



Half-year report 2025

HEMSÖ

The quarter in brief April–June 2025

- » Rental income amounted to SEK 1,271 million (1,278).
- » Profit from property management amounted to SEK 645 million (650).
- » Operating cash flow amounted to SEK 617 million (617).
- » Changes in the value of properties amounted to SEK -280 million (-144).
- » Changes in the value of financial instruments amounted to SEK -149 million (-117).
- » Profit after tax for the period totalled SEK 160 million (303).
- » The market value of the properties amounted to SEK 85,875 million (84,126).
- » During the period, SEK 927 million (797) was invested in the existing property portfolio.
- » During the period, 3 properties (0) were acquired for SEK 43 million (0) and 1 property (0) was divested for SEK 41 million (0).

Summary, January–June 2025

- » Rental income amounted to SEK 2,554 million (2,561).
- » Profit from property management increased 3 per cent to SEK 1,273 million (1,240).
- » Operating cash flow increased 3 per cent to SEK 1,291 million (1,251).
- » Changes in the value of properties amounted to SEK -487 million (-334).
- » Changes in the value of financial instruments amounted to SEK -64 million (-96).
- » Profit after tax for the period totalled SEK 607 million (670).
- » The market value of the properties amounted to SEK 85,875 million (84,126).
- » During the period, SEK 1,650 million (1,625) was invested in the existing property portfolio.
- » During the period, 4 properties (2) were acquired for SEK 60 million (221), and 5 properties (3) were divested for SEK 216 million (359).

Hemsö in summary

	Jan–Jun 2025	Jan–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Rental income, SEK million	2,554	2,561	5,122	5,130
Profit from property management, SEK million	1,273	1,240	2,531	2,498
Profit after tax, SEK million	607	670	1,823	1,886
Operating cash flow, SEK million	1,291	1,251	2,431	2,391
Loan-to-value ratio at period-end, %	58.4	58.7	58.4	58.3
Interest-coverage ratio, times	3.2	3.1	3.1	3.1
Market value of properties at period-end, SEK million	85,875	84,126	85,875	85,973
NOI margin, %	74.0	73.7	74.7	74.6
Economic occupancy rate at period-end, %	97.8	97.5	97.8	97.7
Lease duration at period-end, years	9.0	9.3	9.0	9.1
Lettable area at period-end, tsqm	2,435	2,457	2,435	2,425



CEO statement

The first six months of the year were dominated by a turbulent external environment marked by wars, geopolitical conflicts and tariff chaos. The human suffering and turmoil that this has caused is altogether deplorable. Despite this, Hemsö's operations have not been significantly impacted, either in terms of tenant demand, access to capital or our financial results. Profit from property management and operating cash flow have shown stable growth, each increasing by 3 per cent over the period.

In previous CEO statements, I pointed to signs of a normalisation of the transaction market. I can now confirm that both new developments and the transaction market in the social infrastructure segment have gathered momentum. In my opinion, the market is returning to a normal state.

Partner of choice for the public sector

By acquiring the Salpausselkä secondary school, with a capacity for 650 students, from a local property owner, Hemsö has expanded its coop-

eration with the City of Lahti in Finland. Ahead of the acquisition, the City specifically expressed a desire that Hemsö take over as property owner, leading to a new 20-year lease agreement in conjunction with the acquisition. It gives me a great sense of pride that municipalities value long-term cooperation with Hemsö. The City of Lahti is one of Hemsö's largest tenants in Finland, and includes the Paavola Campus with 3,000 students. We have also entered a new 10-year lease agreement with our existing tenant Mälardalen University in Västerås comprising 18,000 sqm, of which 6,000 sqm is a new letting.

When current tenants choose to extend and expand their cooperation, this provides clear proof of the value created by our offering and our asset management.

Lease agreements have also been signed with Aleris and Medley for the new development of a 11,000-sqm health care centre next to the Skåne University Hospital in Malmö. This is a crucial and major establishment that will strengthen existing health care infrastructure and help shorten health care queues in the region.

Progress in digitalisation

One year ago, we set ourselves a target that digitalisation would yield a saving of SEK 50 per sqm by 2030. We are on track to meet this target and are continuing to make progress.

We entered a new phase this spring – from gearing up to delivering results. Digital and data-informed work methods have become a natural part of development projects and property management, and we are starting to see con-

crete results in the form of greater benefits for tenants, employees and Hemsö as a whole.

Roadmap for a sustainable future

Hemsö's target is net zero value chain emissions (Scopes 1, 2 and 3) by 2040. Over the last few months, Hemsö has further developed the sustainability strategy. The aim has been to break down the strategy into specific activities for each department, which will be combined in a roadmap and integrated into the 2026 business plan. The ongoing programme to optimise energy efficiency of the existing portfolio is continuing to yield good results. During the first six months, energy use in Sweden was reduced by 10 per cent compared with the corresponding period last year.

Focus moving forward

Hemsö's objective of increasing the share of public-sector tenants stands firm, with a focus on expanding cooperation with the municipalities in which we operate. Over the past year, we have expanded the portfolio in Finland and Germany, making several new investments in social infrastructure, and we believe that these countries continue to offer great potential.

Both digitalisation and sustainability are priorities for us in the years ahead. We have invested in the digitalisation of our properties and developed specific goals and activities to ensure that we take the right sustainability actions. We have made good progress, and we are continuing to integrate these areas as natural parts of our day-to-day operations.

Nils Styf, CEO

Significant events during the second quarter

- » Hemsö is developing a health care centre comprising 11,000 sqm in Malmö. A 10-year lease agreement was signed with Aleris, and a 15-year lease agreement was signed with Medley.
- » Hemsö has recruited Anna Lindin as the new Regional Manager for Region North. The position is based in Västerås.
- » Hemsö and Mälardalen University signed a 10-year lease agreement for 18,000 sqm in Västerås, of which 6,000 sqm is a new letting.
- » Hemsö sold five properties in three separate transactions. It included four medical centres and one residential building right. The total agreed underlying property value was SEK 220 million.
- » On 10 May 2025, the Swedish Museum of Science and Technology opened its branch on Campus Tensta in Stockholm. In 2024, Hemsö entered into a six-year lease agreement with the museum for 1,200 sqm.

Events after the period

- » Hemsö acquired the Salpausselkä secondary school in Lahti with a capacity for 650 students. A new 20-year lease agreement for 8,700 sqm was signed with the City of Lahti in connection with the acquisition.

This is Hemsö

- Hemsö is Sweden's leading owner of social infrastructure.
- The business is based on sustainably owning, managing and developing properties for nursing homes, education, health care and the justice system.
- Hemsö owns properties in Sweden, Germany and Finland.
- Our vision is to strengthen the backbone of society. We are achieving this through sustainable development, ownership and management of social infrastructure.
- The operations are characterised by long-term lease agreements and stable tenants.
- The Third Swedish National Pension Fund is our majority owner.
- The total value of Hemsö's property portfolio is SEK 85.9 billion.
- Hemsö has credit ratings of AA- from Fitch Ratings, A3 from Moody's and A- from Standard & Poor's. All with a stable outlook.

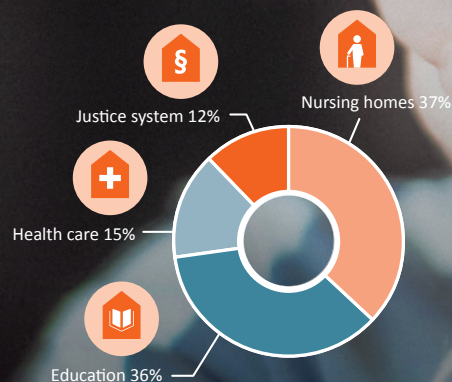
Vision

We strengthen
the backbone
of society

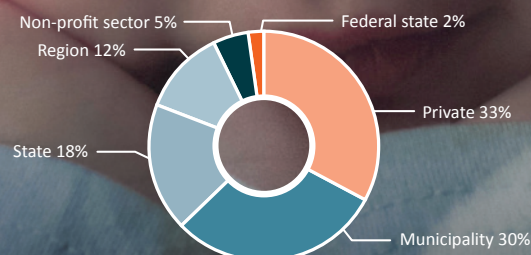
Business concept

To sustainably own,
manage and develop
social infrastructure

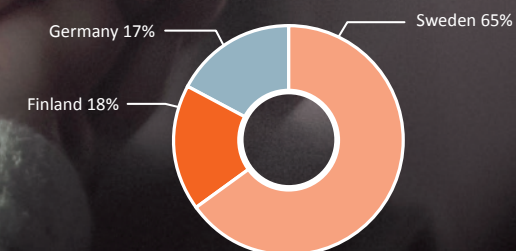
Contracted rent per property category



Contracted rent per customer category



Market value of properties



Income, costs and profit

Profit/loss and cash flow items refer to the January–June period of 2025, and are compared with the year-earlier period. Balance sheet items relate to the period-end position, and are compared with the corresponding period-end of the preceding year. Key ratio calculations are defined on pages 28–29.

Rental income

Rental income declined to SEK 2,554 million (2,561). Completed development projects and indexation increased income, while divested properties and negative currency effects reduced income. In Sweden, rental income rose 0.3 per cent. In local currency, rental income in Germany and Finland increased by 1.9 per cent and 0.8 per cent, respectively. Rental income in the comparable portfolio rose

SEK 1 million despite exchange rate changes having a negative impact of SEK 18 million on rental income.

SEK 2,554 million
Rental income

At period-end, contracted annual rent increased to SEK 5,095 million (5,016) before rent reductions of SEK 57 million (57). Economic vacancies amounted to SEK 112 million (131).

The economic occupancy rate increased to 97.8 per cent (97.5). The lease duration was 9.0 years (9.3).

Lease agreements amounting to annual rent of SEK 183 million will be subject to renegotiation in 2025, corresponding to 4 per cent of Hemsö's contracted rental income.

Property costs

Property costs amounted to SEK 666 million (675), down SEK 9 million, primarily due to a decrease in operating costs.

In the comparable portfolio, property costs declined SEK 4 million, or 1 per cent.

