



## Year-end report 2025

HEMSÖ IS DEVELOPING A NEW ELEMENTARY SCHOOL AND KINDERGARTEN WITH CAPACITY FOR 650 STUDENTS AND 200 PRESCHOOL CHILDREN IN THE POHJOIS-PASILA DISTRICT OF HELSINKI.

**HEMSÖ**



## The quarter in brief October–December 2025

- » Rental income amounted to SEK 1,306 million (1,290).
- » Profit from property management amounted to SEK 616 million (620).
- » Operating cash flow amounted to SEK 611 million (561).
- » Changes in the value of properties amounted to SEK -212 million (-187).
- » Changes in the value of financial instruments amounted to SEK 48 million (-4).
- » Profit after tax for the quarter totalled SEK 581 million (477).
- » The market value of the properties amounted to SEK 87,231 million (85,973).
- » During the quarter, SEK 1,012 million (915) was invested in the existing property portfolio.
- » During the quarter, 1 property (2) was acquired for SEK 387 million (11), and 2 properties (10) were divested for SEK 215 million (881).

## Summary, January–December 2025

- » Rental income amounted to SEK 5,149 million (5,130).
- » Profit from property management increased 2 per cent to SEK 2,541 million (2,498).
- » Operating cash flow increased 6 per cent to SEK 2,524 million (2,391).
- » Changes in the value of properties amounted to SEK -685 million (-99).
- » Changes in the value of financial instruments amounted to SEK 59 million (-234).
- » Profit after tax for the year totalled SEK 1,896 million (1,886).
- » The market value of the properties amounted to SEK 87,231 million (85,973).
- » During the year, SEK 3,521 million (3,490) was invested in the existing property portfolio.
- » During the year, 7 properties (5) were acquired for SEK 631 million (276), and 7 properties (16) were divested for SEK 431 million (1,367).

## Hemsö in summary

|   | Jan – Dec 2025 | Jan – Dec 2024 | Oct – Dec 2025 | Oct – Dec 2024 |
|---|----------------|----------------|----------------|----------------|
| Rental income, SEK million                            | 5,149          | 5,130          | 1,306          | 1,290          |
| Profit from property management, SEK million          | 2,541          | 2,498          | 616            | 620            |
| Profit after tax, SEK million                         | 1,896          | 1,886          | 581            | 477            |
| Operating cash flow, SEK million                      | 2,524          | 2,391          | 611            | 561            |
| Loan-to-value ratio at period-end, %                  | 56.9           | 58.3           | 56.9           | 58.3           |
| Interest-coverage ratio, times                        | 3.1            | 3.1            | 3.0            | 3.1            |
| Market value of properties at period-end, SEK million | 87,231         | 85,973         | 87,231         | 85,973         |
| NOI margin, %   | 74.5           | 74.6           | 73.8           | 75.2           |
| Economic occupancy rate at period-end, %              | 97.9           | 97.7           | 97.9           | 97.7           |
| Lease duration at period-end, years                   | 9.1            | 9.1            | 9.1            | 9.1            |
| Lettable area at period-end, tsqm                     | 2,470          | 2,425          | 2,470          | 2,425          |



## CEO statement

My colleagues have shown great energy and commitment throughout the year. We often talk about what I refer to as ‘the day-to-day grind’ – the tireless work, the continuous small improvements and the courage needed to try new approaches and ways of working. And it is precisely this attitude that has enabled Hemsö to continue to evolve, even in a challenging business environment.

Our joint efforts have borne fruit. Our underlying business is demonstrating stable growth, as reflected in our financial ratios and our growing cash flow. Aside from this, we created 217 new nursing home beds and 2,860 new school places during the year. We also signed lease agreements for new and re-development projects corresponding to 50,000 sqm and SEK 125 million in annual rent.

### Sustainable results

Our tireless efforts also left a mark in our sustainability work, which took clear steps forward during the year. Climate change, rising construction and energy costs, and a changing regulatory environment place high demands on our ability to prioritise correctly and make long-term sustainable decisions. We are mitigating risks and strengthening the resilience of our portfolio

by applying well-defined investment criteria, maintaining close cooperation with our tenants and a continued focus on energy efficiency and robust buildings. Sustainability is not something we do on the side, but is an integral part of how we pursue our operations and develop Hemsö over time.

Several of our development projects have a significantly lower carbon footprint than their conventional counterparts. Ektorp school, which was completed this summer, generated a carbon saving of 30 per cent, and data for the ongoing construction of the Myrsjö swimming centre indicates a 40-per cent reduction in the carbon footprint compared with a conventional swimming centre. Both projects are located in Nacka Municipality, and the Municipality will also be the tenant, leasing the properties for 25 and 33 years, respectively.

Optimising the energy use of our existing portfolio is another important piece of Hemsö’s sustainability puzzle. During the year, energy use in Hemsö’s Swedish property portfolio was reduced by 11 per cent compared to 2024.

### Sustainability pays off

There are many reasons to invest in environmentally and socially sustainable social infrastructure. These include lower energy use, a healthy indoor environment, and good material choices that benefit both people and the environment. Sustainable investments also pay off when it comes to financing.

We held discussions with the European Investment Bank (EIB) regarding a new loan during the year. In January 2026, we signed a 15-year EUR 200 million loan agreement for nine development projects in Sweden, Finland and Germany. The EIB focuses on sustainable social infrastruc-

ture, and the fact that we secured one loan covering three development projects in European countries is unique.

Two new loan agreements were also signed with the Nordic Investment Bank (NIB), each for SEK 700 million. A 10-year loan was concluded in early 2025 and a 12-year loan was signed in February 2026. The financing will be used, among other purposes, for municipal schools in Helsinki and Turku, and for the new police headquarters in Borlänge.

I am pleased that Hemsö and our sustainable development projects are being recognised by both the NIB and EIB. The financing from both banks will support our continued investment in social infrastructure, which is much needed in the public sectors in Sweden, Finland and Germany.

After the close of the reporting period, we entered into unsecured loan agreements from the EIB and NIB totalling nearly SEK 3 billion, thereby further diversifying Hemsö’s financing.

### Well positioned for continued growth

I can conclude that Hemsö’s strategy is both stable and sustainable. We are continuing to grow in the municipalities where we have operations and we are increasing our share of public sector tenants. We are creating social value by offering attractive and functional environments for our tenants, while delivering stable returns to our majority owner, the Third Swedish National Pension Fund.

Tenant demand remains strong and the transaction market has gained momentum during the year. My assessment is that 2026 will be a busy year with many expanded and new partnerships ahead.

Nils Styf, CEO

## Significant events during the fourth quarter

- » Hemsö divested the Banslätt health care property by Tullinge Station in Botkyrka. The lettable area is 8,600 sqm.
- » Hemsö is redeveloping a former office building in central Malmö and will convert it into a state-of-the-art premises for health care operations. The lettable area is 11,200 sqm.
- » Hemsö acquired Seminarieskolan, an elementary school located in Hämeenlinna, Finland. The lettable area is 12,000 sqm.
- » Turku Technology Properties Oy (TTP), a property company jointly owned by Hemsö and the City of Turku, acquired the Arken university property. Åbo Akademi University leases the entire property through a 20-year lease agreement. The lettable area is 15,000 sqm. The investment amounted to EUR 43 million.
- » Hemsö signed a 20-year lease agreement with Linköping Municipality for a new nursing home with 80 beds and a lettable area of 6,550 sqm. The investment amounted to SEK 210 million.

## Events after the period

- » Hemsö and the European Investment Bank (EIB) signed a 15-year unsecured loan agreement for EUR 200 million. The loan relates to nine projects in Sweden, Finland and Germany.
- » Hemsö signed a 12-year unsecured loan agreement for SEK 700 million with the Nordic Investment Bank (NIB). The loan relates to projects in Finland and Sweden.

## This is Hemsö

- Hemsö is Sweden's leading owner of public properties.
- 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 87 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.

