

INTEA.

Interim report Q2 2026

Investor presentation July 10, 2026

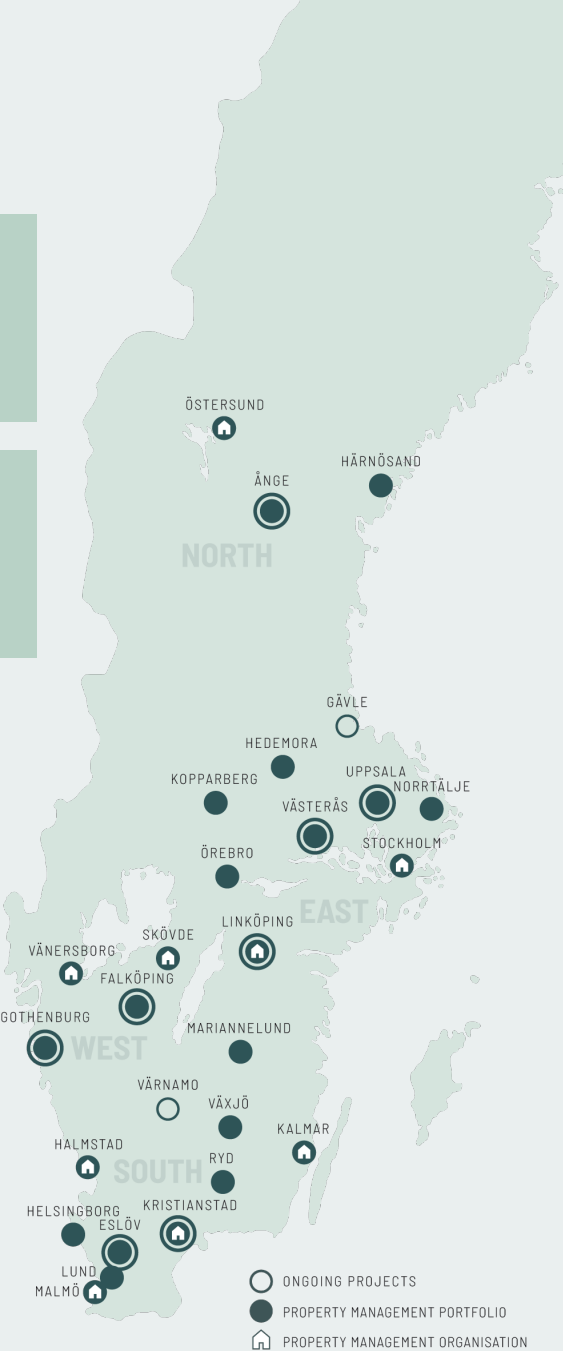
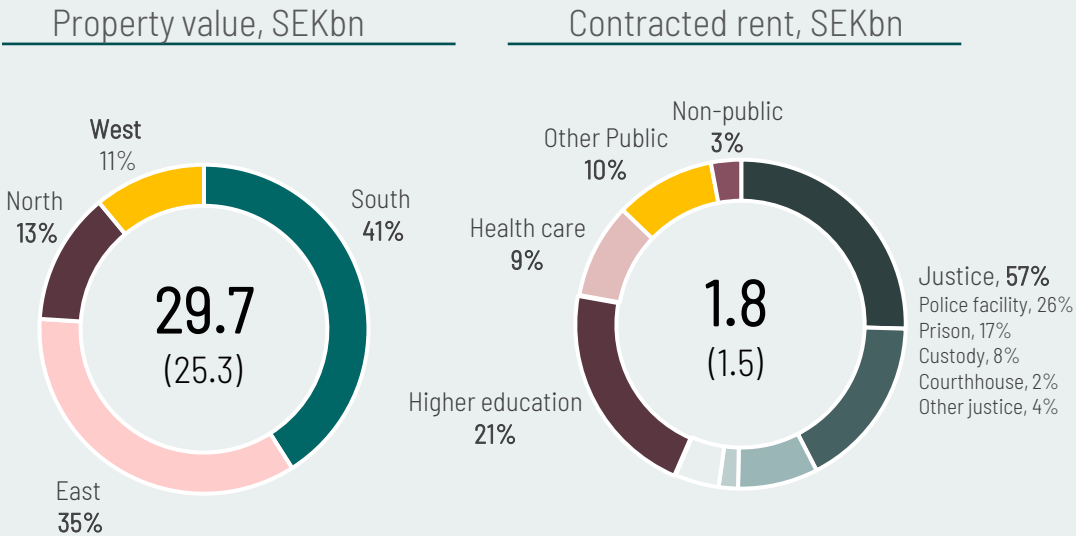
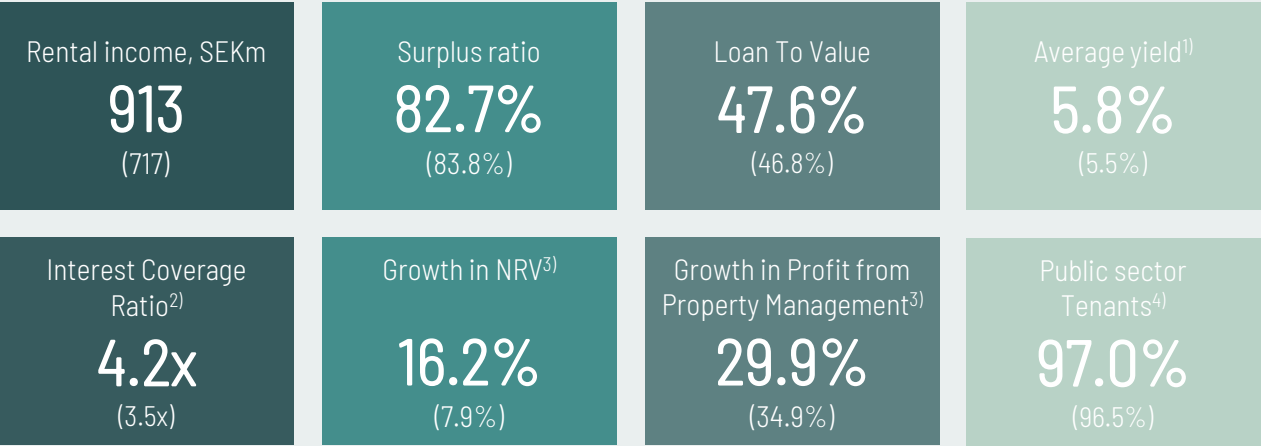
INTEA IN BRIEF

Key events in Q2 2026

- Acquisition of police station in southern Stockholm with an underlying property value of SEK 442m and an annual rental value of approx. SEK 26m.
- Additional investment of SEK 260m in the ongoing expansion of the Viskan prison in Ånge with an additional annual rental value of approx. SEK 28m.
- Agreement signed to expand the Ringsjön prison in Eslöv with an estimated investment of SEK 79m and an additional annual rental value of approx. SEK 15m.
- Divestment of all hydroelectric power plants at an underlying property value of SEK 68m.
- New lease agreement with the Prison and Probation Service regarding premises in Skövde with an annual rental value of SEK 2.6m.
- Lease agreement signed with the Police Authority regarding new police station in Värnamo with an estimated investment of SEK 400m and an annual rental value of SEK 25m.

