggnadsbolaget i Norden AB	0	21,647,035	21,647,035	13.7%	7.1%
Investment AB Spiltan	1,934,484	18,676,681	20,611,165	13.1%	12.5%
Ralph Mühlrad	1,285,000	9,500,528	10,785,528	6.8%	7.3%
Wealins S.A.	0	8,463,089	8,463,089	5.4%	2.8%
KlaraBo Sverige AB	0	7,592,900	7,592,900	4.8%	2.5%
Anders Pettersson med familj	3,466,316	3,994,460	7,460,776	4.7%	12.7%
Lennart Sten	2,495,000	4,299,001	6,794,001	4.3%	9.6%
Avanza Pension	0	5,268,309	5,268,309	3.3%	1.7%
Andreas Morfiadakis	2,361,287	418,067	2,779,354	1.8%	7.9%
Mats Johansson	2,699,400	0	2,699,400	1.7%	8.9%
Handelsbanken Fonder	0	2,220,836	2,220,836	1.4%	0.7%
ODIN Fonder	0	2,198,159	2,198,159	1.4%	0.7%
Richard Mühlrad	783,000	1,388,732	2,171,732	1.4%	3.0%
Carnegie Fonder	0	1,745,250	1,745,250	1.1%	0.6%
Nordea Liv & Pension	0	1,692,968	1,692,968	1.1%	0.6%
Other	1,275,513	52,479,736	53,755,249	34%	21%
	16,300,000	141,585,751	157,885,751	100.0	100.0

The share

KlaraBo's Class B share	30 Jun 2026
Trading venue	Nasdaq Stockholm (Mid Cap)
Ticker	KLARA B
Sector	Real Estate
Currency	SEK
Shares outstanding (total)	157,885,751
Class A shares outstanding	16,300,000
Class B shares outstanding	141,585,751

Source: Modular Finance AB 30 June 2026

Six reasons to own shares in KlaraBo



Stable revenue base

With a high share of residential rent, we create predictable cash flows and low operational risk.



Improvements and total refurbishments drive value

Ongoing property management and planned total refurbishments raise standards and energy efficiency, reduce operating costs and enable rent differentiation. This increases our net operating income and property values.



Growth through acquisitions

Active acquisition strategy in select locations, clustered in efficient management units that lower costs and strengthen margins.



New construction complements the portfolio

Selective projects with a focus on low operating costs and sustainable materials in priority areas.



Financial resilience

A balanced loan-to-value ratio and cost-efficient operations create resilience, even at higher interest rates.



Experienced management and clear strategy

Our management team has extensive experience in acquiring, managing and improving residential properties, with a focus on profitability.

Signatures to the report

The Board of Directors and CEO give their assurance that this report gives a true and fair overview of the operations, financial position and earnings of the Parent Company and the Group, and describes the material risks and uncertainties faced by the Parent Company and the companies included in the Group.

KlaraBo Sverige AB, Corp. Reg. No. 559029–2727

Malmö, 10 July 2026

Lennart Sten
Chairman of the Board

Sophia Mattsson-Linnala
Board member

Anders Pettersson
Board member

Joacim Sjöberg
Board member

Per Håkan Börjesson
Board member

Ralph Mühlrad
Board member

Karin Gunnarsson
Board member

Andreas Morfiadakis
CEO

This interim report has not been reviewed by the company's auditor.

This information constitutes information that KlaraBo AB is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out above, at 8:00 a.m. CEST on 10 July 2026.



Information from KlaraBo

The information we communicate to the market regarding our operations is to be transparent, clear and accurate, and aim to build trust in our company and brand.

Information regarding significant events, interim reports and year-end reports are published immediately via press releases and are also available on our website klarabo.se. You can also subscribe to received financial reports and press releases.

Presentation for investors, analysts and media

The results will be presented on 10 July 2026 at 9:00 a.m. CEST by CEO Andreas Morfiadakis and Deputy CEO/CFO Magnus Nordholm. The presentation will be held in Swedish and will be available afterwards at klarabo.se and on our [YouTube channel](#).

Reports are generally published at 8:00 a.m. CET/CEST unless otherwise stated.

Financial calendar

Interim report Q3 Jan–Sep 2026, 21 October 2026

Year-end report Jan–Dec 2026, 17 February 2027



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KLARABO