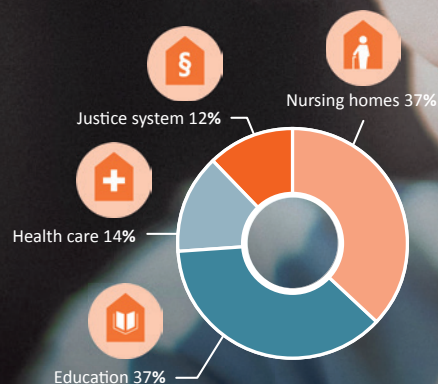
### Vision

We strengthen the backbone of society

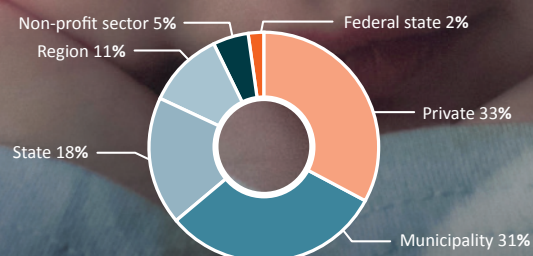
### Business concept

To sustainably own, manage and develop social infrastructure

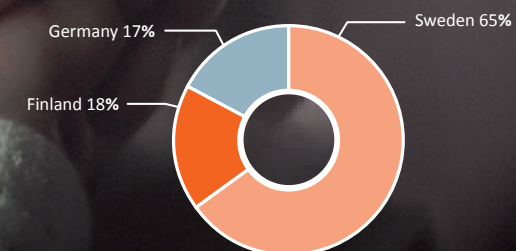
Contracted rent per property category



Contracted rent per customer category



Market value of properties



## Income, costs and profit

Profit/loss and cash flow items refer to the January-December 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 27–28.

### Rental income

Rental income increased to SEK 5,149 million (5,130). Completed development projects and indexation increased income, while divested properties and negative currency effects reduced income. In Sweden, rental income rose 1 per cent. In local currency, rental income in Germany and Finland increased by 1 per cent and 4 per cent, respectively.

Rental income in the comparable portfolio decreased SEK 4 million with exchange rate changes having a negative impact of SEK 27 million on rental income.

## SEK 5,149 million

Rental income

At year-end, contracted annual rent increased to SEK 5,201 million (5,100) before rent reductions of SEK 48 million (48). Economic vacancies amounted to SEK 110 million (123)

and the economic occupancy rate increased to 97.9 per cent (97.7). The lease duration was 9.1 years (9.1).

Lease agreements amounting to annual rent of SEK 307 million will be subject to renegotiation in 2026, corresponding to 6 per cent of Hemsö's contracted rental income.

### Property costs

Property costs amounted to SEK 1,314 million (1,305), up SEK 9 million, mainly due to increased maintenance costs.

In the comparable portfolio, property costs increased SEK 32 million, or 3 per cent.

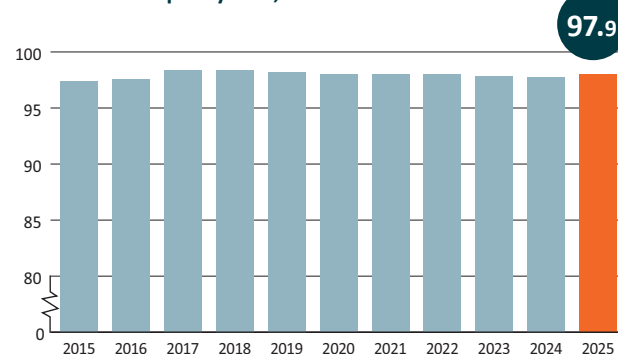
### Vacancy changes

| SEK million                 | Jan – Dec 2025 |
|-----------------------------|----------------|
| Opening vacancy             | 123            |
| Terminated lease agreements | 31             |
| Adjusted for vacancy rents  | -15            |
| New lease agreements        | -27            |
| Acquired                    | 0              |
| Divested                    | -1             |
| Exchange rate changes       | -1             |
| <b>Closing vacancy</b>      | <b>110</b>     |

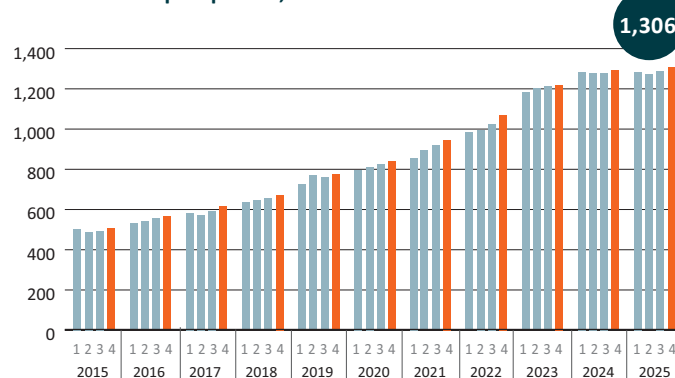
### Lease maturity

| Year         | Annual rent, SEK million | Share, %   |
|--------------|--------------------------|------------|
| 2026         | 307                      | 6          |
| 2027         | 431                      | 8          |
| 2028         | 420                      | 8          |
| 2029         | 346                      | 7          |
| 2030         | 395                      | 8          |
| 2031         | 327                      | 6          |
| 2032         | 209                      | 4          |
| 2033         | 255                      | 5          |
| 2034         | 248                      | 5          |
| 2035         | 269                      | 5          |
| >2035        | 1,994                    | 38         |
| <b>Total</b> | <b>5,201</b>             | <b>100</b> |

### Economic occupancy rate, %



### Rental income per quarter, SEK million



### Net operating income

Net operating income increased to SEK 3,841 million (3,833). The increase was mainly attributable to higher property income. The NOI margin decreased slightly to 74.5 per cent (74.6). The property yield of the property portfolio, excluding development properties, was 4.7 per cent (4.8).

In the comparable portfolio, net operating income declined to SEK 3,574 million (3,611), with exchange rate effects having a negative impact of SEK 46 million.

### Administration

Administrative expenses increased to SEK 219 million (216), primarily due to a higher number of employees. Administrative expenses in relation to rental income was 4 per cent.

### Net interest expense

Net interest expense for the year decreased to SEK -1,162 million (-1,177), due to lower market rates. The interest-bearing liabilities

## SEK 3,841 million

### Net operating income

decreased to SEK 51,241 million (52,185) and the average interest rate decreased to 2.1 per cent (2.2).

### Profit from property management

Profit from property management rose 2 per cent to SEK 2,541 million (2,498) mainly due to lower net interest expense and increased profit from property management from joint ventures.

### Net interest expense

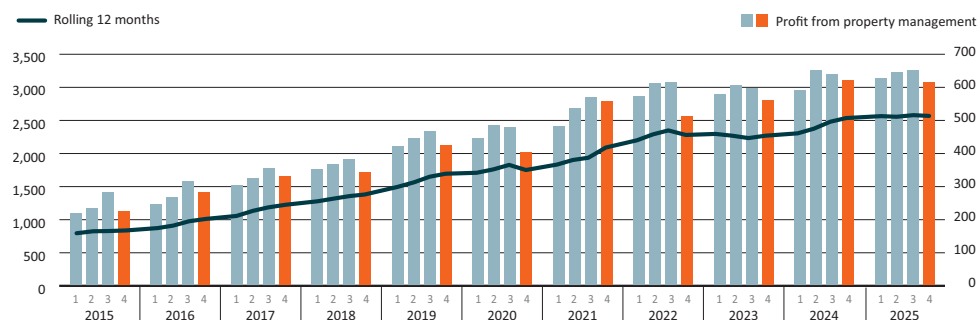
| SEK million                 | Jan – Dec 2025 | Jan – Dec 2024 |
|-----------------------------|----------------|----------------|
| Interest income             | 26             | 50             |
| Interest expense            | -1,065         | -1,091         |
| Other financial expenses    | -82            | -95            |
| Ground leases               | -41            | -41            |
| <b>Net interest expense</b> | <b>-1,162</b>  | <b>-1,177</b>  |