Key events after Q2 2026

- Issuance of two green bonds totalling SEK 1.65bn and repurchase of bonds totalling SEK 1.1bn.



1) NOI (earning capacity per Q2 2026) divided by property value (excl. unused building rights and ongoing projects).
2) Q2 2026 (Q2 2025).
3) Per class A and class B share.
4) Calculation based on contracted rent.

STRONG DEVELOPMENT IN THE QUARTER

SEKm	Q2 2026	Q2 2025
Rental income	457	361
NOI	385	307
Central administration	-19	-16
Net financial items	-88	-84
Profit from property management	278	207
Changes in value investment properties	155	143
Changes in value derivate instruments	-184	-286
Non-current assets	0	-17
Profit before tax	249	47
Tax	-42	-9
Profit after tax	207	38

Rental income

+28.1%

(+1.2%)¹⁾

NOI

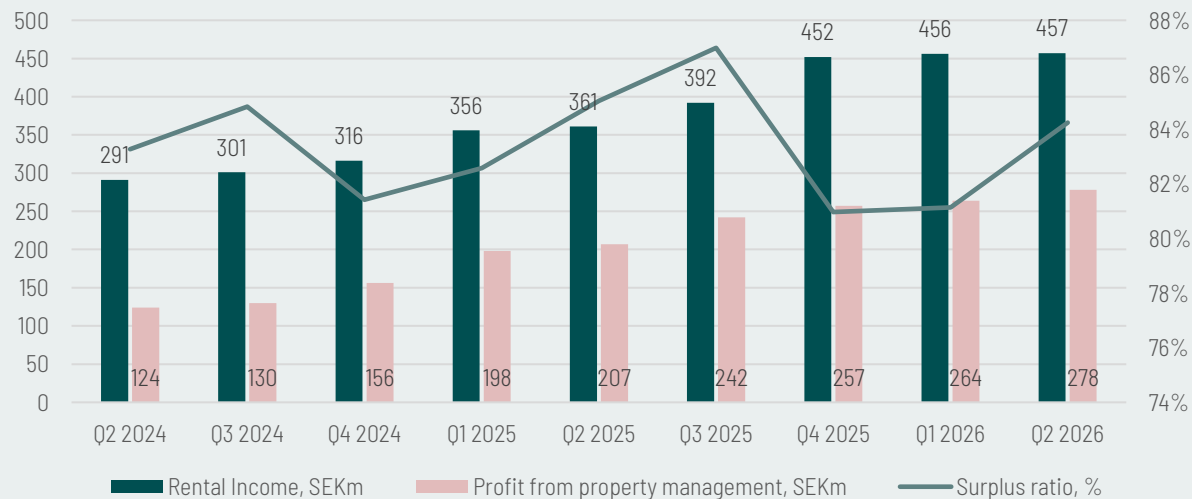
+25.4%

(+0.3%)¹⁾

Profit from property management

+33.8%

Rental income, surplus ratio and profit from property management



1) Like For Like.



SIGNIFICANT EVENTS DURING THE QUARTER

Acquisition



Police station, Stockholm
Closing, Q2 2026

Lettable area: **6.4 tsqm**

WAULT: **13 years**

Annual rental value: **SEK 26m**

-

Investment: **SEK 442m¹⁾**



Development of existing properties



Prison, Ånge
Estimated completion, Q4 2027

Lettable area: **2.9 tsqm**

WAULT: **17 years**

Estimated rental value: **SEK 56m**

-

Estimated investment: **SEK 515m**



Prison, Eslöv
Estimated completion, Q1 2027

Lettable area: **2.2 tsqm**

WAULT: **6 years**

Estimated rental value: **SEK 16m**

(increase of SEK 14.8m)

Estimated investment: **SEK 79m**



1) Underlying property value before deductions for deferred tax of approx. SEK 12.0m.