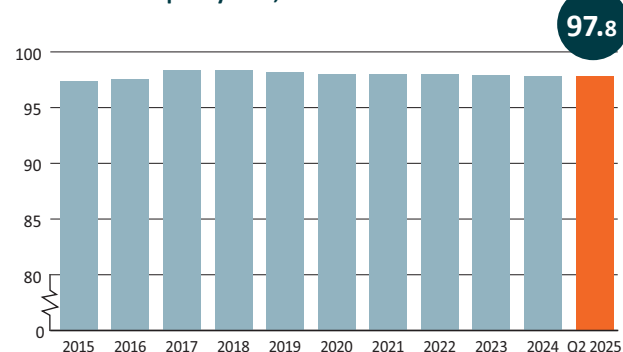
Vacancy changes

SEK million	Jan–Jun 2025
Opening vacancy	123
Terminated lease agreements	23
Adjusted for vacancy rents	-22
New lease agreements	-10
Acquired	0
Divested	-1
Exchange rate changes	-1
Closing vacancy	112

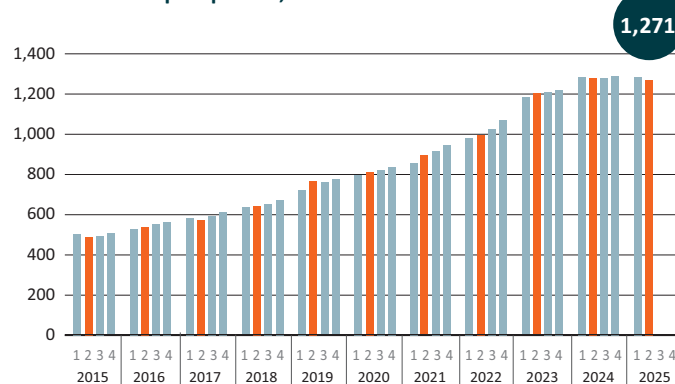
Lease maturity

Year	Annual rent, SEK million	Share, %
2025	183	4
2026	349	7
2027	384	8
2028	411	8
2029	257	5
2030	377	7
2031	315	6
2032	203	4
2033	257	5
2034	248	5
>2034	2,111	41
Total	5,095	100

Economic occupancy rate, %



Rental income per quarter, SEK million



Net operating income

Net operating income increased to SEK 1,892 million (1,889). The increase was mainly attributable to lower operating costs. The NOI margin increased to 74.0 per cent (73.7). The property yield of the property portfolio, excluding development properties, was 4.8 per cent (4.7).

In the comparable portfolio, net operating income decreased marginally to SEK 1,788 million (1,790), of which SEK 14 million of the decrease is attributable to negative exchange rate effects.

Administration

Administrative expenses increased to SEK 101 million (96), primarily due to a higher number of employees. The ratio of administrative expenses to rental income was 4 per cent.

Net interest expense

Net interest expense for the period de-

SEK 1,892 million

Net operating income

creased to SEK -562 million (-581) due to lower market rates.

The average interest rate at the closing date decreased to 2.1 per cent (2.4) while interest-bearing liabilities increased to SEK 51,804 million (51,379).

Profit from property management

Profit from property management rose 3 per cent to SEK 1,273 million (1,240) mainly due to lower interest expense and increased profit from property management from joint ventures.

Net interest expense

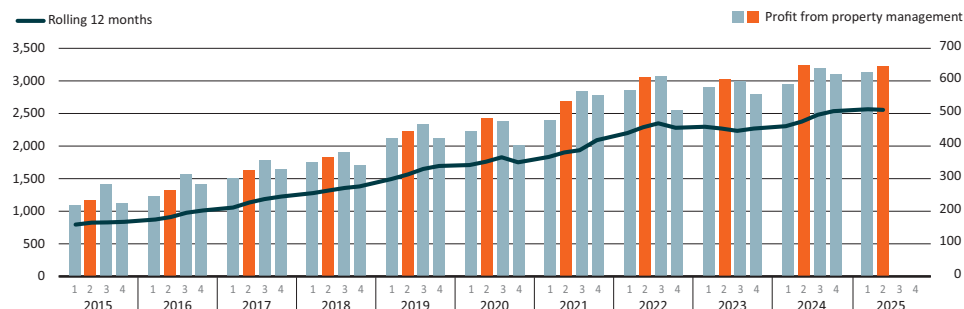
SEK million	Jan–Jun 2025	Jan–Jun 2024
Interest income	15	29
Interest expense	-525	-560
Other financial expenses	-32	-29
Ground leases	-21	-21
Net interest expense	-562	-581

Comparable portfolio

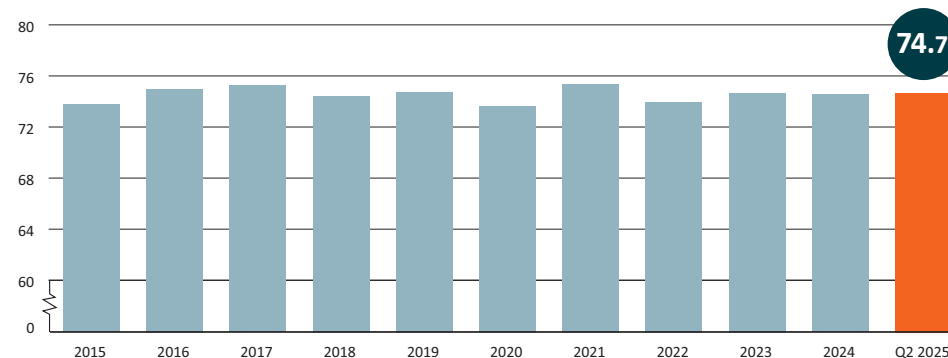
	30 Jun 2025	30 Jun 2024	Change
No. of properties	400	400	–
Market value of properties, SEK million	75,273	74,833	0.6%
Property yield, %	4.8	4.7	0.1

SEK million	Jan–Jun 2025	Jan–Jun 2024	Change, %
Rental income	2,387	2,386	0.0
Other income	3	2	44.6
Operating costs	-413	-412	0.2
Maintenance costs	-141	-142	-0.4
Other property costs	-48	-44	7.3
Net operating income	1,788	1,790	-0.1

Profit from property management, SEK million



NOI margin, rolling 12-month period, %



Change in value of investment properties

Change in the value of investment properties was SEK -487 million (-334) for the period. Unrealised value changes amounted to SEK -477 million (-317), corresponding to a value change of -0.6 per cent (-0.4). Realised changes in value amounted to SEK -10 million.

Value change attributable to property management and development projects was SEK -490 million (-66), or -0.6 per cent (-0.1). Value change related to market factors amounted to SEK 13 million (-251).

In contrast to the preceding year, the property market as a whole showed strong transaction activity in the first half of 2025. This also applies to the public properties segment where completed transactions were noted in several segments, even in those that have

been somewhat inactive in recent years such as educational properties. In January, Infranode acquired a newly constructed private elementary school in Gothenburg and in March, it was announced that Nordiqus had acquired five preschools and one elementary school from Aedifica. In May, Nordiqus went on to acquire Dalarna University's new campus in Borlänge. The purchase price for these three transactions, relating to various types of educational properties, was estimated to be between SEK 42,000 and SEK 54,500 per sqm, confirming demand for modern educational properties with long-term lease agreements.

An increasingly clear trend is that new demographic and political conditions are having a greater impact on the property market. In all of Hemsö's markets, a continued ageing population in the 80+ age group is anticipated, thereby reinforcing the need for nursing

homes. Major investments in the police force, the prison and probation services and defence imply high demand for properties in Hemsö's Justice system category.

The weighted yield used in the valuation of Hemsö's property portfolio was 5.1 per cent (5.1). The valuation yield was 5.0 per cent (5.0) in Sweden, 5.5 per cent (5.7) in Finland and 4.9 per cent (4.8) in Germany. In Sweden and Finland, market value is reported without taking transaction costs into consideration. In Germany, market value is reported after the deduction of transaction costs. To enable a better comparison of the countries' valuation yields, Hemsö has chosen to report the adjusted German valuation yield calculated using the same method as for the Swedish and Finnish properties. The total yield was 4.2 per cent (1.2).

Property valuation

At period-end, the fair value of properties was SEK 85,875 million (84,126). Hemsö measures the fair value of its investment properties in accordance with IAS 40. The measurements are categorised within Level 3 of the fair value hierarchy in IFRS 13. The market value of all properties is determined by an independent valuation institute at least once per year. The market value of all properties is determined quarterly by Hemsö with guidance from external valuations. During the year, Hemsö has used the valuation service provider Cushman & Wakefield in Sweden and Finland.

Change in value of property portfolio

	SEK million	No. of
Market value, opening balance	85,973	477
Acquisitions	60	4
Investments in new construction, extension and re-development	1,650	
Divestments	-216	-5
Disposals	-1	
Exchange rate changes	-1,115	
Unrealised value changes	-477	
Market value, closing balance	85,875	476

Unrealised value changes, properties, Jan–Jun 2025

SEK million	Sweden	Germany	Finland	Total
Attributable to				
– Property management and project-related	-500	0	10	-490
– Market factors	-30	0	43	13
Total unrealised value changes	-530	0	53	-477

Sensitivity analysis, property valuation

	Change	Valuation effect, SEK million
Net operating income	+/- 1%	+/- 859
Valuation yield	+/- 0.10 percentage points	-1,664/+1,731

Change in value of financial instruments

Changes in the value of financial instruments had an impact of SEK -64 million (-96) on profit. Changes in the value of interest-rate derivatives had an impact of SEK -101 million (40) on profit. Derivatives attributable to currency risk management had an impact of SEK 37 million (-137) on profit.

Tax

Recognised tax for the period amounted to SEK -112 million (-124), of which current tax accounted for SEK -69 million (-91) and deferred tax for SEK -43 million (-33). Deferred tax mainly consisted of changes in the temporary difference between the market and taxable value of investment properties. Deferred tax assets were netted against deferred tax liabilities on the balance sheet. At period-end, deferred tax liabilities amounted to SEK 6,561 million (6,288).

Earnings

Profit after tax for the period declined to SEK 607 million (670). The profit decline was mainly attributable to larger negative changes in the value of investment properties in the period compared with the preceding year.

Cash flow

Hemsö's operating cash flow rose 3 per cent to SEK 1,291 million (1,251). The increase was mainly attributable to higher profit from property management. Cash flow from operating activities before changes in working capital was SEK 1,290 million (1,250). The

change in working capital was SEK -202 million (-171). Investing activities had an impact of SEK -1,522 million (-1,549) on cash flow, while borrowings, loan repayments, shareholder contributions and dividends had an impact of SEK 76 million (-111) on cash flow from financing activities. Overall, cash flow for the period totalled SEK -358 million (-580).