### Comparable portfolio

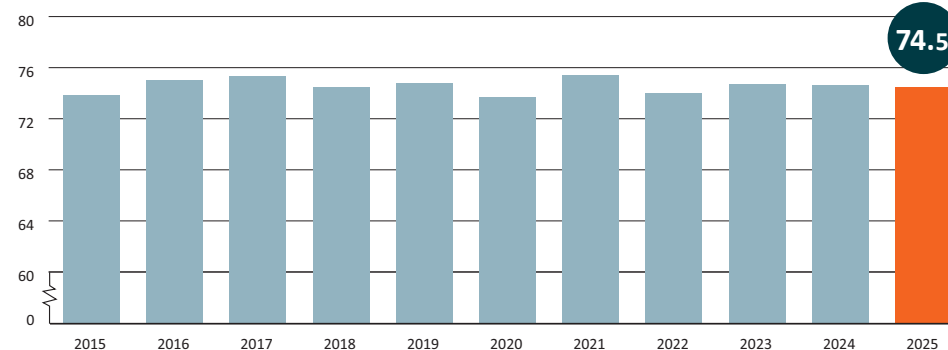
|   | 31 Dec 2025 | 31 Dec 2024 | Change |
|---|-------------|-------------|--------|
| No. of properties                       | 398         | 398         | –      |
| Market value of properties, SEK million | 74,831      | 75,902      | -1.4%  |
| Property yield, %                       | 4.7         | 4.8         | -0.1   |

| SEK million                 | Jan – Dec 2025 | Jan – Dec 2024 | Change, %   |
|-----------------------------|----------------|----------------|-------------|
| Rental income               | 4,748          | 4,752          | -0.1        |
| Other income                | 7              | 8              | -12.2       |
| Operating costs             | -751           | -744           | 0.9         |
| Maintenance costs           | -328           | -311           | 5.4         |
| Other property costs        | -102           | -94            | 9.1         |
| <b>Net operating income</b> | <b>3,574</b>   | <b>3,611</b>   | <b>-1.0</b> |

### 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 -685 million (-99) for the year. Unrealised value changes amounted to SEK -668 million (-60), corresponding to a value change of -1 per cent (0). Realised changes in value amounted to SEK -17 million (-39).

Value change attributable to property management and development projects was SEK -447 million (225), or -0.5 per cent (0.3). Value change related to market factors was SEK -221 million (-286), or -0.3 per cent (-0.3).

The Swedish property market continued to recover in 2025 fuelled by lower short-term interest rates, more stable long-term interest rates and a brighter economic outlook. Activity in the transaction market is good.

In 2025, transaction activity in the public property segment was generally favourable, with the completion of several major transactions in all sub-segments. The education segment in particular recovered in 2025, following weak volumes in 2023 and 2024. As expected, the justice system remained a priority sector in the property market during the year. However, activity in the segment was mainly dominated by larger landlord procurements in 2025, although at the end of the year several transactions in the justice system were announced. The segment is expected to benefit from record levels of funding being allocated to both defence and law enforcement agencies.

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, 5.2 per cent (5.6) in Finland and 5.1 per cent (4.9) 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 elected to report the adjusted German valuation yield calculated using the same method as for the Swedish and Finnish properties. The total yield was 3.6 per cent (4.4).

### Property valuation

At year-end, the fair value of properties was SEK 87,231 million (85,973). 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 as well as CBRE in Germany.

### Change in value of property portfolio

|   | SEK million   | No. of     |
|---|---------------|------------|
| Market value, opening balance                                 | 85,973        | 477        |
| Acquisitions  | 631           | 7          |
| Investments in new construction, extension and re-development | 3,521         |            |
| Re-allotment  | –             | 1          |
| Divestments   | -431          | -7         |
| Disposals   | -3            |            |
| Exchange rate changes   | -1,792        |            |
| Unrealised value changes                                      | -668          |            |
| <b>Market value, closing balance</b>                          | <b>87,231</b> | <b>478</b> |

### Unrealised value changes, properties, Jan – Dec 2025

| SEK million                               | Sweden      | Germany   | Finland   | Total       |
|---|-------------|-----------|-----------|-------------|
| Attributable to                           |             |           |           |             |
| – Property management and project-related | -568        | 60        | 61        | <b>-447</b> |
| – Market factors                          | -176        | -51       | 5         | <b>-221</b> |
| <b>Total unrealised value changes</b>     | <b>-743</b> | <b>10</b> | <b>66</b> | <b>-668</b> |

### Sensitivity analysis, property valuation

|                      | Change                     | Valuation effect, SEK million |
|----------------------|----------------------------|-------------------------------|
| Net operating income | +/- 1%                     | +/- 872                       |
| Valuation yield      | +/- 0.10 percentage points | -1,690/+1,758                 |



### Change in value of financial instruments

Changes in the value of financial instruments had an impact of SEK 59 million (-234) on profit. Changes in the value of interest-rate derivatives had an impact of SEK -13 million (45) on profit. Derivatives attributable to currency risk management had an impact of SEK 72 million (-279) on profit.

### Tax

Recognised tax for the year amounted to SEK -88 million (-379), of which current tax accounted for SEK 59 million (-142) and deferred tax for SEK -147 million (-237). Deferred tax mainly consisted of changes in the temporary difference between the market and taxable value of investment properties. Deferred tax was positive in the German operations given the gradual future reduction in the corporate tax rate. Deferred tax assets were netted against deferred tax liabilities on the balance sheet. At year-end, deferred tax liabilities amounted to SEK 6,580 million (6,558).

### Earnings

Profit after tax for the year increased marginally to SEK 1,896 million (1,886). The change in earnings is mainly due to positive deferred tax in the German operations offset by a higher negative change in the value of investment properties.

### Cash flow

Hemsö's operating cash flow rose 6 per cent to SEK 2,524 million (2,391). The increase was mainly attributable to higher profit from property management and lower tax

paid. Cash flow from operating activities before changes in working capital was SEK 2,524 million (2,392). The change in working capital was SEK -347 million (-316). Investing activities had an impact of SEK -4,020 million (-2,631) on cash flow, while borrowings, loan repayments, shareholder contributions and dividends had an impact of SEK 1,227 million (-184) on cash flow from financing activities. Overall, cash flow for the period totalled SEK -615 million (-738).

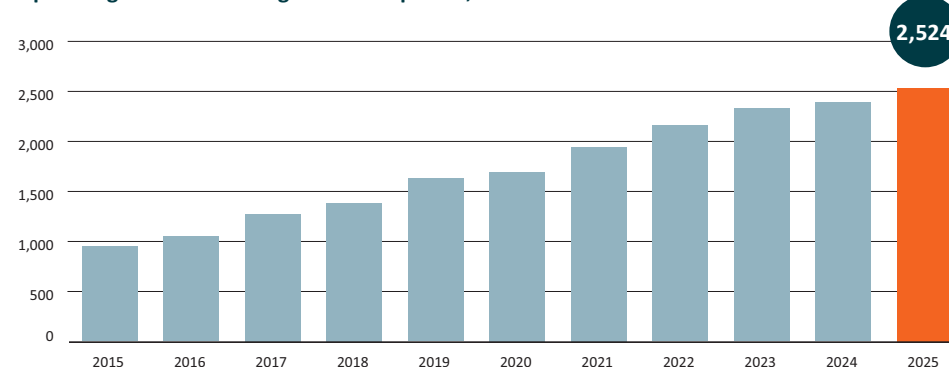
### Parent Company

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 160 million (133) and consisted of fees for services to the subsidiaries. Administrative expenses increased to

SEK -287 million (-265), mainly due to higher personnel costs. Financial items amounted to SEK 1,403 million (567). Financial items include interest income of SEK 1,538 million (1,604), interest expense of SEK -1,223 million (-1,332), profit of SEK 62 million (377) from sales of participations in subsidiaries, profit/

loss of SEK -16 million (211) from participations in Group companies, and exchange rate effects of SEK 1,042 million (293). The change in value of derivatives amounted to SEK -12 million (-482) and profit for the year totalled SEK 507 million (416).