SELECTION OF ONGOING PROJECTS¹⁾

Justice



Police Station, Värnamo
Estimated completion, Q1 2029

Lettable area: **8.6 tsqm**

WAULT: **12 years**

Estimated rental value: **SEK 25.3m**

Estimated investment: **SEK 400m**



National Forensic Center, Linköping
Estimated completion, Q4 2028

Lettable area: **5.0 tsqm**

WAULT: **15 years**

Estimated rental value: **SEK 17m**

Estimated investment: **SEK 221m**



Custody unit, Västerås
Estimated completion, Q4 2028

Lettable area: **34.6 tsqm**

WAULT: **20 years**

Estimated rental value: **SEK 217m**

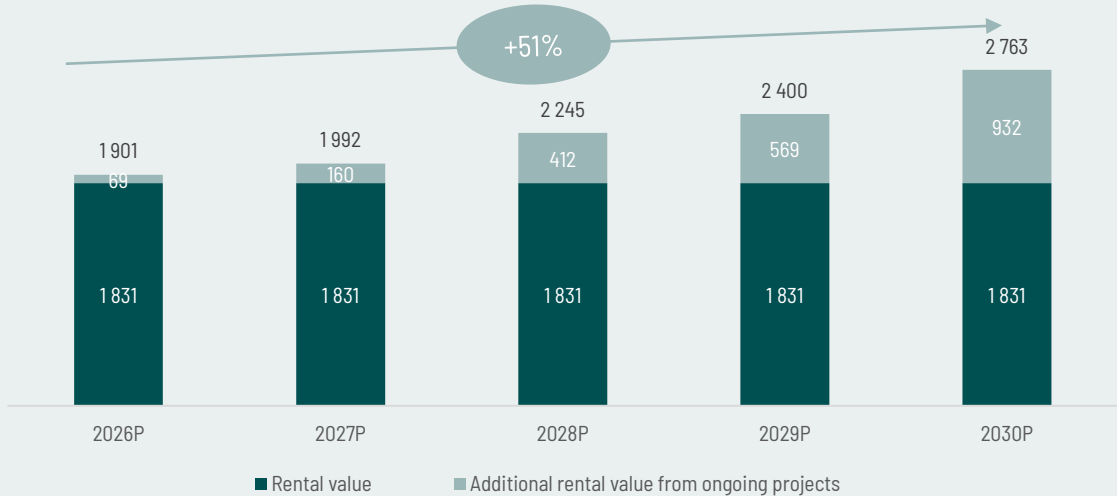
Estimated investment: **SEK 2,739m**



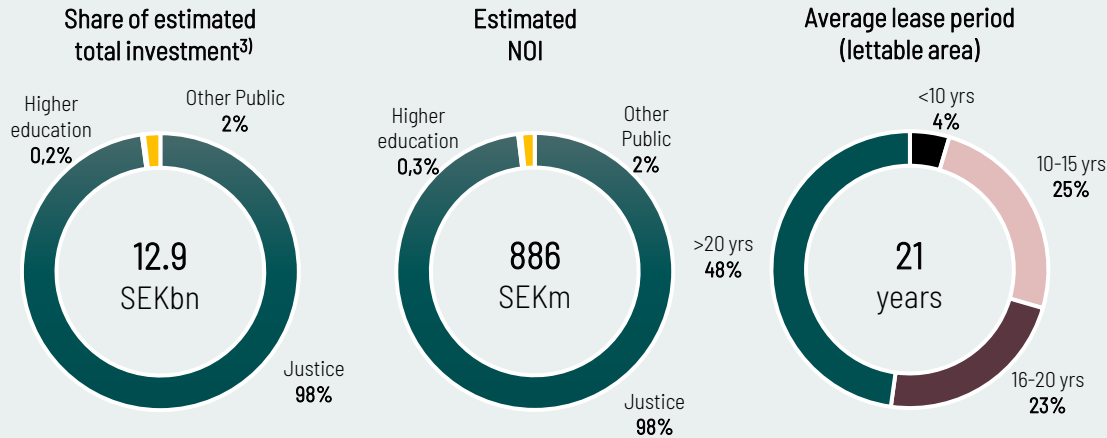
1) For more information about ongoing projects, see Interim report Q2 2026.

PROJECT PIPELINE¹⁾ AS PER Q2 2026

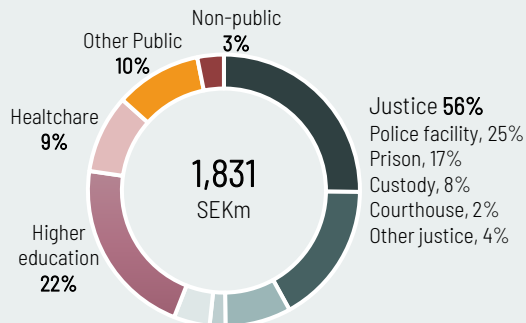
Estimated additional rental value²⁾ through the project portfolio, SEKm



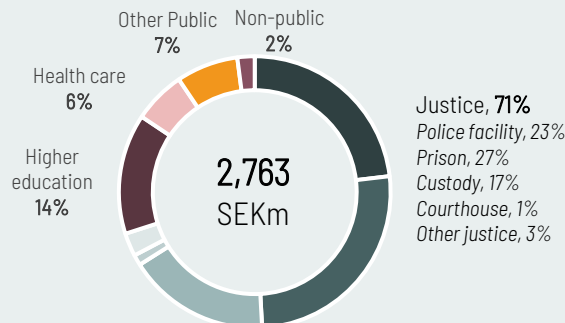
Estimated investments by category and estimated WALT



Rental value as per June 30, 2026 (category)



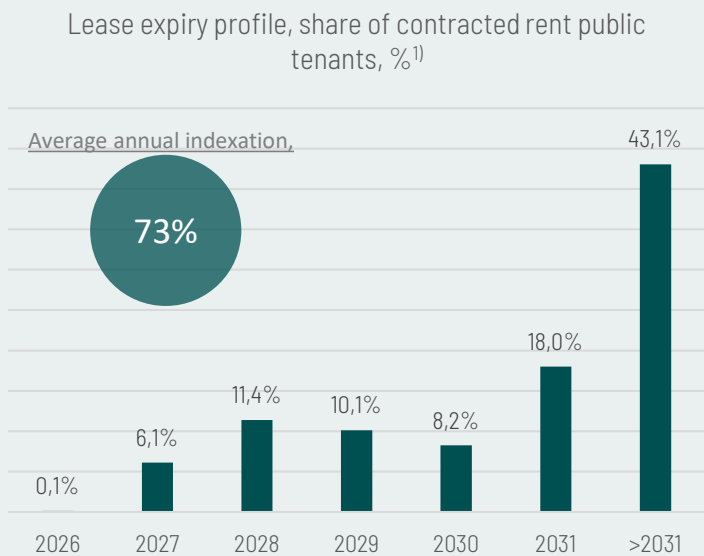
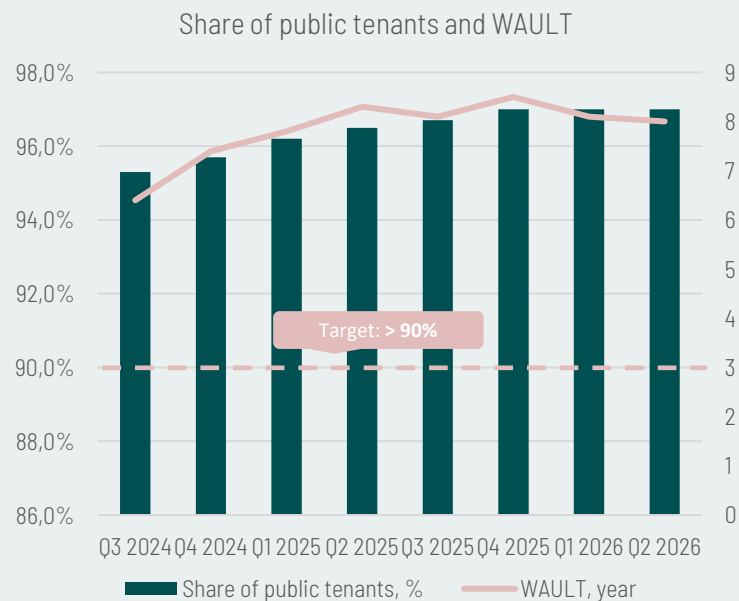
Rental value post ongoing projects (category)