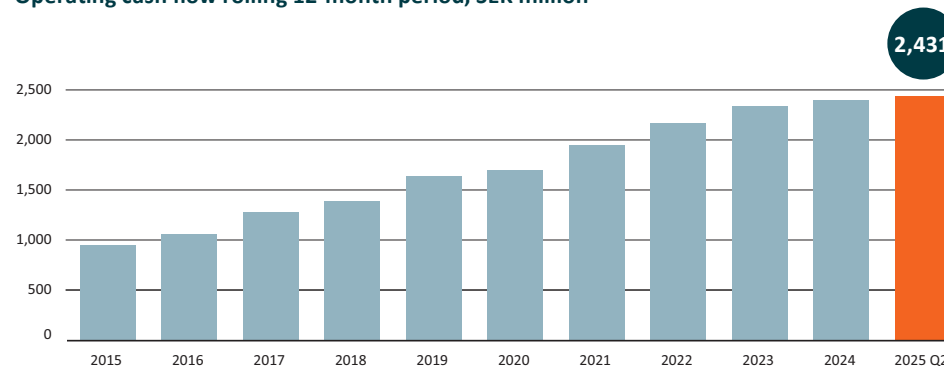
Parent Company

The operations of the Parent Company, Hemsö Fastighets AB, mainly consist of managing the Group's properties in the property-owning subsidiaries. Parent Company sales amounted to SEK 83 million (64) and consisted of fees for services to the subsidiaries. Administrative expenses increased to SEK -143 million (-125), mainly due to an increase in the number of employees but also to higher costs for digitalisation projects.

Financial items amounted to SEK 787 million (484). Financial items include interest income of SEK 760 million (763), interest expense of SEK -586 million (-629), profit of SEK 0 million (188) from sales of participations in subsidiaries, profit of SEK 12 million (200) from partic-

ipations in Group companies, and exchange rate effects of SEK 600 million (-38). Changes in the value of derivatives amounted to SEK -27 million (-233), and profit for the period totalled SEK 582 million (230).

Operating cash flow rolling 12-month period, SEK million



Segment information

Amounts in SEK million	Profit/loss items per segment				Asset items per segment	
	Rental income		Net operating income		Market value of properties	
	Jan–Jun 2025	Jan–Jun 2024	Jan–Jun 2025	Jan–Jun 2024	30 Jun 2025	30 Jun 2024
Sweden East	607	608	466	457	22,892	22,459
Sweden Central	349	327	250	225	10,496	10,019
Sweden North	393	415	273	286	13,716	13,952
Sweden South	266	261	178	177	9,207	8,501
Germany	410	413	327	345	14,429	14,556
Finland	529	539	396	399	15,135	14,640
Total	2,554	2,561	1,892	1,889	85,875	84,126

Segment identification is based on internal reporting. The CEO primarily uses net operating income per segment for performance analysis. Administrative expenses, financial income and expenses, and income tax are managed at Group level.

Property portfolio

Of the market value of properties of SEK 85,875 million (84,126), 65 per cent (65) was attributable to Sweden, 18 per cent (18) to Finland and 17 per cent (17) to Germany. The largest share of the market value of the properties, 83 per cent, was attributable to properties located in metropolitan areas and large cities in Sweden, Germany and Finland.

Hemsö divides the property portfolio into four categories. Education accounts for 37 per cent of the market value of properties, Nursing homes for 37 per cent, Health care for 14 per cent and the Justice system for 12 per cent. At 30 June 2025, Hemsö's property portfolio comprised 476 properties (487) with a total lettable area of 2,435 tsqm (2,457).

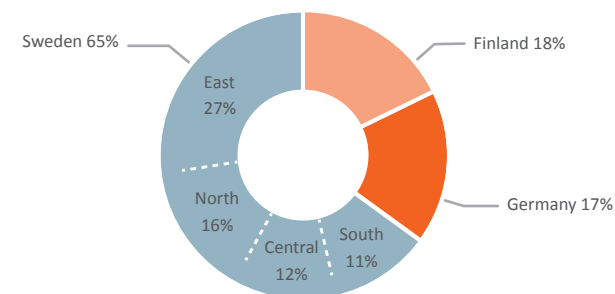
Investments

Investments pertain to new development and investments in existing properties. Investments in existing properties usually take place in conjunction with new lettings, with the aim of adapting and modernising the premises and thus increasing the rental value. During the period, SEK 1,650 million (1,625) was invested, of which SEK 1,252 million (1,215) pertained to new construction, extension and re-development and SEK 398 million (410) to improvements and tenant adaptations in conjunction with new lettings.

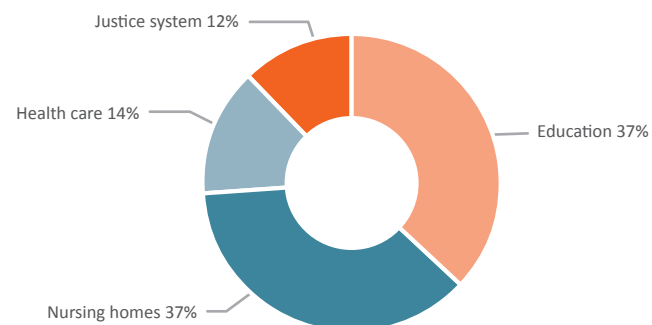
Transactions

During the period, 4 properties (2) were acquired for SEK 60 million (221) and 5 properties (3) were divested for SEK 216 million (359). The sales had an effect on profit after tax of SEK 7 million.

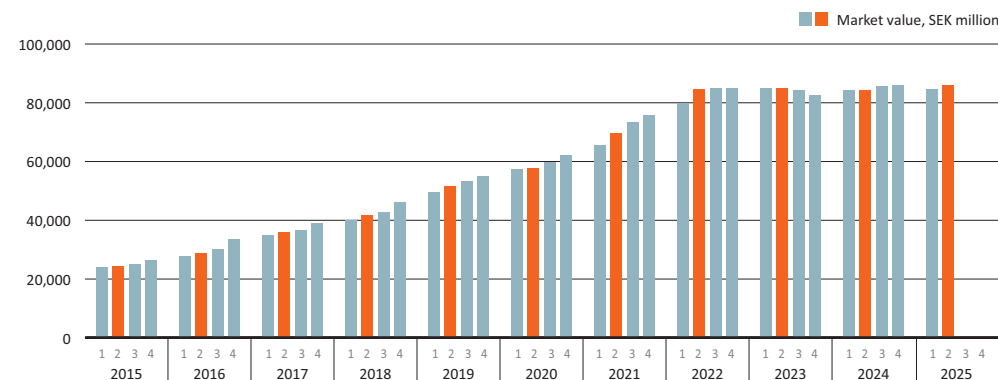
Market value of properties per segment



Market value of properties per property category



Market value of properties, SEK million



Hemsö's property categories

	Nursing homes	Education	Health care	Justice system	Total
No. of properties	231	157	59	29	476
Lettable area, tsqm	1,048	855	301	230	2,435
Lease duration, years	8.5	10.9	6.7	7.5	9.0
Market value of properties, SEK million	31,911	32,053	11,898	10,013	85,875
Rental income, SEK million	942	917	387	307	2,554
Net operating income, SEK million	690	701	271	230	1,892
Economic occupancy rate, %	98.2	98.2	96.0	97.9	97.8
Property yield, %	4.6	4.9	4.9	5.0	4.8

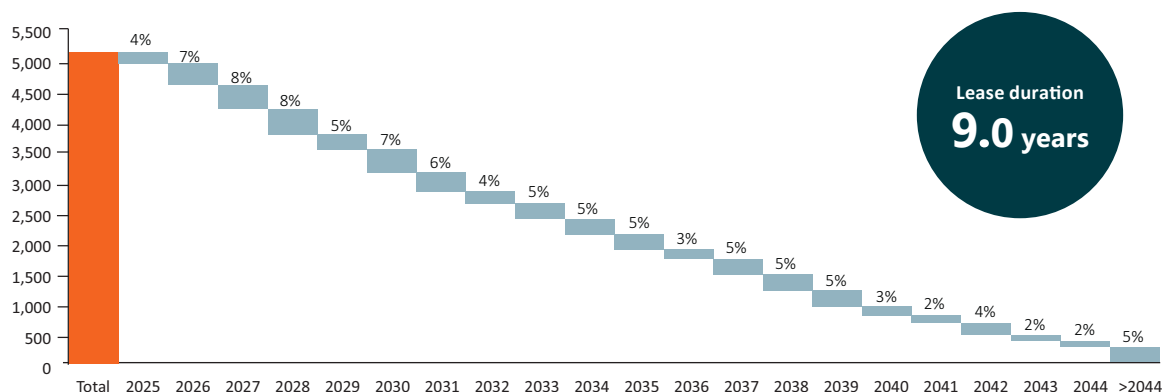
Tenants

Hemsö's business model is based on long-term lease agreements with public-sector tenants, or with private operators that are taxpayer-funded. In Sweden, rents are adjusted annually in January, based on the Consumer Price Index (CPI) in October of the preceding year. In Finland and Germany, rents are adjusted on an ongoing basis in accordance with applicable lease agreements. The CPI inflation in Hemsö's property portfolio was 93 per cent in Sweden, 80 per cent in Germany and 100 per cent in Finland.

95 per cent of Hemsö's rental income was derived from taxpayer-funded services. The proportion of contracted annual rent with public-sector tenants was 61 per cent. Contracted annual rent was 30 per cent with municipal operators, 18 per cent with state operators, 2 per cent with federal state operators and 12 per cent with regional operators. Private operators accounted for 33 per cent of the annual rent, and non-profit organisations for 5 per cent.

The largest tenants were the Swedish Police, Region Stockholm, Academedia, Attendo and the Wellbeing Services County of Southwest Finland, which jointly accounted for 21 per cent of rental income. Of Hemsö's 20 largest tenants, 14 were public-sector operators. In Sweden, most privately run education, health care and elderly care operations are taxpayer-funded via school, health care and care voucher schemes. In Finland, private operators receive funding through a system similar to Swedish schemes. In Germany, nursing home operations are funded through the public health insurance scheme and fees paid by the residents. When the residents are unable to pay their own expenses, funding is provided through municipal contributions.