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–Dec 2025                  | Jan–Dec 2024 | Jan–Dec 2025         | Jan–Dec 2024 | 31 Dec 2025                | 31 Dec 2024   |
| Sweden East            | 1,228                         | 1,206        | 948                  | 925          | 22,865                     | 22,912        |
| Sweden Central         | 701                           | 670          | 510                  | 481          | 10,703                     | 10,471        |
| Sweden North           | 787                           | 825          | 559                  | 585          | 14,072                     | 13,523        |
| Sweden South           | 536                           | 518          | 368                  | 359          | 9,463                      | 8,873         |
| Germany                | 818                           | 836          | 645                  | 676          | 14,385                     | 14,825        |
| Finland                | 1,079                         | 1,074        | 811                  | 806          | 15,742                     | 15,369        |
| <b>Total</b>           | <b>5,149</b>                  | <b>5,130</b> | <b>3,841</b>         | <b>3,833</b> | <b>87,231</b>              | <b>85,973</b> |

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 87,231 million (85,973), 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 properties, 82 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 38 per cent of the market value of properties, Nursing homes for 36 per cent, Health care for 14 per cent and the Justice system for 12 per cent. At 31 December 2025, Hemsö's property portfolio comprised 478 properties (477) with a total lettable area of 2,470 tsqm (2,425).

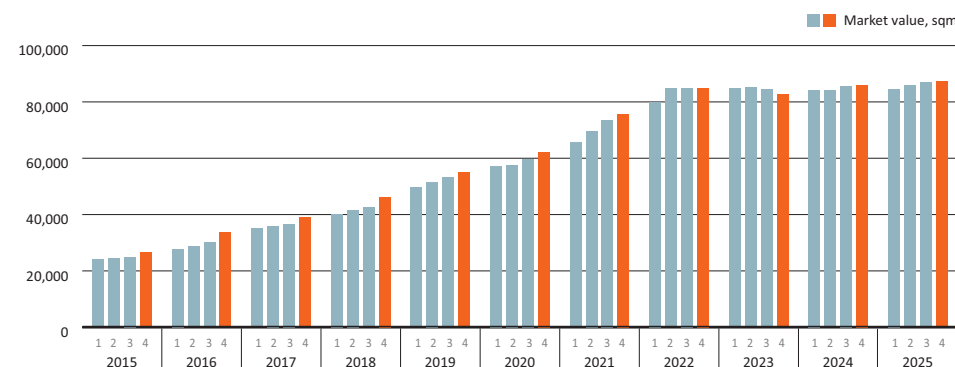
## Investments

Investments pertain to investments in both existing properties and new developments. 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 3,521 million (3,490) was invested, of which SEK 2,681 million (2,526) was related to new developments and SEK 840 million (964) to improvements and new lettings.

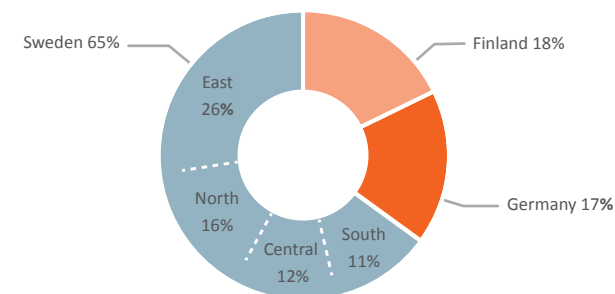
## Transactions

During the year, 7 properties (5) were acquired for SEK 631 million (276), and 7 properties (16) were divested for SEK 431 million (1,367). The divestments had a positive impact of SEK 33 million after tax.

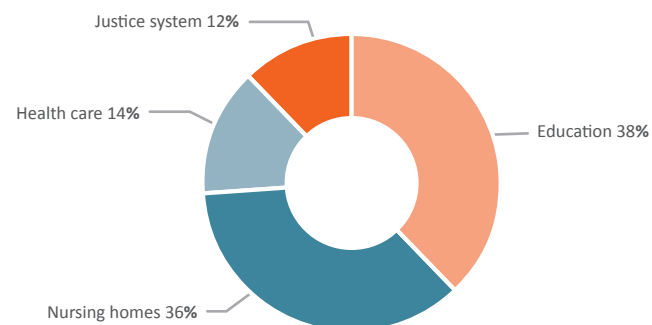
## Market value of properties, SEK million



## Market value of properties per segment



## Market value of properties per property category



## Hemsö's property categories

|   | Nursing homes | Education | Health care | Justice system | Total  |
|---|---------------|-----------|-------------|----------------|--------|
| No. of properties                       | 232           | 159       | 58          | 29             | 478    |
| Lettable area, tsqm                     | 1,064         | 880       | 296         | 230            | 2,470  |
| Lease duration, years                   | 8.9           | 10.7      | 6.9         | 7.1            | 9.1    |
| Market value of properties, SEK million | 31,827        | 33,152    | 11,886      | 10,365         | 87,231 |
| Rental income, SEK million              | 1,895         | 1,871     | 766         | 617            | 5,149  |
| Net operating income, SEK million       | 1,381         | 1,446     | 548         | 466            | 3,841  |
| Economic occupancy rate, %              | 98.5          | 98.2      | 95.9        | 97.9           | 97.9   |
| Property yield, %                       | 4.6           | 4.9       | 4.7         | 4.9            | 4.7    |

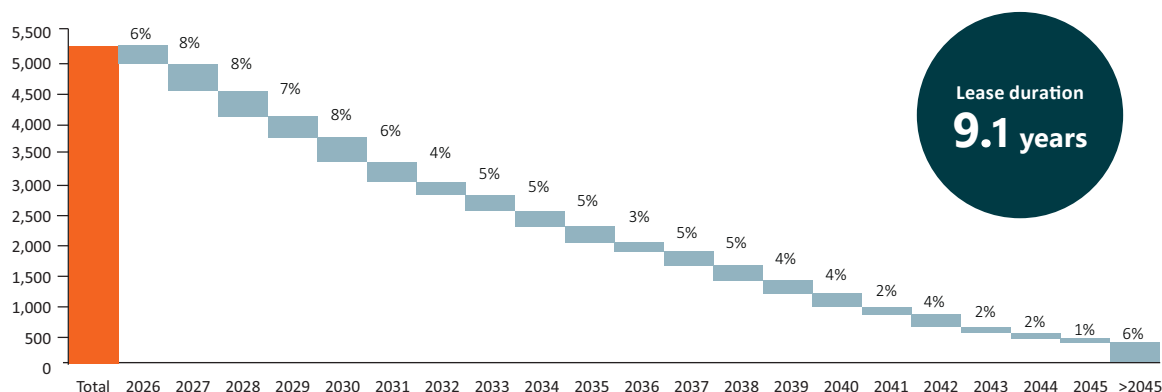
## Tenants

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, 79 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 62 per cent. Contracted annual rent was 31 per cent with municipal operators, 18 per cent with state operators, 2 per cent with federal state operators and 11 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 20 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        | 4                        | 64                      |
| Academedia   | Private       | 4                        | 26                      |
| Attendo  | Private       | 3                        | 62                      |
| Wellbeing Services County of Southwest Finland (FIN) | Region        | 3                        | 17                      |
| City of Västerås                                     | Municipality  | 3                        | 22                      |
| Ministry of Justice (FIN)                            | State         | 3                        | 12                      |
| Mälardalen University                                | State         | 2                        | 3                       |
| AWO (GER)  | Non-profit    | 2                        | 12                      |
| City of Lahti (FIN)                                  | Municipality  | 2                        | 6                       |
| Mehiläinen (FIN)                                     | Private       | 2                        | 20                      |
| International English School                         | Private       | 2                        | 8                       |
| Norrköping Municipality                              | Municipality  | 2                        | 14                      |
| Alloheim (GER)                                       | Private       | 2                        | 10                      |
| Uppsala Municipality                                 | Municipality  | 2                        | 18                      |
| Karolinska Institute                                 | State         | 2                        | 3                       |
| Nacka Municipality                                   | Municipality  | 2                        | 9                       |
| Västra Götaland Region                               | Region        | 1                        | 64                      |
| North Rhine-Westphalia (GER)                         | Federal state | 1                        | 1                       |
| City of Gothenburg                                   | Municipality  | 1                        | 12                      |
| <b>Total</b>   |               | <b>48</b>                | <b>420</b>              |