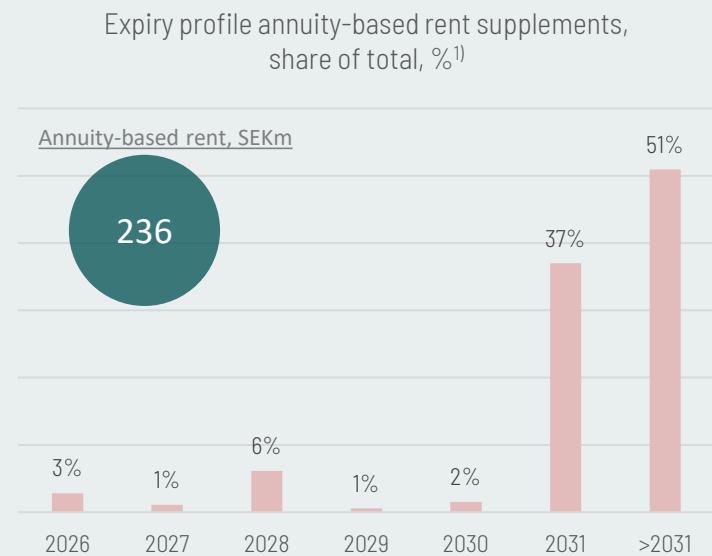
+191
tsqm

1) Projects with a total investments of > SEK 20m.
2) The additional rental value includes non-indexed preliminary annuity-based rent supplements. For more information see Interim report Q2 2026.
3) Estimated remaining investment in ongoing projects amounts to SEK 10.5bn as of June 30, 2026. Ongoing projects are defined as projects with signed leases, project development agreements or awards in landlord procurement processes where a lease agreement has not yet been signed.

PUBLIC SECTOR TENANTS AND LONG WAULT



1) Share of total contracted rent.

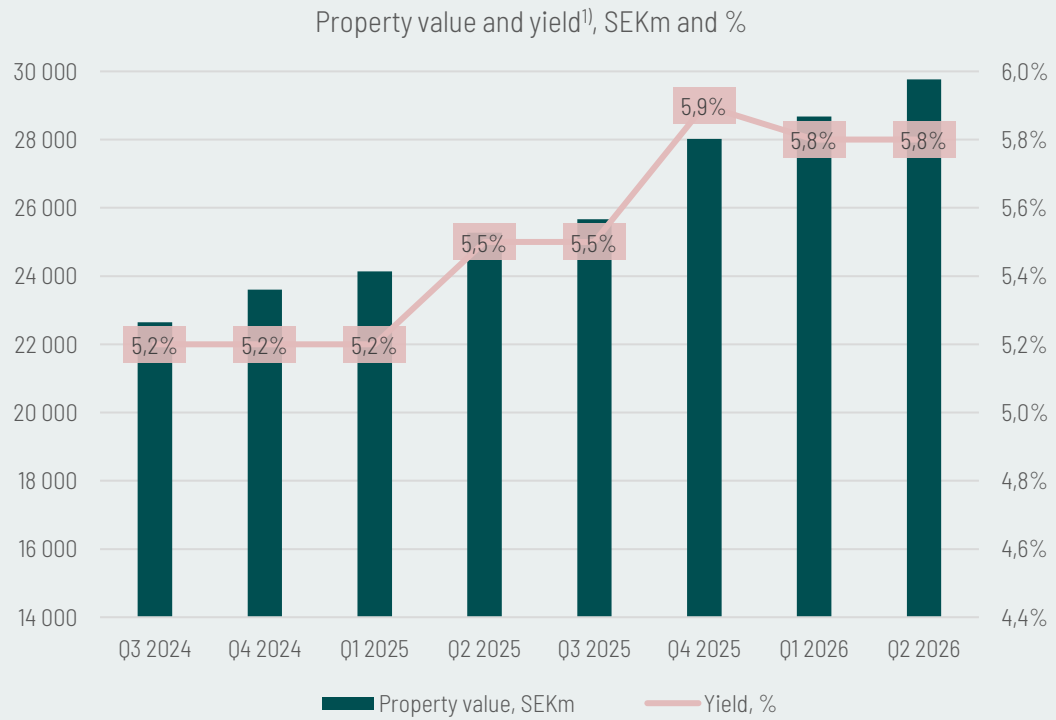


1) For the supplements that expire after 2031, the major part is attributable to three lease agreements: 10 percent expire in 2037, 21 percent expire in 2045, and 13 percent expire in 2049 (share of total). Some supplements may be included in leases where the contracted annual rent expires at a later stage.



Kristianstad, Näsby 34:24, University

PROPERTY VALUE AND YIELD



1) Based on Earning Capacity as of June 30, 2026, with NOI amounting to SEK 1,549m and Investment properties (excluding projects and unused building rights) amounting to SEK 26,719m.