Lease maturity, annual rent, SEK million



Hemsö's 20 largest tenants

Tenant	Category	Share of rental value, %	No. of lease agreements
Swedish Police	State	5	37
Region Stockholm	Region	5	62
Academedia	Private	4	24
Attendo	Private	3	64
Wellbeing Services County of Southwest Finland (FIN)	Region	3	17
Ministry of Justice (FIN)	State	3	12
City of Västerås	Municipality	3	21
Mälardalen University	State	3	3
AWO (GER)	Non-profit	2	12
City of Lahti (FIN)	Municipality	2	6
Mehiläinen (FIN)	Private	2	18
International English School	Private	2	8
Alloheim (GER)	Private	2	10
Uppsala Municipality	Municipality	2	18
Karolinska Institute	State	2	3
Nacka Municipality	Municipality	2	9
Norrköping Municipality	Municipality	2	12
Västra Götaland Region	Region	1	62
North Rhine-Westphalia (GER)	Federal state	1	1
City of Gothenburg	Municipality	1	12
Total		49	411

Rental value – public-sector tenants

	Annual rent, SEK million	% of Hemsö's rental value
Swedish municipalities	1,195	24
Swedish state	579	12
Swedish regions	373	7
Finnish state	254	5
Finnish regions	242	5
Finnish municipalities	235	5
German federal states	91	2
German state	58	1
German municipalities	56	1
Total	3,084	61

Public-sector tenant
Private-sector tenant

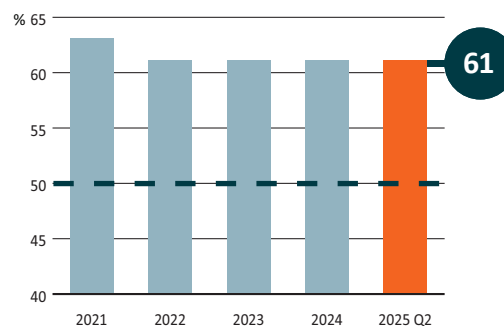
(FIN) = Finland
(GER) = Germany

Property frameworks

Hemsö has four property frameworks in order to clarify the company's strategy. The aim of these frameworks is to ensure a low level of risk in the property portfolio and that Hemsö's cash flow remains stable over time.

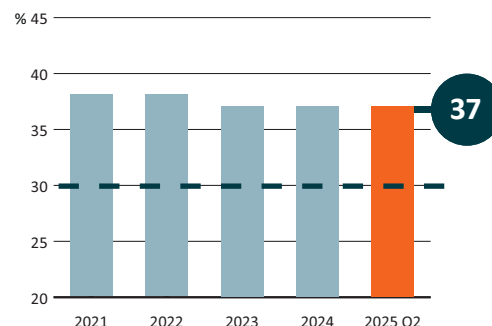
Public-sector tenants

– At least 50 per cent of rental income



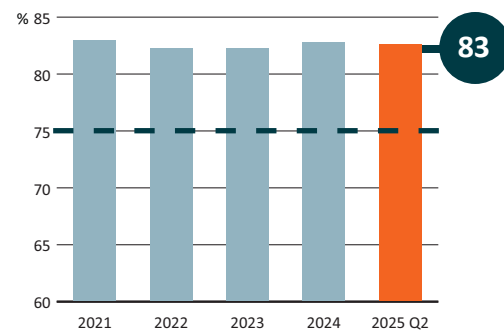
Nursing homes

– At least 30 per cent of rental income



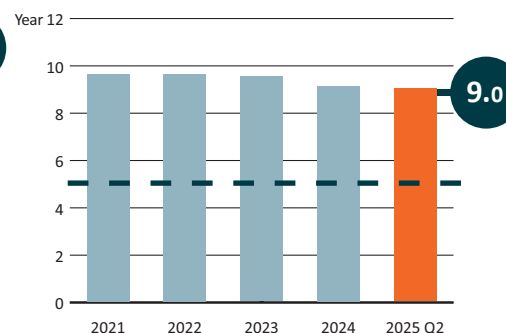
Metropolitan areas and large cities

– At least 75 per cent of rental income



Lease duration

– At least 5 years



Earnings capacity

The table reflects Hemsö's earnings capacity on a 12-month basis. It is important to note that this should not be compared with a forecast for the next 12 months as this does not include, for example, any assessments regarding future vacancies, rental trends, changes in property costs or future property transfers/exits. Rental income is based on annual rental value less vacant premises and rent reductions and adjusted for the outcome of rent surcharges based on actual outcome over the past 12 months. Other income and property costs are based on the actual outcome over the past 12 months, adjusted for the holding period. Administrative expenses are based on the

actual outcome over the past 12 months. Net interest income/expense has been calculated on the basis of interest-bearing assets and liabilities at the closing date. Interest expenses are based on the Group's average interest rate plus amortised origination fees and other estimated financial income and expenses. Profit from property management from joint ventures is calculated using the same assumptions as for Hemsö, with consideration for the size of the share. For the calculation of earnings capacity, an exchange rate of 11.06 (11.23) has been used for EUR.

Earnings capacity

SEK million	1 Jul 2025	1 Jul 2024	Change, %
Rental income	5,095	4,969	3
Other income/expense	9	31	-69
Property costs	-1,267	-1,271	0
Net operating income	3,837	3,729	3
Central administrative expenses	-219	-194	13
Profit from property management, joint ventures	80	56	44
Net interest expense	-1,175	-1,239	-5
Profit from property management	2,523	2,351	7

Development projects

Ongoing development projects

Hemsö has many ongoing development projects, particularly new schools and nursing homes. Hemsö's ongoing development projects exceeding SEK 100 million comprise a total investment of SEK 5,868 million, of which the remaining investment amount is SEK 2,774 million. These are expected to generate annual rental income of SEK 411 million. The total volume of ongoing new construction and re-development projects amounted to SEK 6,782 million, of which the remaining investment amount was SEK 2,867 million.

During the quarter, two development projects were completed with a total investment of SEK 440 million. These projects generate annual rental income of SEK 35 million and have a 23-year lease duration.



Hemsö is developing a new health care centre opposite the Skåne University Hospital at Södervärns-torget in Malmö

Hemsö's ongoing new development and re-development projects exceeding SEK 100 million

Development projects	Municipality	Category	Lease duration, years	Area, sqm	Total investment, SEK million	Remaining investment, SEK million	Occupancy rate, %	Completion, year
Police headquarters	Borlänge	Justice system	15	18,800	896	537	100	2026
Virket	Malmö	Health care	12	11,100	508	426	74	2027
Herkules hotel & town hall	Trelleborg	Other	20	10,300	505	109	100	2026
Rangsdorf School	Rangsdorf	Education	20	7,900	484	320	100	2026
Novum ^{1) 2)}	Huddinge	Health care	n/a	39,400	440	33	n/a	2025
District court	Vänernsberg	Justice system	15	7,000	326	172	100	2027
Campus Tensta, phase 2 ¹⁾	Stockholm	Education	7	12,200	314	99	46	2025
Ängegårde	Kungälv	Nursing homes	15	8,400	291	42	100	2025
Sätra ice arena	Stockholm	Education	25	9,500	240	228	100	2027
Stauderstrasse	Essen	Nursing homes	20	5,900	230	105	100	2026
Lund International School	Lund	Education	20	5,100	211	183	100	2027
Stenkumla	Västerås	Nursing homes	25	4,500	197	6	100	2025
Siltavuorenpenger ¹⁾	Helsinki	Education	15	7,100	188	71	98	2025
S-huset ¹⁾	Västerås	Education	10	6,000	168	135	100	2026
Vallila elementary school ¹⁾	Helsinki	Education	20	2,800	165	118	100	2026
Sarvträsk	Nacka	Nursing homes	15	4,800	159	9	100	2025
Tallbacken, building 25	Turku	Health care	20	3,500	153	57	100	2025
Byrådirektören ^{1) 2)}	Malmö	Nursing homes	n/a	6,200	142	54	86	2026
Turku International School ¹⁾	Turku	Education	20	6,500	125	64	100	2025
Vallgraven Arenaområdet	Ystad	Health care	10	3,000	124	5	63	2025
Total				180,000	5,868	2,774		

☐ Public-sector tenant

☐ Private-sector tenant

¹⁾ Re-development. ²⁾ Investment in maintenance, modernisation and energy efficiency of the property.

Major completed development projects, 2025

Completed	Development projects	Municipality	Category	Lease duration, years	Area, sqm	Investment, SEK million	Occupancy rate ¹⁾ , %
Q1	Tempelriddarorden	Stockholm	Nursing homes	15	5,800	278	100
Q1	Körsbärsdalen preschool	Helsinki	Education	25	2,100	126	100
Q1	Sjöstöveln phase 1	Stockholm	Health care	7	3,000	61	100
Q2	Ektorp School	Nacka	Education	25	10,300	390	100
Q2	Brandvakten	Halmstad	Nursing homes	15	4,200	50	100
Total				19	25,400	905	

☐ Public-sector tenant

☐ Private-sector tenant

¹⁾ Occupancy rate at completion.

Sustainability

Hemsö contributes to social value by creating new and managing existing school places and nursing home beds in environments that are customised for the activities that take place in the buildings. We also help Swedish pension funds to grow since most of our profits are returned to Swedish pensioners through our owner, the Third Swedish National Pension Fund.

Climate and environment

Hemsö's target is net zero value chain emissions (Scopes 1, 2 and 3) by 2040.

In May, Hemsö signed a climate action contract with the City of Malmö with the aim of helping Malmö become carbon neutral by 2030. As a long-term developer, owner and manager of public properties, we are well positioned to make a difference. Hemsö is part of the solution by, for example, reducing energy use in our properties and making climate-smart decisions in conjunction with new

construction and re-development projects. The collaboration with the City of Malmö is also an integral part of our own climate efforts to achieve net zero value chain emissions.

Our target is environmental certification for all new development. At the end of the second quarter, 100 per cent of completed new developments were certified.

Energy use analysis

In the second quarter of 2025, energy use in the comparable portfolio decreased 10 per cent year-on-year. This is the result of the continued positive effects of our efforts to optimise operations, much of which is related to heat calibration and separation of property electricity.

Analysis of carbon footprint of construction

In Q2 2025, the average carbon footprint of completed development projects was 202 kg CO₂eq/sqm GIA. The climate impact is in line with 2024 but slightly higher than Q1 2025,

which is due to the fact that in the first quarter a remodelling project and a Zero CO₂ project were completed, which together give a very low average value for the climate footprint.

Hemsö's role in society

We contribute to the maintenance and development of social infrastructure. During the period, we completed a total of 62 new nursing home beds and 1,250 new school places.

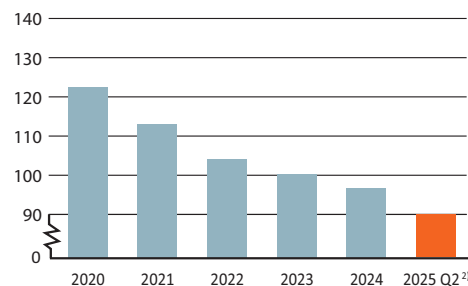
Hemsö participated in Järva Week for the fourth consecutive year. Hemsö was also represented at Almedalen Week, where employees from all over Sweden participated in seminars and roundtable discussions – both those organised by Hemsö and those arranged by other organisations. We highlighted issues relating to the future of suburban areas, the challenges of elderly care and how investments in public properties generate long-term value.