## Rental value – public-sector tenants

|                        | Annual rent, SEK million | % of Hemsö's rental value |
|------------------------|--------------------------|---------------------------|
| Swedish municipalities | 1,257                    | 24                        |
| Swedish state          | 585                      | 11                        |
| Swedish regions        | 355                      | 7                         |
| Finnish municipalities | 280                      | 5                         |
| Finnish state          | 277                      | 5                         |
| Finnish regions        | 238                      | 5                         |
| German federal states  | 90                       | 2                         |
| German state           | 57                       | 1                         |
| German municipalities  | 55                       | 1                         |
| <b>Total</b>           | <b>3,194</b>             | <b>62</b>                 |

- Public-sector tenant
- Private-sector/non-profit tenant

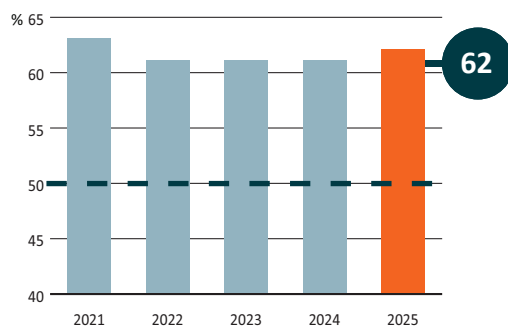
(FIN) = Finland  
(GER) = Germany

## 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. During the year, Hemsö adjusted the framework for lease duration from at least 5 years to at least 7 years.

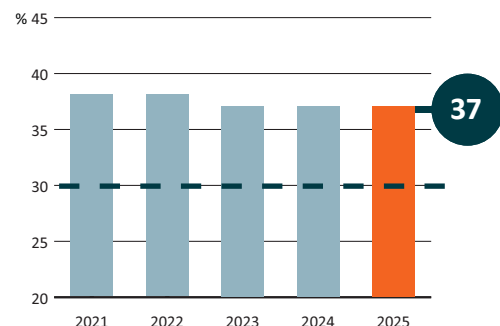
### Public-sector tenants

– At least 50 per cent of rental income



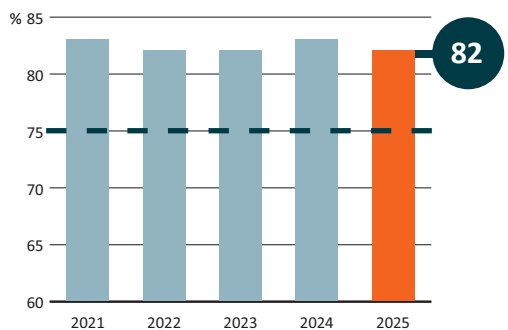
### Nursing homes

– At least 30 per cent of rental income



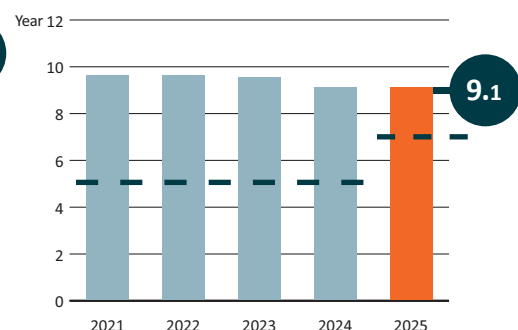
### Metropolitan areas and large cities

– At least 75 per cent of rental income



### Lease duration

– At least 7 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 10.82 (11.49) has been used for EUR.

### Earnings capacity

| SEK million                                     | 1 Jan 2026   | 1 Jan 2025   | Change, % |
|---|--------------|--------------|-----------|
| Rental income                                   | 5,210        | 5,071        | 3         |
| Other income                                    | 7            | 8            | -14       |
| Property costs                                  | -1,303       | -1,299       | 0         |
| <b>Net operating income</b>                     | <b>3,914</b> | <b>3,780</b> | <b>4</b>  |
| Central administrative expenses                 | -218         | -216         | 1         |
| Profit from property management, joint ventures | 92           | 81           | 14        |
| Net interest expense                            | -1,133       | -1,179       | -4        |
| <b>Profit from property management</b>          | <b>2,655</b> | <b>2,466</b> | <b>8</b>  |



# 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 5,643 million, of which the remaining investment amount is SEK 2,528 million. These are expected to generate annual rental income of SEK 329 million. Some development projects do not generate higher rental income but do achieve lower operating costs. The total volume of ongoing new construction and re-development projects amounted to SEK 6,168 million, of which the remaining investment amount was SEK 2,942 million.

During the year, 15 major development projects were completed with a total investment of SEK 2,637 million. These generate annual rental income of SEK 218 million and have a 16-year lease duration.



## Hemsö's ongoing new construction 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                           | 345                               | 100               | 2026             |
| Virket                                  | Malmö        | Health care    | 11                    | 11,200         | 565                           | 458                               | 66                | 2027             |
| Herkules hotel & town hall              | Trelleborg   | Other          | 20                    | 10,300         | 553                           | 73                                | 100               | 2026             |
| Rangsdorf School                        | Rangsdorf    | Education      | 20                    | 7,900          | 472                           | 173                               | 100               | 2026             |
| Novum <sup>1) 2)</sup>                  | Huddinge     | Health care    | n/a                   | 39,400         | 437                           | 12                                | n/a               | 2026             |
| Sätra ice arena                         | Stockholm    | Education      | 25                    | 10,500         | 387                           | 356                               | 100               | 2027             |
| Pohjois-Pasila School                   | Helsinki     | Education      | 20                    | 7,200          | 369                           | 294                               | 100               | 2027             |
| District court                          | Vänersborg   | Justice system | 15                    | 7,000          | 352                           | 154                               | 100               | 2027             |
| Ängegärde                               | Kungälv      | Nursing homes  | 15                    | 8,400          | 302                           | 11                                | 100               | 2026             |
| Stauderstrasse                          | Essen        | Nursing homes  | 20                    | 5,900          | 224                           | 7                                 | 100               | 2026             |
| Selleberga                              | Bjuv         | Nursing homes  | 20                    | 6,100          | 214                           | 179                               | 100               | 2026             |
| Lund International School               | Lund         | Education      | 20                    | 5,100          | 211                           | 131                               | 100               | 2027             |
| Hjorten                                 | Trelleborg   | Nursing homes  | 20                    | 5,140          | 178                           | 164                               | 100               | 2027             |
| Vallila elementary school <sup>1)</sup> | Helsinki     | Education      | 20                    | 2,800          | 173                           | 64                                | 100               | 2027             |
| S-huset <sup>1)</sup>                   | Västerås     | Education      | 10                    | 6,000          | 168                           | 86                                | 100               | 2026             |
| Byrådirektören <sup>1) 2)</sup>         | Malmö        | Nursing homes  | n/a                   | 6,200          | 142                           | 19                                | 100               | 2026             |
| <b>Total</b>                            |              |                |                       | <b>157,940</b> | <b>5,643</b>                  | <b>2,528</b>                      |                   |                  |