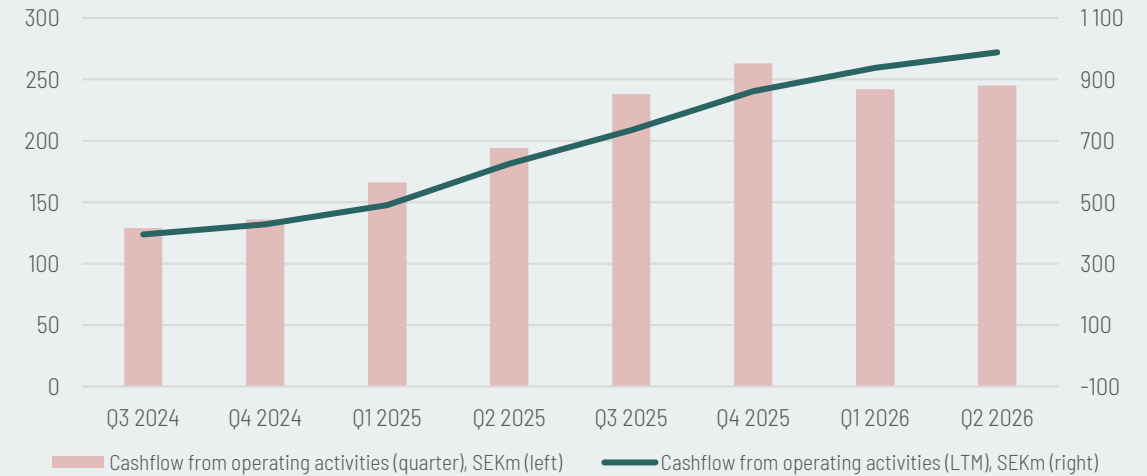




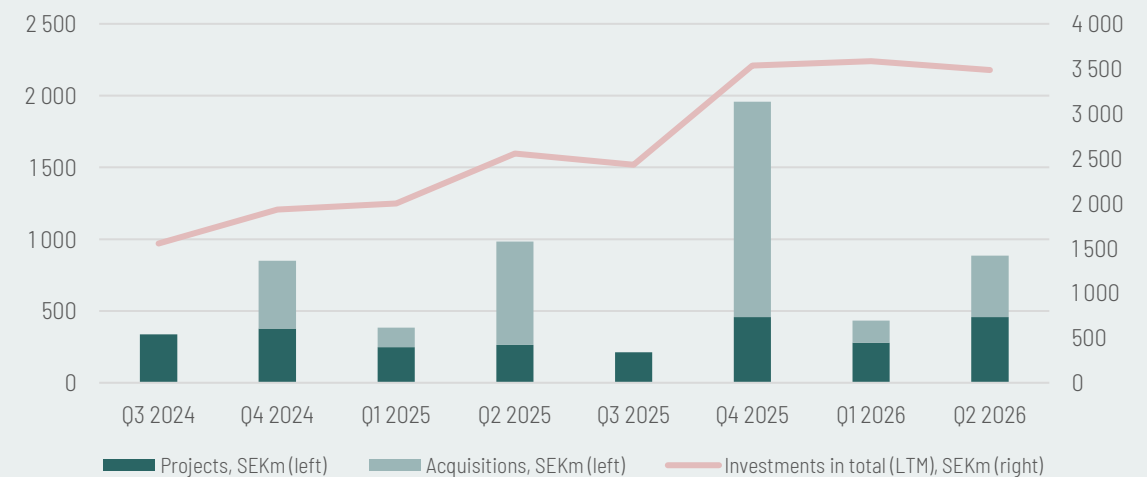
Östersund, Artilleristen 1, University

SOLID CASHFLOW FROM OPERATIONS

Cashflow from operating activities before changes in working capital, SEKm

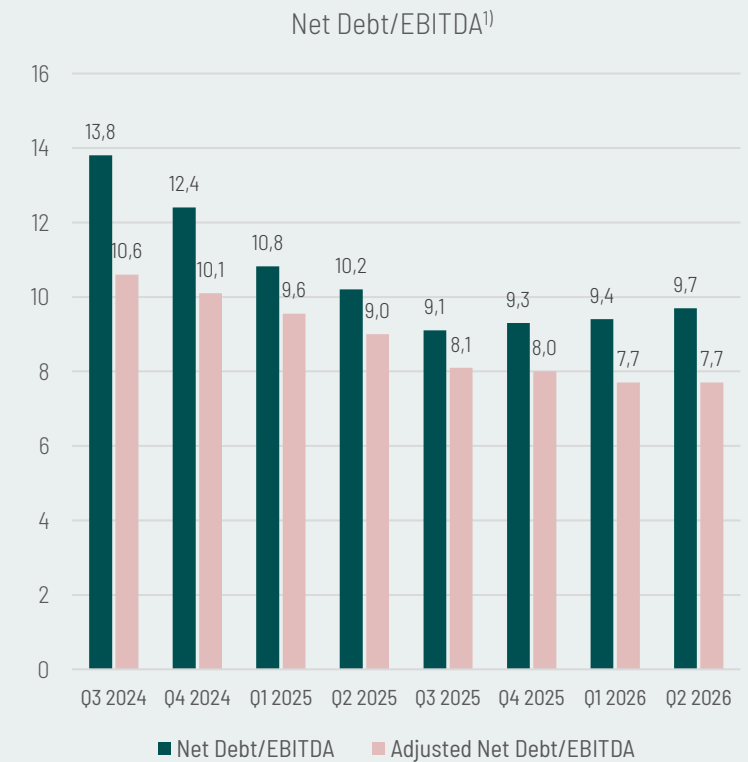
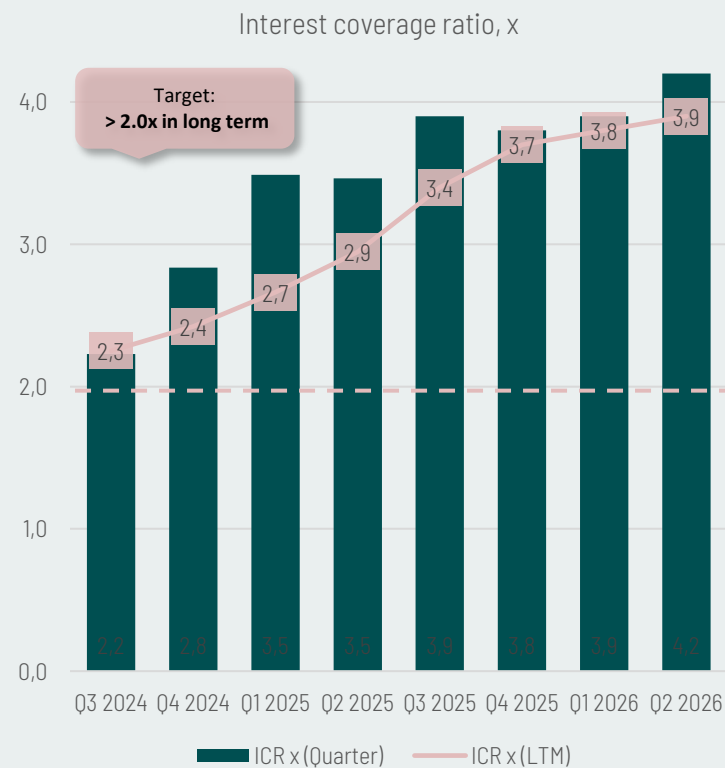
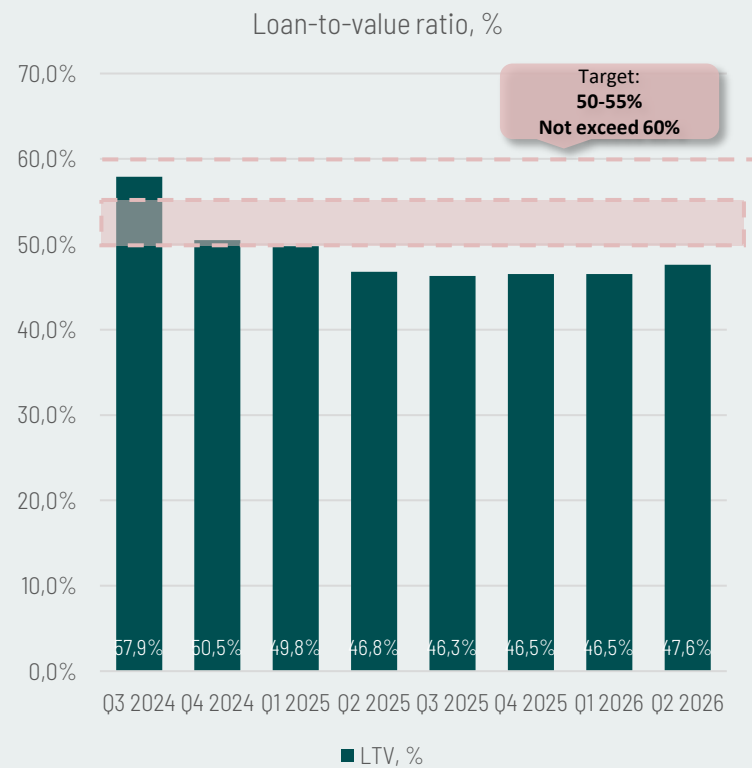


Investments¹⁾, SEKm



1) Total investments during Q2 2026 amounted to SEK 886m (983) of which maintenance capex amounted to SEK 25m (16). Total investments LTM amounted to SEK 3,487 (2,554) of which maintenance capex amounted to SEK 89m (57).