Visions of the school of the future

Ahead of the re-development of Vallila elementary school in Helsinki, students have been asked to submit their visions of the school of the future in the form of colourful drawings that now adorn the construction site safety barrier around the schoolyard. It is a great example of how students can play a part in the development of their schools. As part of the re-development, both indoor areas and the building's technical systems will be modernised, with a focus on sustainability and safety. The school playground will be given a facelift and furnished with new playground equipment.

Energy use in Sweden, kWh/sqm A-temp ¹⁾



¹⁾ Energy use (heating + electricity), normal-year corrected values.

²⁾ Rolling 12-month period, break month May.

KPIs Sustainability

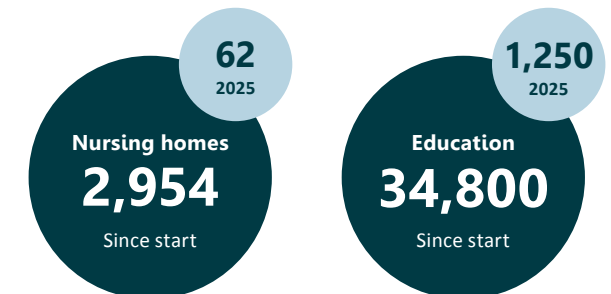
SEK million	Apr–Jun 2025	Jan–Mar 2025	Jan–Dec 2024
Environmental certification, new developments, % ¹⁾	100	100	100
Carbon footprint, construction, kg CO ₂ eq/sqm GIA ²⁾	202	129	203
Floor area under 100 kWh/sqm, % ³⁾	71	68	66

¹⁾ Percentage of completed buildings.

²⁾ Average value for completed buildings, calculated according to the Climate Declaration for Buildings Act.

³⁾ Pertains to Sweden.

Beds/places created ¹⁾



¹⁾ The totals pertain to the number of beds/places that Hemsö has added through completed development projects between 2009 and the second quarter of 2025.

Joint ventures

At 30 June 2025, Hemsö owned shares in Turku Technology Properties Oy (TTP), Lanthem Samhällsfastigheter AB (Lanthem) and HemTag Fastigheter AB (HemTag). These companies are reported in Hemsö's consolidated financial statements using the equity method. The participation in TTP is recognised at SEK 1,512 million (1,408), the participation in Lanthem at SEK 366 million (215) and the participation in HemTag at SEK 55 million (24). Total investments in joint ventures amounted to SEK 1,952 million (1,648), which also included loans of SEK 19 million.

Profit from joint ventures, Jan–Jun 2025

SEK million	TTP	Lanthem	HemTag	Total
Profit/loss from property management	34	12	-2	44
Value changes, investment properties	–	4	–	4
Value changes, financial instruments	-1	-2	–	-3
Tax	0	-4	–	-4
Profit/loss recognised	33	10	-2	41



Turku Technology Properties (TTP)

Hemsö has shared joint control over TTP since 2019. Hemsö owns 52 per cent of the shares in the company and is therefore the largest shareholder. The City of Turku owns 38 per cent of the company and Turku University of Applied Sciences owns 10 per cent. TTP is run as a joint venture and is not consolidated in the Hemsö Group.



Lanthem

In 2017, Hemsö entered a joint venture with Lantmännen Fastigheter AB through the jointly owned company Lanthem Samhällsfastigheter AB. The company is based on Lantmännen's land holdings and enables the development of new public properties. The property portfolio mainly consists of locations close to ports or central areas in Hemsö's prioritised locations.



HemTag

In autumn 2021, Hemsö and Tagebad formed the joint venture HemTag. The company's strategy is to develop, own and manage municipal swimming centres. HemTag owns and is developing a municipal swimming centre in Nacka that is scheduled for completion in 2027.

	TTP	
	30 Jun 2025	30 Jun 2024
Carrying amount of participations, SEK million	1,512	1,408
Participation, %	52	52
Rental value, SEK million	482	476
No. of properties	26	26
Economic occupancy rate, %	93	94
Market value of properties, SEK million	6,102	5,614
Lease duration, years	7	7
Share of public-sector tenants, %	62	62

	Lanthem	
	30 Jun 2025	30 Jun 2024
Carrying amount of participations, SEK million	366	215
Participation, %	50	50
Rental value, SEK million	106	51
No. of properties	15	6
Economic occupancy rate, %	100	99
Market value of properties, SEK million	1,572	860
Lease duration, years	8	10
Share of public-sector tenants, %	65	37

	HemTag	
	30 Jun 2025	30 Jun 2024
Carrying amount of participations, SEK million	55	24
Participation, %	50	50
Rental value, SEK million	27	n/a
No. of properties	1	–
Economic occupancy rate, %	100	n/a
Market value of properties, SEK million	111	n/a
Lease duration, years	27	n/a
Share of public-sector tenants, %	90	n/a

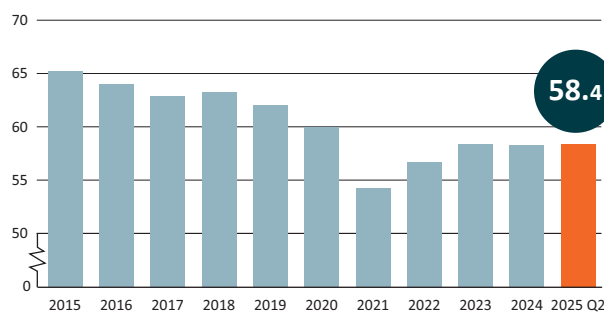
Financing

The aim of Hemsö's financing activities is to ensure a stable capital structure and the highest possible net interest income within predetermined risk constraints. Hemsö's loan-to-value ratio should not exceed 60 per cent, and the interest-coverage ratio should be at least 2.5 times. At period-end, the loan-to-value ratio was 58.4 per cent (58.7) and the interest-coverage ratio was 3.1 times (3.0).

Hemsö issues bonds in Swedish and European capital markets, and commercial papers in the Swedish market. In addition, Hemsö has committed credit facilities and underwriting commitments from Nordic banks and the Third Swedish National Pension Fund.

At period-end, Hemsö's undrawn committed credit facilities amounted to SEK 15,106 million (13,500). Cash and cash equivalents amounted to SEK 501 million (1,022). Available liquidity therefore totalled SEK 15,607 million (14,522). The debt-coverage ratio was 193 per cent (149).

Loan-to-value ratio, %

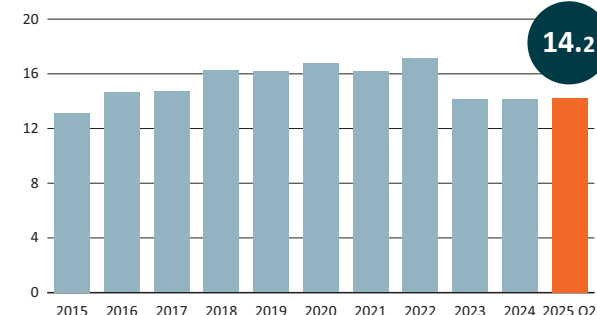


Interest-bearing liabilities

At period-end, Hemsö's interest-bearing liabilities amounted to SEK 51,804 million (51,379). Net debt increased to SEK 51,304 million (50,357) due to a high rate of investment. Meanwhile, the loan-to-value ratio fell to 58.4 per cent (58.7).

During the first half-year, Hemsö's bond issuance in the Swedish market amounted to SEK 2,750 million. Hemsö regularly repurchases outstanding bonds in order to refinance maturities early. During the period, Hemsö repurchased bonds with a nominal value of SEK 1,842 million.

Net debt/EBITDA, times



Sources of funding, SEK million

	30 Jun 2025	30 Jun 2024
Bonds, SEK	14,566	15,178
Bonds, EUR	18,462	19,369
Bonds, AUD, JPY, NOK, USD	5,375	5,063
Total bonds	38,403	39,611
Commercial papers, SEK	5,715	4,720
Council of Europe Development Bank, EUR	253	254
European Investment Bank, SEK, EUR	4,104	4,152
Nordic Investment Bank, SEK	1,500	800
Schuldschein, EUR	830	842
Secured bank loans, SEK	1,000	1,000
Total interest-bearing liabilities	51,804	51,379

Capital structure, SEK million

	30 Jun 2025	30 Jun 2024
Non-current interest-bearing liabilities	43,702	41,628
Current interest-bearing liabilities	8,102	9,751
Cash and cash equivalents	-501	-1,022
Net debt	51,304	50,357
Investment properties	85,875	84,126
Investments in joint ventures	1,952	1,648
Total	87,828	85,774
Loan-to-value ratio	58.4%	58.7%
Share of secured debt	1.2%	1.2%

Hemsö uses derivatives to hedge the company's currency and interest-rate risk. At the end of the quarter, the nominal value of the interest-rate derivatives was SEK 6,975 million (4,675). The value of derivatives used to manage currency risk corresponded to SEK 7,773 million (7,478).

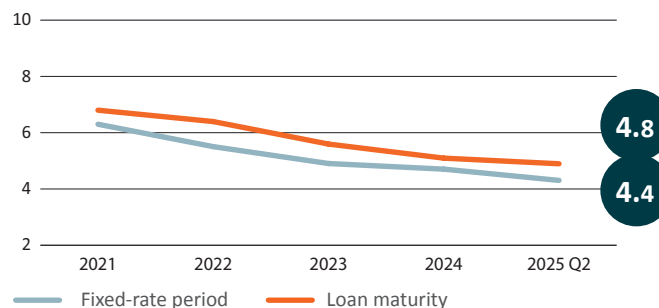
Currency exposure amounted to 7.1 per cent (1.0) of assets in EUR, corresponding to 7.6 per cent (1.1) of equity.

At period-end, the average loan maturity was 4.8 years (5.3) and the average fixed-rate period was 4.4 years (4.9). The average interest rate was 2.1 per cent (2.4).