☐ Public-sector tenant ☐ Private-sector/non-profit tenant <sup>1)</sup> Re-development. <sup>2)</sup> 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 <sup>1)</sup> , % |
|--------------|----------------------------|--------------|---------------|-----------------------|---------------|-------------------------|----------------------------------|
| Q1           | Tempelriddarorden          | Stockholm    | Nursing homes | 15                    | 5,800         | 278                     | 100                              |
| Q1           | Körsbärsdalen preschool    | Helsinki     | Education     | 25                    | 2,100         | 123                     | 100                              |
| Q1           | Sjöstöveln phase 1         | Stockholm    | Health care   | 7                     | 3,000         | 61                      | 100                              |
| Q2           | Ektorp School              | Nacka        | Education     | 25                    | 10,300        | 390                     | 100                              |
| Q2           | Brandvaken                 | Halmstad     | Nursing homes | 15                    | 4,200         | 48                      | 100                              |
| Q3           | Capella                    | Gothenburg   | Education     | 10                    | 10,200        | 313                     | 100                              |
| Q3           | Stenkumla                  | Västerås     | Nursing homes | 25                    | 4,700         | 197                     | 100                              |
| Q3           | Siltavuorenpenger          | Helsinki     | Education     | 15                    | 7,100         | 186                     | 100                              |
| Q3           | Sarvträsk                  | Nacka        | Nursing homes | 15                    | 4,800         | 162                     | 100                              |
| Q3           | Rotviksbro                 | Uddevalla    | Nursing homes | 20                    | 2,000         | 87                      | 100                              |
| Q3           | Finntorp                   | Nacka        | Education     | 15                    | 3,600         | 78                      | 100                              |
| Q4           | Campus Tensta              | Stockholm    | Education     | 10                    | 16,800        | 314                     | 50                               |
| Q4           | Tallbacken, building 25    | Turku        | Health care   | 20                    | 3,500         | 152                     | 100                              |
| Q4           | Turku International School | Turku        | Education     | 20                    | 6,500         | 125                     | 100                              |
| Q4           | Vallgraven Arenaområdet    | Ystad        | Health care   | 10                    | 3,000         | 124                     | 63                               |
| <b>Total</b> |                            |              |               | <b>16</b>             | <b>87,600</b> | <b>2,637</b>            |                                  |

☐ Public-sector tenant ☐ Private-sector/non-profit tenant <sup>1)</sup> 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 majority 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.

Hemsö has developed a new sustainability strategy containing focus areas and targets. When drafting the strategy, employees from across the organisation were involved in developing roadmaps on how to achieve our targets.

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

## Energy use analysis

Improving the energy efficiency of our existing portfolio plays a key role in our climate and environmental work. During the year, energy use in the comparable portfolio was reduced by 11 per cent compared with 2024. This was achieved through our continued commitment to optimising operations. Actions taken that made a major contribution include heating adjustments, a focus on operating times and the separation of property electricity.

## Analysis of carbon footprint of construction

The average carbon footprint of construction in 2025 is slightly higher than in 2024, despite individual projects having a lower carbon

footprint than traditional new developments. The increase is due to a higher proportion of new developments during the year compared with 2024, when more projects were redevelopments.

## Hemsö's role in society

We contribute to the maintenance and development of social infrastructure. In 2025, we completed a total of 217 new nursing home beds and 2,860 new school places.

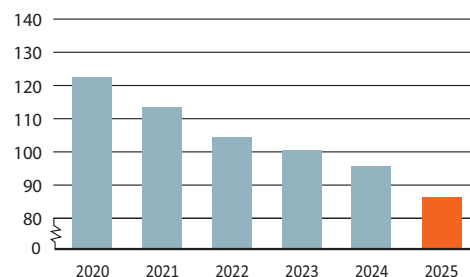
Hemsö is a member of Omsorgsforum, a new independent initiative that aims to establish a hub for matters relating to care. In November, Hemsö participated in Omsorgsforum's seminar "Morgondagens äldreboende – rättvisa villkor och nya lösningar" (Tomorrow's nursing homes – fair conditions and new solutions). Issues discussed included how legislation, regulation and investments can be aligned to generate value and meet needs.



## Continued initiatives in Tensta

Hemsö, in collaboration with the City of Stockholm, local associations and tenants of Campus Tensta, organises activities throughout the winter. One of the projects initiated in the autumn by Läsföräldrarinstitutet (a non-profit that promotes reading) involved children in Tensta writing their own fairy tales. The project is part of our social sustainability activities, which aim to create safe and vibrant places.

## Energy use in Sweden, kWh/sqm A-temp <sup>1)</sup>



<sup>1)</sup> Energy use (heating + electricity), normal-year corrected values.

## KPIs Sustainability

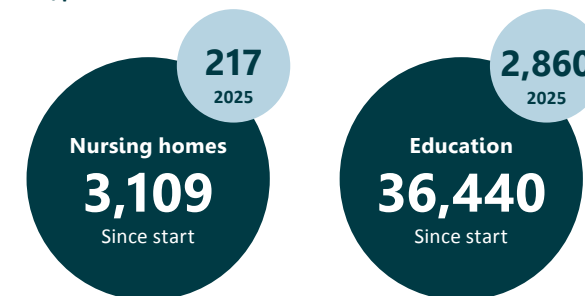
| SEK million   | 2025 | 2024 |
|---|------|------|
| Environmental certification, new developments, % <sup>1)</sup>              | 100  | 100  |
| Carbon footprint, construction, Kg CO <sub>2</sub> eq/sqm GIA <sup>2)</sup> | 216  | 203  |
| Floor area under 100 kWh/sqm, % <sup>3)</sup>                               | 75   | 66   |

<sup>1)</sup> Percentage of completed buildings.

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

<sup>3)</sup> Pertains to Sweden.

## Beds/places created <sup>1)</sup>



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

## Joint ventures

At 31 December 2025, Hemsö owned shares in Turku Technology Properties Oy (TTP), Lanthem Samhällsfastigheter AB (Lanthem), HemTag Fastigheter AB (HemTag) and Köln Corintostraße 1 Immobilien GmbH (Kalk). These companies are reported in Hemsö's consolidated financial statements using the equity method. The participation in TTP is recognised at SEK 1,561 million (1,556), the participation in Lanthem at SEK 378 million (366), the participation in HemTag at SEK 78 million (54) and the participation in Kalk at SEK 248 million (–). Total investments in joint ventures amounted to SEK 2,325 million (1,981), which also included loans of SEK 60 million.

### Profit from joint ventures, Jan–Dec 2025

| SEK million                          | TTP        | Lanthem   | HemTag    | Kalk       | Total      |
|--------------------------------------|------------|-----------|-----------|------------|------------|
| Profit/loss from property management | 64         | 23        | -3        | -3         | 80         |
| Value changes, investment properties | -89        | 5         | 31        | 151        | 98         |
| Value changes, financial instruments | 7          | 0         | –         | –          | 7          |
| Tax                                  | -7         | -6        | -6        | -17        | -35        |
| <b>Profit recognised</b>             | <b>-24</b> | <b>22</b> | <b>21</b> | <b>131</b> | <b>150</b> |



### 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.



### Kalk

During the year, Hemsö formed a joint venture with Austrian Real Estate (ARE), through the jointly owned Kalk. ARE is a wholly owned subsidiary of Bundesimmobiliengesellschaft (BIG), which is in turn owned by the Austrian state. BIG specialises in educational properties and other public properties owns more than 600 properties in Austria. Kalk is developing a new municipal school in Cologne, Germany, that is scheduled for completion in 2028.