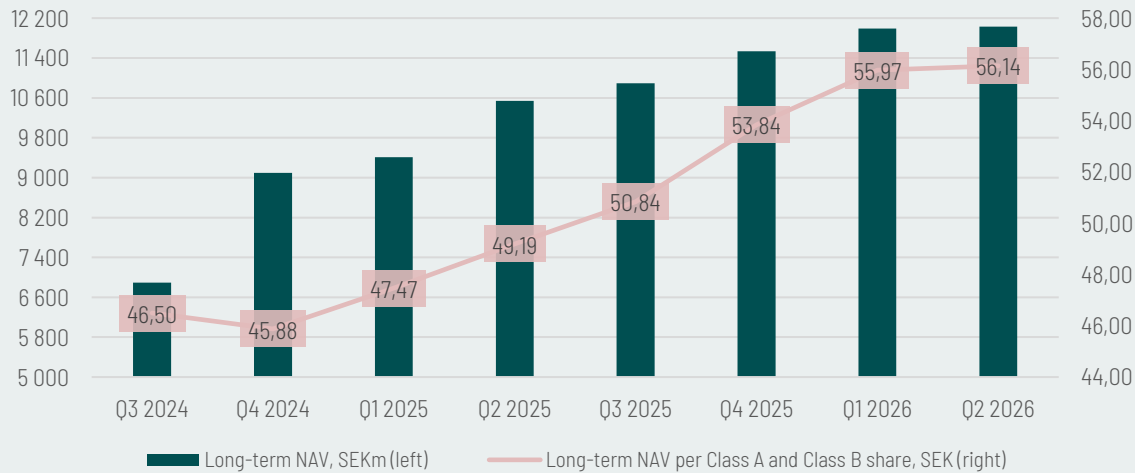
STRONG FINANCIAL POSITION



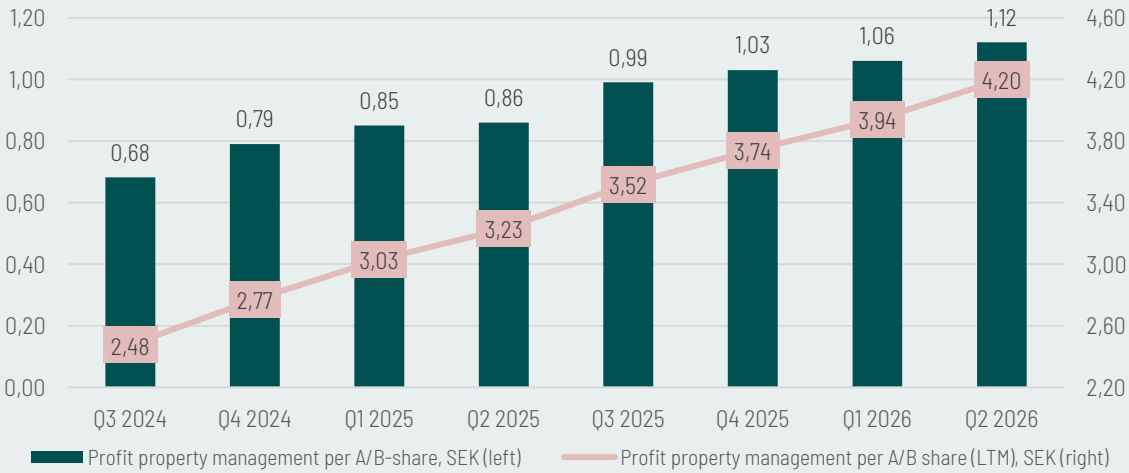
1) Adjusted Net Debt/EDITDA is calculated excluding debt related to project properties. Not a financial target as of today.

CONTINUED GROWTH

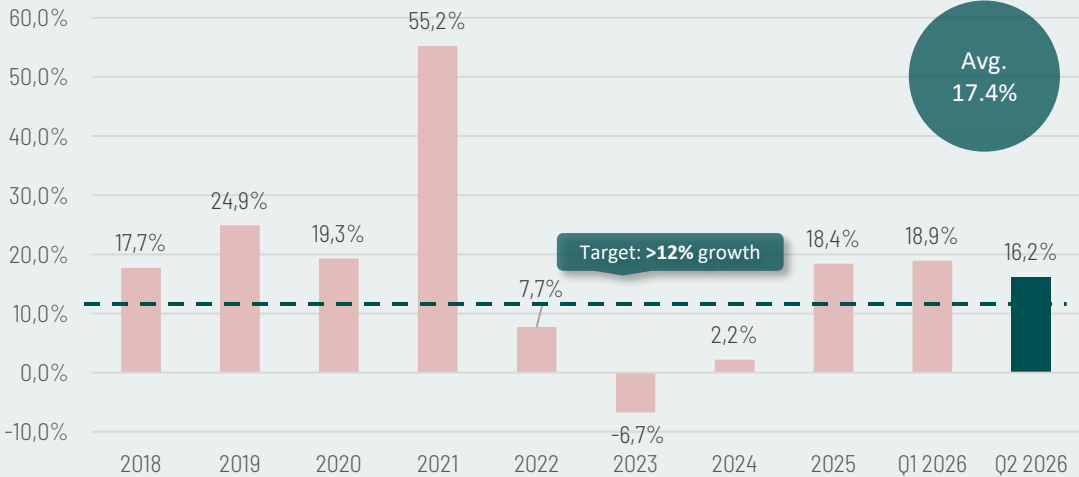
Long-term NAV¹⁾ (EPRA NRV), SEKm and SEK per class A and B share