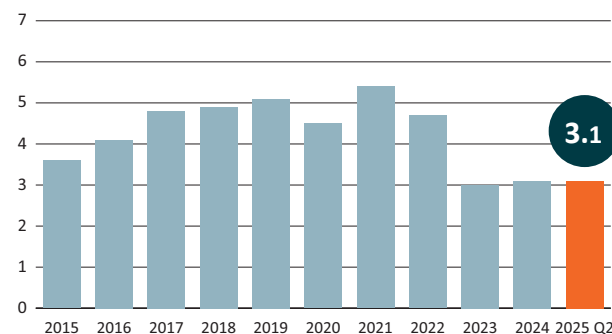


Hemsö participated in Järva Week 2025 together with several Campus Tensta tenants

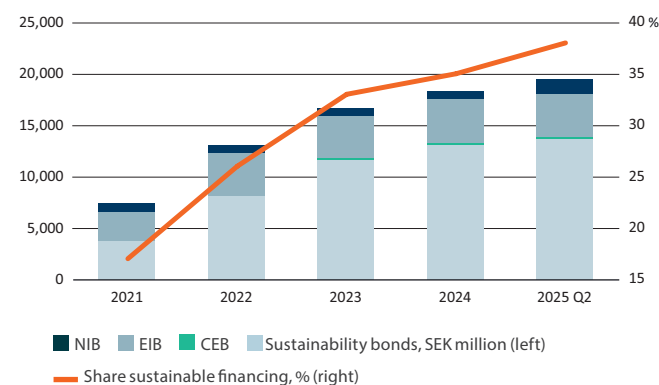
Loan maturity and fixed-rate period, years



Interest-coverage ratio, times



Sustainable financing, SEK million



Committed credit facilities and underwriting commitments, SEK million

	30 Jun 2025	30 Jun 2024
Banks	9,106	7,500
Third Swedish National Pension Fund	6,000	6,000
Total committed credit facilities	15,106	13,500
Cash and cash equivalents	501	1,022
Available liquidity	15,607	14,522
Short-term borrowings	8,102	9,751
Debt-coverage ratio	193%	149%

Currency exposure, SEK million

	30 Jun 2025	30 Jun 2024
Properties, EUR	29,564	29,196
Joint ventures, EUR	1,512	1,408
Cash, EUR	91	116
Assets, EUR	31,167	30,720
Debt, EUR	22,719	23,688
Currency swaps, EUR	6,624	6,721
Exposure, EUR	1,825	311
Debt AUD, JPY, NOK, SEK and USD	7,773	7,478
Currency swaps AUD, JPY, NOK, SEK, USD	-7,773	-7,478
Exposure AUD, JPY, NOK, SEK, USD	0	0
Currency hedging	390	—
Currency exposure	2,215	311
Equity	29,184	28,447
Currency exposure, equity, %	7.6%	1.1%
Currency exposure, assets, EUR, %	7.1%	1.0%

Summary of Financial Policy

Financing risk	Risk mitigation according to Policy	Outcome
Loan-to-value ratio	Max. 60%	58.4%
Net debt/EBITDA	Max. 15 times	14.2 times
Loan maturity	At least 3 years	4.8 years
Loan maturity structure	Max. 25% within 12 months, thereafter max. 20% per year	Fulfilled
Debt-coverage ratio	At least 125%	193%
Share of secured debt	Max. 20%	1.2%
Interest-rate risk		
Interest-coverage ratio	At least 2.5 times (rolling 12-month period)	3.1 times
Fixed-rate period	Average fixed-rate period, 3–8 years	4.4 years
Fixed-rate maturity	Max. 35% within 12 months, thereafter max. 20% per year	Fulfilled
Counterparty risk		
Financial instruments	Bank with a minimum credit rating of A- (S&P)	Fulfilled
Currency risk		
Currency exposure relative to equity	Max. 35%	7.6%
Currency exposure relative to assets in EUR	5–30%	7.1%

Hemsö's credit rating

Credit rating agency	Long-term	Short-term	Outlook	Date
Fitch Ratings	AA-	F1+	Stable	19 Mar 2025
Moody's	A3	n/a	Stable	4 Feb 2025
Standard & Poor's	A-	A-2	Stable	10 Sep 2024

FitchRatings

MOODY'S
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Ratings

Loan maturity and fixed-rate period

Year	Loan maturity			Fixed-rate period	
	Loans and committed credit facilities, SEK million	Loans, SEK million	Share, %	SEK million	Share, %
2025	1,151	1,151	2	9,759	19
2026	12,354	6,854	13	7,418	14
2027	12,857	4,751	9	7,840	15
2028	8,424	8,424	16	6,374	12
2029	6,649	6,649	13	5,791	11
2030	6,568	5,068	10	2,840	5
2031	1,833	1,833	4	2,406	5
2032	1,283	1,283	2	1,202	2
2033	2,002	2,002	4	800	2
>2033	8,075	8,075	16	7,375	14
Total	61,195	46,089	89	51,804	100
Commercial papers		5,715	11		
Total	61,195	51,804	100		

Credit rating

Hemsö has a credit rating of AA- from Fitch Ratings, A3 from Moody's and A- from Standard & Poor's. All with a stable outlook.



In April, we commenced the construction of Myrsjö swimming centre in Nacka. The centre is developed by HemTag, which is owned by Hemsö and Tagebad

Quarterly overview

Amounts in SEK million	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
Income statement									
Rental income	1,271	1,283	1,290	1,278	1,278	1,283	1,220	1,211	1,203
Other income/expense	2	2	3	3	1	1	9	19	6
Property costs	-312	-354	-320	-311	-315	-360	-334	-280	-287
Net operating income	961	931	973	971	965	924	896	951	923
Central administrative expenses	-53	-47	-69	-50	-48	-49	-43	-55	-50
Profit/loss from participations in joint ventures	23	18	133	13	4	8	-70	14	22
Operating profit	931	901	1,036	933	922	883	782	910	895
Net interest expense	-289	-273	-297	-300	-286	-295	-300	-313	-291
Profit after net interest income	642	628	739	634	636	588	482	597	604
<i>- of which Profit from property management</i>	<i>645</i>	<i>628</i>	<i>620</i>	<i>638</i>	<i>650</i>	<i>590</i>	<i>560</i>	<i>598</i>	<i>607</i>
Value change, properties	-280	-207	-187	423	-144	-190	-1,661	-672	-1,699
Value change, financial instruments	-149	86	-4	-134	-117	21	-86	-63	-178
Profit/loss before tax	212	507	548	923	374	420	-1,265	-138	-1,273
Current tax	-62	-7	12	-62	18	-109	152	-33	-102
Deferred tax	9	-52	-82	-122	-89	56	39	41	322
Profit/loss for the period	160	447	477	739	303	367	-1,074	-130	-1,054
Other comprehensive income	72	-182	46	9	-55	65	-64	-40	93
Comprehensive income for the period	232	265	524	747	248	432	-1,138	-171	-961

Quarterly overview, cont.

Amounts in SEK million	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
Balance sheet									
Investment properties	85,875	84,655	85,973	85,598	84,126	84,236	82,624	84,369	85,071
Right-of-use assets	1,044	1,035	1,084	1,005	1,003	1,027	988	984	1,018
Participations in joint ventures	1,933	1,910	1,977	1,670	1,648	1,709	1,636	1,726	1,737
Other assets	1,353	1,156	1,352	2,870	2,833	2,452	2,391	2,142	1,834
Cash and cash equivalents and short-term investments	501	591	866	1,856	1,022	365	1,593	1,041	1,334
Total assets	90,706	89,348	91,253	92,999	90,632	89,789	89,231	90,260	90,993
Equity	29,184	30,201	29,436	29,194	28,447	28,589	28,156	28,294	27,465
Deferred tax liabilities	6,176	6,201	6,197	6,095	5,986	5,908	5,954	6,033	6,059
Derivatives	761	382	604	606	376	357	187	170	313
Interest-bearing liabilities	51,804	49,775	52,185	52,497	51,379	50,876	50,823	52,029	53,645
Lease liabilities	1,044	1,035	1,084	1,005	1,003	1,027	988	984	1,018
Non-interest-bearing liabilities	1,736	1,753	1,746	3,601	3,441	3,032	3,123	2,751	2,494
Total equity and liabilities	90,706	89,348	91,253	92,999	90,632	89,789	89,231	90,260	90,993
Key ratios	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
Financial ratios									
Loan-to-value ratio, %	58.4	56.8	58.3	58.0	58.7	58.8	58.4	59.2	60.3
Interest-coverage ratio, times ¹⁾	3.1	3.2	3.1	3.0	3.0	3.0	3.0	3.1	3.5
Operating cash flow, SEK million	617	674	561	580	617	634	616	546	615
Property-related ratios									
Property yield, % ¹⁾	4.8	4.8	4.8	4.7	4.7	4.7	4.7	4.5	4.4
Total yield, % ¹⁾	4.2	4.4	4.4	2.5	1.2	-0.6	-1.9	-2.6	-4.0
Economic occupancy rate, %	97.8	97.6	97.7	97.6	97.5	97.8	97.8	97.7	97.6
NOI margin, %	75.5	72.5	75.2	75.8	75.4	72.0	72.8	77.3	76.3
No. of properties	476	474	477	485	487	487	488	485	484
Lettable area, tsqm	2,435	2,427	2,425	2,470	2,457	2,446	2,458	2,452	2,438

¹⁾ Based on rolling 12-month outcome.

Group – Condensed statement of comprehensive income

Amounts in SEK million	Jan–Jun 2025	Jan–Jun 2024	Apr–Jun 2025	Apr–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Rental income	2,554	2,561	1,271	1,278	5,122	5,130
Other income/expense	4	2	2	1	10	8
Operating costs	-463	-471	-209	-212	-847	-855
Maintenance costs	-151	-152	-78	-78	-338	-339
Other property costs	-52	-52	-26	-25	-112	-112
Net operating income	1,892	1,889	961	965	3,835	3,833
Central administrative expenses	-101	-96	-53	-48	-220	-216
Profit from participations in joint ventures	41	12	23	4	186	157
- of which profit from property management	44	28	26	18	75	59
- of which changes in value	1	-7	-5	-7	161	154
- of which tax	-4	-9	2	-7	-50	-55
Operating profit	1,832	1,805	931	922	3,801	3,775
Net interest expense	-562	-581	-289	-286	-1,158	-1,177
Profit after net interest income	1,270	1,224	642	636	2,643	2,597
- of which Profit from property management ¹⁾	1,273	1,240	645	650	2,531	2,498
Value change, investment properties	-487	-334	-280	-144	-252	-99
Value change, financial instruments	-64	-96	-149	-117	-201	-234
Profit before tax	719	794	212	374	2,190	2,265
Current tax	-69	-91	-62	18	-119	-142
Deferred tax	-43	-33	9	-89	-248	-237
Profit for the period	607	670	160	303	1,823	1,886

Amounts in SEK million	Jan–Jun 2025	Jan–Jun 2024	Apr–Jun 2025	Apr–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Profit/loss for the period attributable to						
Parent Company shareholders	551	651	115	283	1,748	1,848
Non-controlling interests	56	19	44	20	75	38
Other comprehensive income						
Profit for the period	607	670	160	303	1,823	1,886
Translation difference	-110	12	72	-55	-55	67
Comprehensive income for the period	497	682	232	248	1,768	1,953
Comprehensive income for the period attributable to						
Parent Company shareholders	443	662	186	231	1,693	1,912
Non-controlling interests	53	20	46	17	74	40

¹⁾ For the calculation of Profit from property management, refer to Key ratio calculations on page 28.