|  | TTP         |             |
|--|-------------|-------------|
|  | 31 Dec 2025 | 31 Dec 2024 |
| Carrying amount of participations, SEK million | 1,561       | 1,556       |
| Participation, %                               | 52          | 52          |
| Rental value, SEK million                      | 489         | 485         |
| No. of properties                              | 27          | 26          |
| Economic occupancy rate, %                     | 91          | 93          |
| Market value of properties, SEK million        | 6,355       | 6,236       |
| Lease duration, years                          | 8           | 7           |
| Share of public-sector tenants, %              | 64          | 61          |

|  | Lanthem     |             |
|--|-------------|-------------|
|  | 31 Dec 2025 | 31 Dec 2024 |
| Carrying amount of participations, SEK million | 378         | 366         |
| Participation, %                               | 50          | 50          |
| Rental value, SEK million                      | 107         | 106         |
| No. of properties                              | 15          | 15          |
| Economic occupancy rate, %                     | 100         | 100         |
| Market value of properties, SEK million        | 1,579       | 1,562       |
| Lease duration, years                          | 7           | 8           |
| Share of public-sector tenants, %              | 65          | 65          |

|  | HemTag      |             |
|--|-------------|-------------|
|  | 31 Dec 2025 | 31 Dec 2024 |
| Carrying amount of participations, SEK million | 78          | 54          |
| Participation, %                               | 50          | 50          |
| Rental value, SEK million                      | 27          | 27          |
| No. of properties                              | 1           | 1           |
| Economic occupancy rate, %                     | 100         | 100         |
| Market value of properties, SEK million        | 225         | 81          |
| Lease duration, years                          | 27          | 27          |
| Share of public-sector tenants, %              | 90          | 90          |

|  | Kalk        |             |
|--|-------------|-------------|
|  | 31 Dec 2025 | 31 Dec 2024 |
| Carrying amount of participations, SEK million | 248         | n/a         |
| Participation, %                               | 50          | n/a         |
| Rental value, SEK million                      | 94          | n/a         |
| No. of properties                              | 1           | n/a         |
| Economic occupancy rate, %                     | 100         | n/a         |
| Market value of properties, SEK million        | 876         | n/a         |
| Lease duration, years                          | 25          | n/a         |
| Share of public-sector tenants, %              | 100         | n/a         |



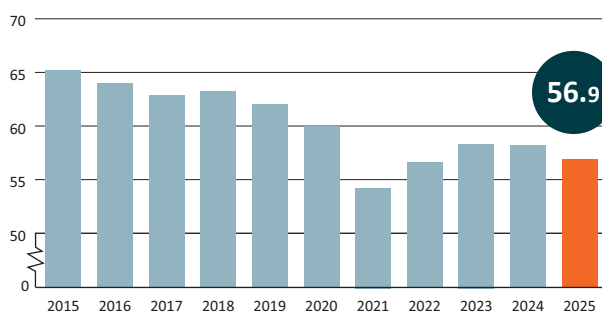
## Financing

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 year-end, the loan-to-value ratio was 56.9 per cent (58.3) and the interest-coverage ratio was 3.1 times (3.1).

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 year-end, Hemsö's undrawn committed credit facilities amounted to SEK 15,082 million (13,500). Cash and cash equivalents amounted to SEK 256 million (866). Available liquidity therefore totalled SEK 15,338 million (14,366). The debt-coverage ratio was 130 per cent (157).

Loan-to-value ratio, %

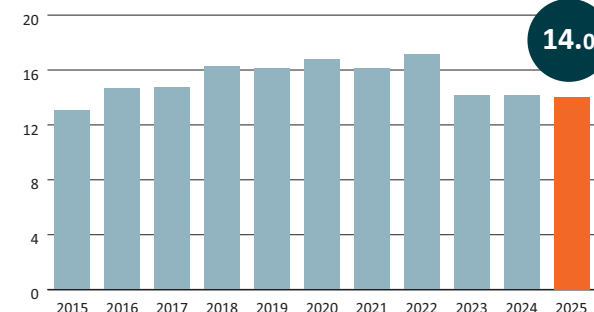


### Interest-bearing liabilities

At year-end, Hemsö's interest-bearing liabilities amounted to SEK 51,241 million (52,185) and net debt decreased to SEK 50,986 million (51,319). Meanwhile, the loan-to-value ratio fell to 56.9 per cent (58.3).

During the year, Hemsö's bond issuance in the Swedish market amounted to SEK 4,670 million and in the European market to EUR 20 million. Hemsö regularly repurchases outstanding bonds in order to refinance maturities early. During the year, Hemsö repurchased bonds with a nominal value of SEK 2,287 million. In addition, Hemsö repaid SEK 2,439 million and raised a loan of SEK 700 million with the Nordic Investment Bank.

Net debt/EBITDA, times



### Sources of funding, SEK million

|   | 31 Dec 2025   | 31 Dec 2024   |
|---|---------------|---------------|
| Bonds, SEK                                | 15,085        | 14,326        |
| Bonds, EUR                                | 18,276        | 19,163        |
| Bonds, AUD, JPY, NOK, USD                 | 5,145         | 5,716         |
| <b>Total bonds</b>                        | <b>38,506</b> | <b>39,205</b> |
| Commercial papers, SEK                    | 5,944         | 5,831         |
| Council of Europe Development Bank, EUR   | 250           | 257           |
| European Investment Bank, SEK, EUR        | 4,031         | 4,230         |
| Nordic Investment Bank, SEK               | 700           | 800           |
| Schuldschein, EUR                         | 811           | 861           |
| Secured bank loans, SEK                   | 1,000         | 1,000         |
| <b>Total interest-bearing liabilities</b> | <b>51,241</b> | <b>52,185</b> |

### Capital structure, SEK million

|  | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| Non-current interest-bearing liabilities | 39,436        | 43,019        |
| Current interest-bearing liabilities     | 11,805        | 9,166         |
| Cash and cash equivalents                | -256          | -866          |
| <b>Net debt</b>                          | <b>50,986</b> | <b>51,319</b> |
| Investment properties                    | 87,231        | 85,973        |
| Investments in joint ventures            | 2,325         | 1,981         |
| <b>Total</b>                             | <b>89,556</b> | <b>87,954</b> |
| <b>Loan-to-value ratio</b>               | <b>56.9%</b>  | <b>58.3%</b>  |
| <b>Share of secured debt</b>             | <b>1%</b>     | <b>1%</b>     |

Hemsö uses derivatives to hedge the company's currency and interest-rate risk. At year-end, the nominal value of the interest-rate derivatives was SEK 6,175 million (6,975). The value of derivatives used to manage currency risk corresponded to SEK 6,834 million (8,122).

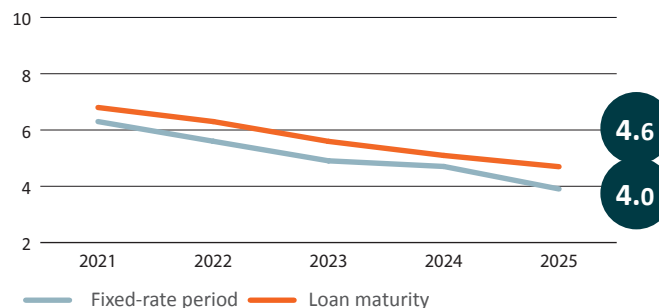
Currency exposure amounted to 12 per cent (4) of assets in EUR, corresponding to 12 per cent (5) of equity.

At year-end, the average loan maturity was 4.6 years (5.0) and the average fixed-rate period was 4.0 years (4.8). The average interest rate was 2.1 per cent (2.2).