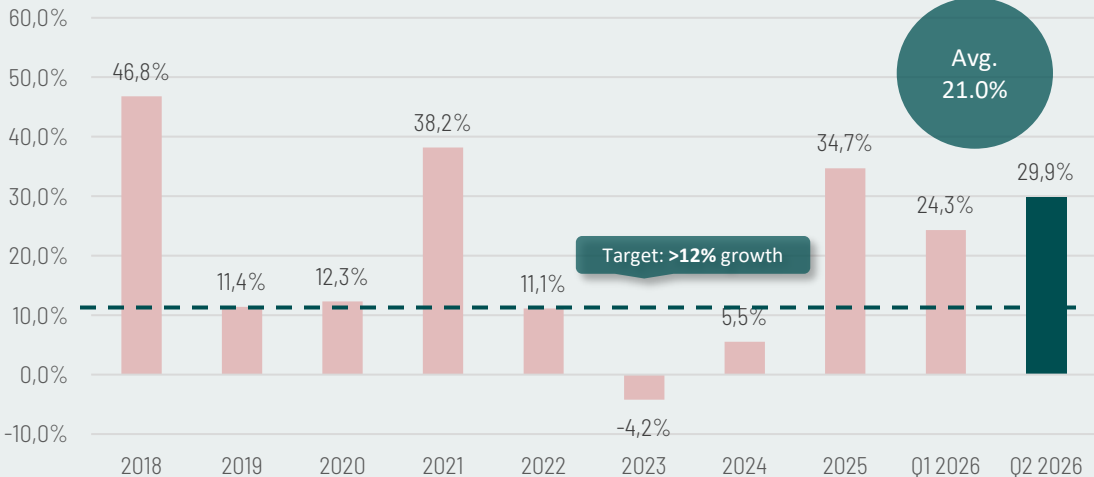
Profit from property management, SEK per class A and B share



Annual growth in NAV¹⁾ (EPRA NRV), % per class A and B share



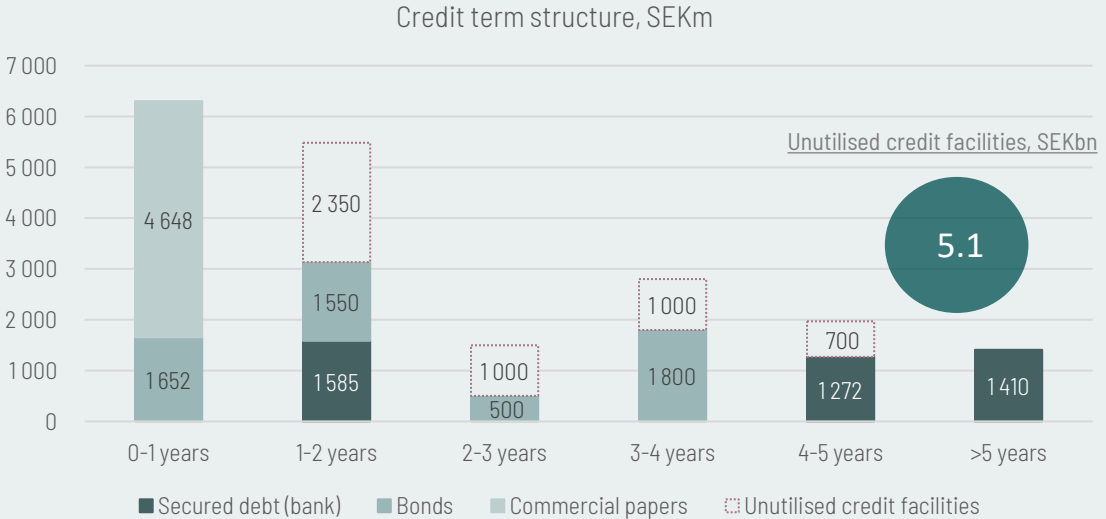
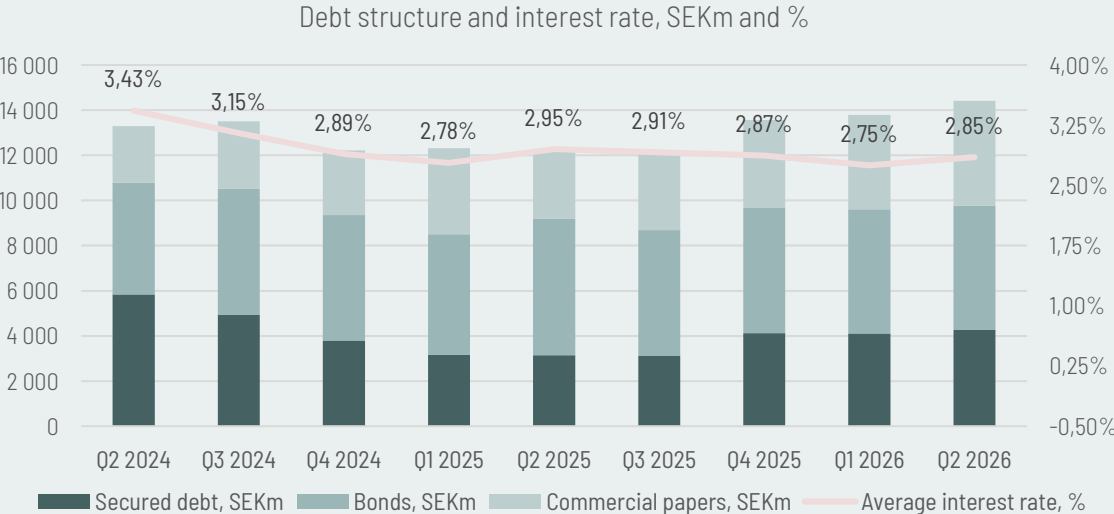
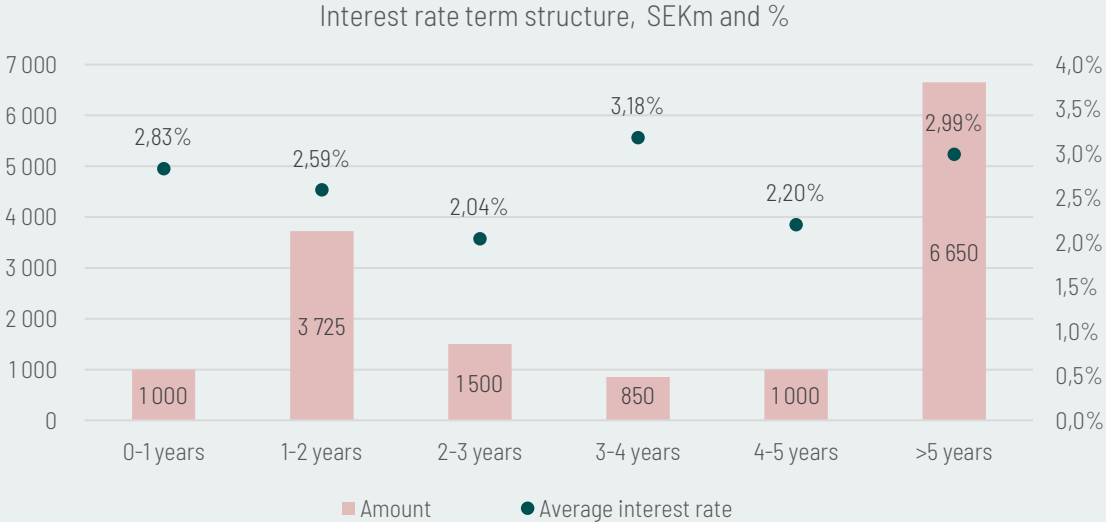
Growth in profit from property management, % per class A and B share



1) The number of Class A and B shares as per June 30, 2026, amounted to 214.2 million (June 30, 2025, 114.2 million).