Group – Condensed statement of financial position

Amounts in SEK million	30 Jun 2025	30 Jun 2024	31 Dec 2024
ASSETS			
Investment properties	85,875	84,126	85,973
Right-of-use assets	1,044	1,003	1,084
Participations in joint ventures	1,933	1,648	1,977
Other non-current assets	154	154	151
Total non-current assets	89,006	86,930	89,185
Current receivables	1,199	2,679	1,201
Cash and cash equivalents	501	1,022	866
Total current assets	1,700	3,701	2,067
TOTAL ASSETS	90,706	90,632	91,253
EQUITY AND LIABILITIES			
Equity	29,184	28,447	29,436
Deferred tax liabilities	6,176	5,986	6,197
Non-current interest-bearing liabilities	43,702	41,628	43,019
Lease liabilities	1,044	1,003	1,084
Derivatives	761	376	604
Total non-current liabilities	51,684	48,993	50,904
Current interest-bearing liabilities	8,102	9,751	9,166
Other current liabilities	1,736	3,441	1,746
Total current liabilities	9,838	13,192	10,913
TOTAL EQUITY AND LIABILITIES	90,706	90,632	91,253

Group – Condensed statement of changes in equity

Amounts in SEK million	Share capital	Other capital contributions	Translation reserve	Retained earnings	Non-controlling interests	Total equity
Opening equity, 1 Jan 2024	1	8,180	392	18,261	1,322	28,156
Dividends	–	–	–	-391	–	-391
Reversal of non-controlling interests	–	–	–	39	-39	–
Comprehensive income (1 Jan 2024–30 Jun 2024)	–	–	11	651	20	682
Closing equity, 30 Jun 2024	1	8,180	403	18,559	1,303	28,447
Opening equity, 1 Jul 2024	1	8,180	403	18,559	1,303	28,447
Dividends	–	-200	–	-582	–	-782
Shareholder contributions	–	500	–	–	–	500
Comprehensive income (1 Jul 2024–31 Dec 2024)	–	–	53	1,197	21	1,271
Closing equity, 31 Dec 2024	1	8,480	456	19,174	1,324	29,436
Opening equity, 1 Jan 2025	1	8,480	456	19,174	1,324	29,436
Dividends	–	-1,249	–	–	–	-1,249
Shareholder contributions	–	500	–	–	–	500
Comprehensive income (1 Jan 2025–30 Jun 2025)	–	–	-107	551	53	497
Closing equity, 30 Jun 2025	1	7,731	349	19,725	1,377	29,184

Group – Condensed statement of cash flows

Amounts in SEK million	Jan–Jun 2025	Jan–Jun 2024	Apr–Jun 2025	Apr–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Operating activities						
Profit from property management	1,273	1,240	645	650	2,531	2,498
<i>Adjustment for non-cash items</i>						
- Loss from property management, joint ventures	-44	-28	-26	-18	-75	-59
- Depreciation	14	10	7	4	21	16
- Exchange differences, unrealised	0	0	1	1	1	1
Dividends from joint ventures	10	28	10	28	10	28
Tax paid	37	1	-19	-47	-56	-93
Cash flow before changes in working capital	1,290	1,250	618	618	2,432	2,392
Increase (+)/decrease (-) in working capital	-202	-171	-207	47	-347	-316
Cash flow from operating activities	1,088	1,080	410	665	2,085	2,077
Investing activities						
Acquisition of properties	-60	-221	-44	-14	-116	-276
Investments in new construction, extension and re-development	-1,650	-1,625	-927	-797	-3,508	-3,482
Divestment of properties	201	335	37	-1	1,176	1,310
Investments in financial assets	-12	-35	-5	-8	-153	-175
Other non-current assets	0	-4	0	-2	-3	-7
Cash flow from investing activities	-1,522	-1,549	-938	-823	-2,604	-2,631

Amounts in SEK million	Jan–Jun 2025	Jan–Jun 2024	Apr–Jun 2025	Apr–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Financing activities						
Interest-bearing loans raised	4,383	4,149	2,943	2,497	8,990	8,756
Repayment of interest-bearing liabilities	-3,556	-3,872	-1,255	-1,285	-7,956	-8,272
Financial instruments realised	-1	4	–	1	0	5
Shareholder contributions received	500	–	–	–	1,000	500
Dividends paid	-1,249	-391	-1,249	-391	-2,031	-1,173
Cash flow from financing activities	76	-111	439	822	3	-184
Cash flow for the period	-358	-580	-90	663	-516	-738
Opening cash and cash equivalents	866	1,593	591	365	1,022	1,593
Exchange rate differences in cash and cash equivalents	-7	9	-1	-6	-5	12
Cash and cash equivalents at period-end	501	1,022	501	1,022	501	866
Operating cash flow	1,291	1,251	617	617	2,431	2,391

Parent Company – Condensed income statement

Amounts in SEK million	Jan–Jun 2025	Jan–Jun 2024	Apr–Jun 2025	Apr–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Net sales	83	64	38	33	152	133
Central administrative expenses	-143	-125	-71	-63	-284	-265
Operating profit/loss	-60	-61	-32	-30	-131	-132
Financial items	787	484	21	575	869	567
Change in value of derivatives	-27	-233	-246	-41	-276	-482
Appropriations	–	–	–	–	353	353
Profit/loss before tax	699	191	-257	505	815	306
Recognised tax	-117	40	49	-64	-46	110
Profit/loss for the period	582	230	-208	440	768	416

Profit for the period is consistent with comprehensive income for the period.

Parent Company – Condensed balance sheet

Amounts in SEK million	30 Jun 2025	30 Jun 2024	31 Dec 2024
ASSETS			
Non-current assets			
Intangible assets	16	15	18
Equipment	3	1	4
Shares and participations in Group companies	20,525	19,250	19,498
Deferred tax assets	151	102	171
Non-current receivables	28,119	33,825	31,613
Total non-current assets	48,814	53,193	51,303
Current assets			
Current receivables	9,412	6,140	7,346
Cash and cash equivalents	0	0	5
Total current assets	9,412	6,140	7,351
TOTAL ASSETS	58,226	59,333	58,655
EQUITY AND LIABILITIES			
Equity			
Restricted equity	1	1	1
Non-restricted equity	4,968	5,230	5,134
Total equity	4,969	5,231	5,135
Liabilities			
Deferred tax liabilities	30	28	30
Interest-bearing liabilities	51,813	51,339	52,198
Non-interest-bearing liabilities	1,414	2,734	1,292
Total liabilities	53,257	54,101	53,519
TOTAL EQUITY AND LIABILITIES	58,226	59,333	58,655

Other information

Significant events after period-end

Hemsö acquired the Salpausselkä secondary school in Lahti with a capacity for 650 students. A new 20-year lease agreement for 8,700 sqm was signed with the City of Lahti in connection with the acquisition.

Employees

At period-end, Hemsö had 179 employees, of whom 85 were women and 94 men. Of these employees, 56 worked with asset and property management and 26 with development projects. Other employees work with administration, accounting, financing, IT, legal affairs, communication, management, HR and transactions. Of all employees, 147 are employed in Sweden, 17 in Finland and 15 in Germany.

Risks and uncertainties

Hemsö's access to capital remains favourable and the company's long loan maturity and fixed-rate period provide stability. At 30 June 2025, 81 per cent of the loan portfolio was hedged against rising rates and 19 per cent carried variable interest rates, which means that net interest income was impacted by changes in market rates. For more detailed information, refer to page 72 of the 2024

Annual Report. In addition to the above, no changes are deemed to have impacted Hemsö's risks and uncertainties, which are described on pages 72–79 of the 2024 Annual Report.

Related-party transactions

Hemsö's related-party transactions are set out in Note 24 of Hemsö's 2024 Annual Report.

Joint ventures

Hemsö owns participations in Hemsö Norden KB jointly with the Third Swedish National Pension Fund. This company is included in Hemsö's consolidated financial statements. Hemsö Norden KB currently owns 25 investment properties through limited partnerships.

Hemsö owns 52 per cent of the shares in Turku Technology Properties Oy, which owns 26 public properties in Turku. The company is run as a joint venture together with other partners and is not included in the consolidated financial statements, since Hemsö does not have a controlling interest.

Hemsö and Lantmännen each own a 50 per cent stake in Lanthem Samhällsfastigheter AB. The company is run as a joint venture and

is not included in the consolidated financial statements. Lanthem Samhällsfastigheter owns 15 investment properties through subsidiaries.

Hemsö and Tagebad each own 50 per cent of the shares in HemTag Fastigheter AB. The purpose of the collaboration is to develop and manage municipal swimming centres. The company owns and is developing a municipal swimming centre in Nacka that is scheduled for completion in 2026.

Accounting policies applied

This interim report was prepared in accordance with IAS 34 Interim Financial Reporting. The same recognition and measurement principles were applied as in the 2024 Annual Report, pages 60–110. The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB).

The consolidated financial statements have also been prepared in accordance with Swedish law, with application of the Swedish Corporate Reporting Board's recommendation RFR, 1 Supplementary Accounting Rules for Groups.

The carrying amount of accounts receivable, other receivables, cash and cash equivalents, accounts payable and other liabilities is considered a reasonable estimate of fair value. Interest rate derivatives and foreign exchange swaps are measured at fair value on the statement of financial position and classified as Level 2 assets in the fair value hierarchy (IFRS 13).

The Parent Company applies the Swedish Annual Accounts Act and the Swedish Corporate Reporting Board's recommendation, RFR 2 Accounting for Legal Entities. Unless otherwise stated, all amounts in the interim report have been rounded to the nearest SEK million, which means that tables and calculations may not always add up. Figures between 0 and 0.5 in the text and tables are reported as 0.

New and revised IFRSs effective on or after 1 January 2025

No new or amended standards or interpretations issued by the IASB have had any effect on this interim report, or the accounting policies applied by Hemsö.

Signing of the report

The Board of Directors and Chief Executive Officer hereby certify that this half-year report provides a true and fair view of the Parent Company and the Group's operations, financial position

and earnings and describes significant risks and uncertainties faced by the company and those companies included in the Group.

Stockholm, 11 July 2025

Kerstin Hessius, Chair of the Board

David Mindus, Board member

Staffan Hansén, Board member

Johanna Skogestig, Board member

Johan Thorell, Board member

Nils Styf, Chief Executive Officer

This report has not been audited.

Definitions

Financial definitions

Share of secured debt

Interest-bearing secured debt in relation to investment properties.

Loan-to-value ratio

Net debt in relation to investment properties and investments in joint ventures. Loan-to-value ratio is used to measure the company's financial risk.

Property yield

Net operating income over the past 12 months, adjusted for the holding period and currency of the properties during the period, in relation to market value of properties at period-end, excluding development properties. Property yield is used to measure the return on the value of an investment property.

Available liquidity

Cash and cash equivalents and current investments plus undrawn committed credit facilities.

Profit from property management

Profit or loss after net interest income after reversal of changes in value and tax from participations in joint ventures.

Average interest rate

The weighted interest rate on interest-bearing liabilities with consideration for interest-rate derivatives and committed credit facilities on the closing date. Used to measure the company's financial risk.

Investments in joint ventures

The share of equity in joint ventures, and loans to joint ventures.

Adjusted operating profit

Net operating income less administrative expenses plus dividends from joint ventures.

Loan maturity

The weighted average of the remaining term of interest-bearing liabilities, including the maturities of undrawn committed credit facilities. Average loan maturity is used to measure Hemsö's financial risk.

Short-term borrowings

Loan maturities within 12 months (current interest-bearing liabilities).

EMTN programme

European bond programme.

Net debt

Interest-bearing liabilities less cash and cash equivalents and current investments.

Operating cash flow

Profit from property management after reversal of depreciation and amortisation and profit from property management in joint ventures less tax paid plus dividends from joint ventures.

Interest-coverage ratio

Net operating income less central administrative expenses plus dividends from joint ventures in relation to net interest expense. The interest-coverage ratio is used to measure how vulnerable the company's profit is to interest-rate fluctuations.

Operating profit/loss

Net operating income plus share of profit from joint ventures and administrative expenses.

Net debt/EBITDA

Net debt in relation to adjusted operating profit over the past 12 months. Net debt/EBITDA is used to measure debt in relation to earnings and thereby evaluate the company's capital structure based on the company's cash flow.

Debt-coverage ratio

Available liquidity in relation to short-term borrowings.

Equity/assets ratio

Equity in relation to total assets. Used to measure the company's financial stability.

Total yield

The sum of net operating income and changes in value in relation to the average market value of properties, adjusted for changes in value over a rolling 12-month period.

Currency exposure

Net of market value of properties, joint ventures, cash and liabilities in foreign currency less currency hedging. The key ratio is presented relative to equity, or to the sum of properties, joint ventures and cash in foreign currency.

Property-related definitions

Net operating income

Rental income less operating and maintenance costs as well as property tax. Ground rent is not included in net operating income.

Economic occupancy rate

Contracted annual rental income in relation to rental value. The occupancy rate is used to measure how efficiently the Group uses its investment properties.

Rental income

Rental income for the period less vacancies, rent reductions and rental losses.

Lease duration

The weighted average remaining lease duration, excluding garage/parking storage and housing let to private individuals.

Rental value

Contracted annual rental income plus vacancy rent. Rental value used to measure the Group's revenue potential.

Comparable portfolio

The properties owned throughout the entire period and entire comparative period and not classified as development properties during these periods. Comparable portfolio is used to measure the rental income trend, excluding non-recurring effects for prematurely terminated lease agreements and property costs unaffected by development properties, and properties acquired and sold.

Definitions, cont.

Contracted annual rent

Contracted annual rental income plus vacancy rent. Rental value used to measure the Group's revenue potential.

Net investments

Total of purchasing, including stamp duty and other direct transaction costs and investments in development projects, less the selling price of properties sold and the selling price of properties sold via companies and direct transaction costs. Given as a measure of capital invested in properties.

Development property

Properties under construction and development rights. Development properties also include properties where a significant part of the space has been vacated in order to convert and develop the property.

Public property

A property that is predominantly used for taxpayer-funded operations and is purpose-built for public services. Assisted living is also included in the public properties concept.

Large cities

The definition of large cities in Sweden, Finland and Germany according to Statistics Sweden and the OECD: In Sweden and Finland, municipalities with a population of 100,000 or more, and in Germany, with a population of 200,000 or more.

Lettable area

Those areas of the property for which a tenant can be debited rent at period-end.

Rent based on vacancy rate

Rental value of vacancy rent as a percentage of total rental value.

Vacancy rent

Estimated market rent for vacant premises in "as-is" condition.

NOI margin

Net operating income in relation to the sum of property income and other income. The NOI margin is used to measure the remaining amount of the Group's rental income after property costs.

Sustainability-related definitions

Energy use, kWh/sqm

Energy use, rolling 12-month period, divided by the building's temperate area.

Normal year correction

Normal year correction, also known as climate correction, means that energy use has been restated to account for changes in temperature between different years. This type of calculation makes it possible to compare values between years, without the effect of deviations in weather conditions.

Scopes 1, 2 and 3

A method for defining various activities when calculating GHG emissions. This method is provided by the globally recognised Greenhouse Gas (GHG) Protocol.

Scope 1: Direct emissions from controlled and company-owned resources.

Scope 2: Indirect emissions from the generation of purchased energy (electricity, steam, heating and cooling) from a utility provider.

Scope 3: All indirect emissions that are a consequence of the company's business activities but occur from sources the company does not own or control. They are often divided into upstream and downstream emissions, depending on where they occur in the company's value chain.

Science Based Targets (SBT)/Science Based Targets initiative (SBTi)

Science Based Targets enable companies to set actionable emissions-reduction goals in line with the Paris Agreement. The company commits to aligning its strategies to limit global warming to a maximum of 1.5°C. In order to set Science Based Targets, the company needs to make an inventory of all of its value chain GHG emissions. The company then presents its Science Based Targets to the SBTi for official validation.

Key ratio calculations

Hemsö presents some financial measures in interim and annual reports that are not defined under IFRS. The company believes that these measures provide useful supplemental information for investors and company management since they enable evaluation of the

company's earnings and financial position. Since financial measures are calculated differently by different companies, they are not always comparable with the measures used by other companies. Amounts in SEK million.

Profit from property management	Jan–Jun 2025	Jan–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Profit after net interest income	1,270	1,224	2,643	2,597
Reversal				
<i>Changes in value, joint ventures</i>	-1	7	-161	-154
<i>Tax, joint ventures</i>	4	9	50	55
Profit from property management	1,273	1,240	2,531	2,498

Operating cash flow	Jan–Jun 2025	Jan–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Profit from property management	1,273	1,240	2,531	2,498
Dividends from joint ventures	10	28	10	28
Tax paid	37	1	-56	-93
Reversal				
<i>Loss from property management joint ventures</i>	-44	-28	-75	-59
<i>Depreciation</i>	14	10	21	16
Operating cash flow	1,291	1,251	2,431	2,391

Interest-coverage ratio	Jan–Jun 2025	Jan–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Net operating income	1,892	1,889	3,835	3,833
Central administrative expenses	-101	-96	-220	-216
Dividends from joint ventures	10	28	10	28
Total	1,801	1,820	3,625	3,645
Net interest expense	-562	-581	-1,158	-1,177
Interest-coverage ratio	3.2 times	3.1 times	3.1 times	3.1 times

NOI margin	Jan–Jun 2025	Jan–Jun 2024	Jul 2024–Jun 2025	Jan–Dec 2024
Rental income	2,554	2,561	5,122	5,130
Other property income	4	2	10	8
Total property income	2,558	2,564	5,132	5,138
Net operating income	1,892	1,889	3,835	3,833
NOI margin	74.0%	73.7%	74.7%	74.6%

Key ratio calculations, cont.

Share of secured debt	30 Jun 2025	30 Jun 2024
Secured debt outstanding	1,000	1,000
Investment properties	85,875	84,126
Share of secured debt	1.2%	1.2%
Loan-to-value ratio	30 Jun 2025	30 Jun 2024
Non-current interest-bearing liabilities	43,702	41,628
Current interest-bearing liabilities	8,102	9,751
Cash and cash equivalents	-501	1,022
Net debt	51,304	50,357
Investment properties	85,875	84,126
Investments in joint ventures	1,952	1,648
Total	87,828	85,774
Loan-to-value ratio	58.4%	58.7%
Property yield	30 Jun 2025	30 Jun 2024
Net operating income in profit or loss	3,835	3,735
Adjusted for 12-month holding period and exchange rate	-56	-41
Adjustment development properties	-167	-79
Adjusted net operating income	3,612	3,615
Investment properties	85,875	84,126
Adjustment development properties	-10,310	-7,131
Adjusted market value of properties	75,566	76,994
Property yield	4.8%	4.7%
Equity/assets ratio	30 Jun 2025	30 Jun 2024
Equity	29,184	28,447
Total assets	90,706	90,632
Equity/assets ratio	32.2%	31.4%

Net debt/EBITDA	30 Jun 2025	30 Jun 2024
Net debt	51,304	50,357
Net operating income	3,835	3,735
Central administrative expenses	-220	-195
Dividends from joint ventures	10	28
Adjusted operating profit	3,625	3,568
Net debt/EBITDA	14.2%	14.1%
Debt-coverage ratio	30 Jun 2025	30 Jun 2024
Cash and cash equivalents	501	1,022
Undrawn committed credit facilities	15,106	13,500
Available liquidity	15,607	14,522
Short-term borrowings	8,102	9,751
Debt-coverage ratio	193%	149%
Total yield	Jul 2024–Jun 2025	Jul 2023–Jun 2024
Net operating income	3,835	3,735
Value change, investment properties	-252	-2,667
Total	3,583	1,069
Opening value investment properties	84,126	85,071
Closing value investment properties	85,875	84,126
Adjustment of value change for the period	252	2,667
Adjusted average property value	85,126	85,932
Total yield	4.2%	1.2%

**Accessible
Reliable
Progressive**

Questions and more information

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Financial statements and press releases are available on Hemsö's website: hemso.se

Financial calendar

Interim report Jan–Sep 2025	23 Oct 2025
Year-end report Jan–Dec 2025	5 Feb 2026
Annual Report 2025	March 2026
Interim report Jan–Mar 2026	28 Apr 2026
Annual General Meeting	28 April 2026