STRONG BALANCE SHEET AND WELL BALANCED DEBT PROFILE

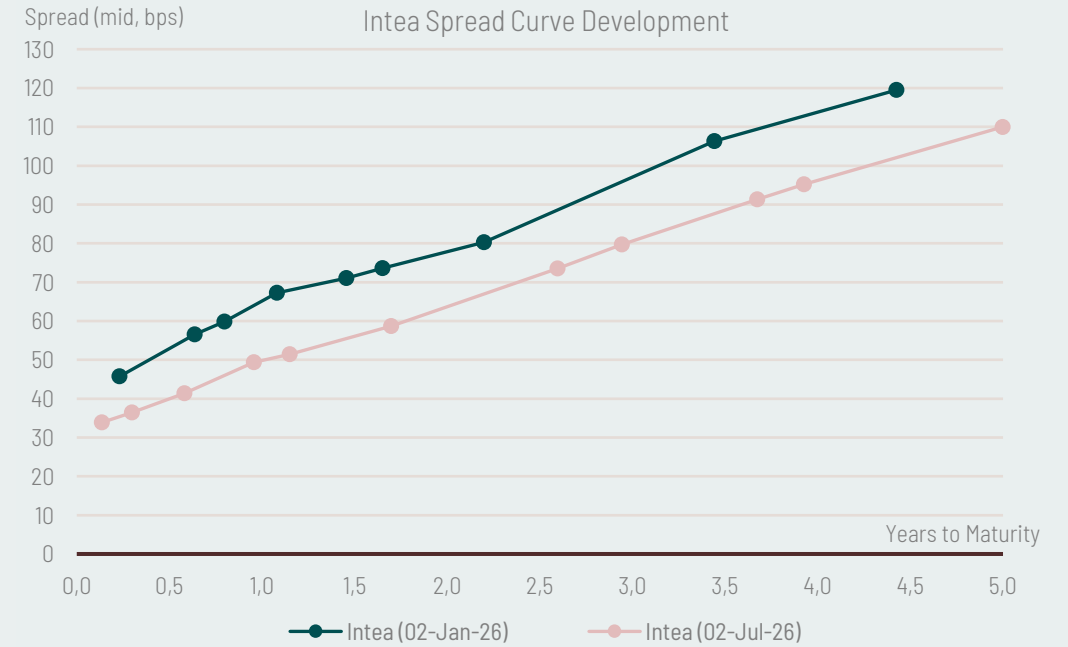
Financial KPI:s	Q2 2026	Q2 2025
Interest-bearing debt, SEKm	14,417	12,205
Average interest rate, %	2.85	2.95
Capital commitment, years	3.3	2.4
Fixed-interest period, years	3.9	4.9





Lund, Landsdomaren 6, Adult psychiatry

ATTRACTIVE CREDIT MARGINS



Investment grade credit rating shall be maintained

**Nordic
Credit
Rating**

Long-term rating

BBB

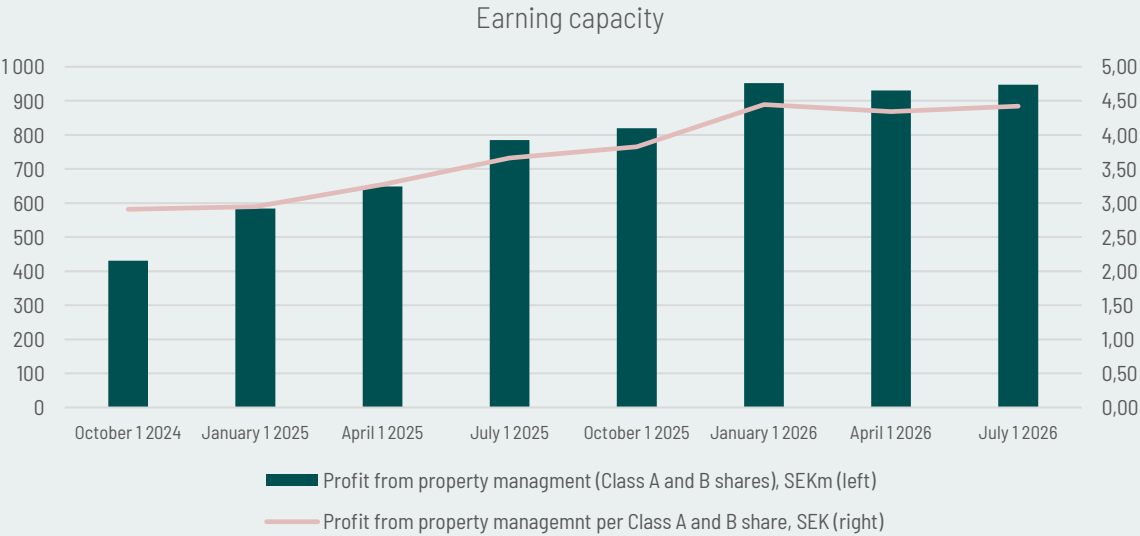
**Outlook
Stable**

Short-term rating

N-3

EARNING CAPACITY

SEKm	July 1, 2026	July 1, 2025
Rental income	1,812	1,522
NOI	1,549	1,318
Central administration	-68	-63
Net financial items	-369	-339
Profit from property management	1,112	916
Dividend Class D shares	-150	-118
Profit from property management (minority stake)	-16	-13
Profit from property management (Class A and B shares)	946	785
Number of Class A and B shares, millions	214	214
Profit from property management per Class A and B shares, SEK	4.42	3.86



Rental income	NOI	Profit from property management
+19%	+18%	+20% ¹⁾



1) Per Class A and B share.

WELL POSITIONED FOR FURTHER GROWTH

- Large project pipeline provides stable and predictable growth
 - Demand for new and modernized premises amongst many tenants
 - More activity in transaction market
 - Solid business model and strong financial position – well positioned for further growth
-



Halmstad, Fanan 54, University

Subsequent questions can be
posted directly to CFO Magnus
Ekström by email:
magnus.ekstrom@intea.se



Charlotta Wallman Hörlin
CEO
+46 733 24 50 25
Charlotta.wallmanhorlin@intea.se



Magnus Ekström
CFO
+46 705 49 86 02
Magnus.ekstrom@intea.se