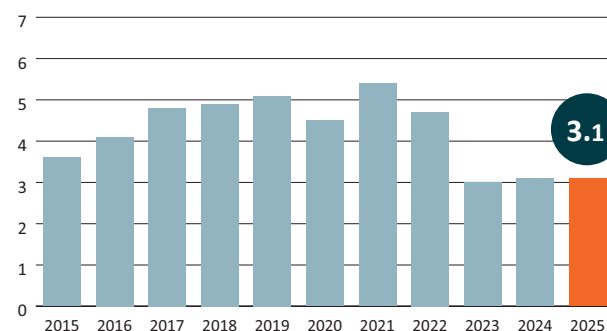


Groundbreaking ceremony for Sättra's new ice arena that will be completed in 2027

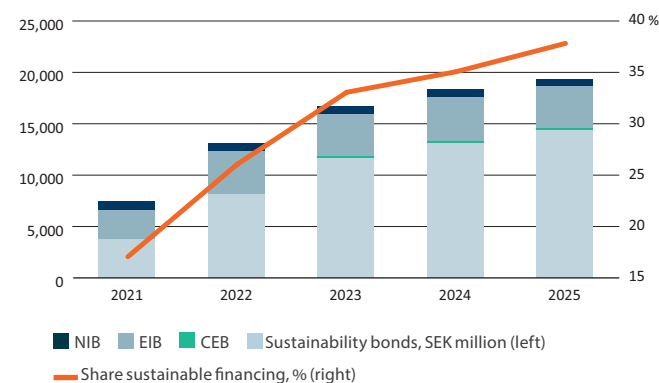
#### Loan maturity and fixed-rate period, years



#### Interest-coverage ratio, times



#### Sustainable financing, SEK million



#### Committed credit facilities and underwriting commitments, SEK million

|  | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| Banks                                    | 9,082         | 7,500         |
| Third Swedish National Pension Fund      | 6,000         | 6,000         |
| <b>Total committed credit facilities</b> | <b>15,082</b> | <b>13,500</b> |
| Cash and cash equivalents                | 256           | 866           |
| <b>Available liquidity</b>               | <b>15,338</b> | <b>14,366</b> |
| Short-term borrowings                    | 11,805        | 9,166         |
| Debt-coverage ratio                      | 130%          | 157%          |

#### Currency exposure, SEK million

|  | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| Properties, EUR                          | 30,127        | 30,194        |
| Joint ventures, EUR                      | 1,869         | 1,556         |
| Cash, EUR                                | -14           | 101           |
| <b>Assets, EUR</b>                       | <b>31,982</b> | <b>31,852</b> |
| Debt, EUR                                | 22,438        | 23,582        |
| Currency swaps, EUR                      | 5,773         | 6,877         |
| <b>Exposure, EUR</b>                     | <b>3,772</b>  | <b>1,392</b>  |
| Debt AUD, JPY, NOK, SEK and USD          | 6,834         | 8,122         |
| Currency swaps AUD, JPY, NOK, SEK, USD   | -6,834        | -8,122        |
| <b>Exposure AUD, JPY, NOK, SEK, USD</b>  | <b>0</b>      | <b>0</b>      |
| Currency hedging                         | —             | —             |
| <b>Currency exposure</b>                 | <b>3,772</b>  | <b>1,392</b>  |
| Equity                                   | 31,347        | 29,436        |
| <b>Currency exposure, equity, %</b>      | <b>12%</b>    | <b>5%</b>     |
| <b>Currency exposure, assets, EUR, %</b> | <b>12%</b>    | <b>4%</b>     |

## Summary of Financial Policy

| Financing risk                              | Risk mitigation according to Policy                     | Outcome    |
|---|---|------------|
| Loan-to-value ratio                         | Max. 60%  | 56.9%      |
| Net debt/EBITDA                             | Max. 15 times   | 14.0 times |
| Loan maturity                               | At least 3 years  | 4.6 years  |
| Loan maturity structure                     | Max. 25% within 12 months, thereafter max. 20% per year | Fulfilled  |
| Debt-coverage ratio                         | At least 125%   | 130%       |
| Share of secured debt                       | Max. 20%  | 1%         |
| 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                    | 4.0 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%  | 12%        |
| Currency exposure relative to assets in EUR | 5–30 %  | 12%        |

## 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 2025 |

FitchRatings

MOODY'S  
RATINGS

S&P Global  
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, %   |
| 2026              | 5,862  | 5,862              | 11         | 15,871            | 31         |
| 2027              | 17,152   | 4,571              | 9          | 1,900             | 4          |
| 2028              | 8,941  | 8,941              | 17         | 9,150             | 18         |
| 2029              | 7,551  | 6,551              | 13         | 6,398             | 12         |
| 2030              | 7,027  | 5,527              | 11         | 4,575             | 9          |
| 2031              | 2,523  | 2,523              | 5          | 1,724             | 3          |
| 2032              | 1,474  | 1,474              | 3          | 2,474             | 5          |
| 2033              | 1,974  | 1,974              | 4          | 1,974             | 4          |
| 2034              | 1,082  | 1,082              | 2          | 1,082             | 2          |
| >2034             | 6,792  | 6,792              | 13         | 6,092             | 12         |
| <b>Total</b>      | <b>60,379</b>                                      | <b>45,298</b>      | <b>88</b>  | <b>51,241</b>     | <b>100</b> |
| Commercial papers |  | 5,944              | 12         |                   |            |
| <b>Total</b>      | <b>60,379</b>                                      | <b>51,241</b>      | <b>100</b> |                   |            |



Hemsö  
in developing  
health care  
premises in central  
Malmö



Hemsö is  
developing a  
new nursing home  
in Linköping with  
80 beds



## Quarterly overview

| Amounts in SEK million                            | Q4 2025    | Q3 2025      | Q2 2025    | Q1 2025    | Q4 2024      | Q3 2024    | Q2 2024    | Q1 2024    | Q4 2023       |
|---|------------|--------------|------------|------------|--------------|------------|------------|------------|---------------|
| <b>Income statement</b>                           |            |              |            |            |              |            |            |            |               |
| Rental income                                     | 1,306      | 1,288        | 1,271      | 1,283      | 1,290        | 1,278      | 1,278      | 1,283      | 1,220         |
| Other income                                      | 3          | 1            | 2          | 2          | 3            | 3          | 1          | 1          | 9             |
| Property costs                                    | -343       | -305         | -312       | -354       | -320         | -311       | -315       | -360       | -334          |
| <b>Net operating income</b>                       | <b>966</b> | <b>984</b>   | <b>961</b> | <b>931</b> | <b>973</b>   | <b>971</b> | <b>965</b> | <b>924</b> | <b>896</b>    |
| Central administrative expenses                   | -58        | -60          | -53        | -47        | -69          | -50        | -48        | -49        | -43           |
| Profit/loss from participations in joint ventures | -41        | 150          | 23         | 18         | 133          | 13         | 4          | 8          | -70           |
| <b>Operating profit</b>                           | <b>866</b> | <b>1,074</b> | <b>931</b> | <b>901</b> | <b>1,036</b> | <b>933</b> | <b>922</b> | <b>883</b> | <b>782</b>    |
| Net interest expense                              | -305       | -296         | -289       | -273       | -297         | -300       | -286       | -295       | -300          |
| <b>Profit after net interest income</b>           | <b>562</b> | <b>779</b>   | <b>642</b> | <b>628</b> | <b>739</b>   | <b>634</b> | <b>636</b> | <b>588</b> | <b>482</b>    |
| <i>- of which Profit from property management</i> | <i>616</i> | <i>651</i>   | <i>645</i> | <i>628</i> | <i>620</i>   | <i>638</i> | <i>650</i> | <i>590</i> | <i>560</i>    |
| Value change, properties                          | -212       | 14           | -280       | -207       | -187         | 423        | -144       | -190       | -1,661        |
| Value change, financial instruments               | 48         | 75           | -149       | 86         | -4           | -134       | -117       | 21         | -86           |
| <b>Profit/loss before tax</b>                     | <b>398</b> | <b>867</b>   | <b>212</b> | <b>507</b> | <b>548</b>   | <b>923</b> | <b>374</b> | <b>420</b> | <b>-1,265</b> |
| Current tax                                       | 166        | -38          | -62        | -7         | 12           | -62        | 18         | -109       | 152           |
| Deferred tax                                      | 17         | -120         | 9          | -52        | -82          | -122       | -89        | 56         | 39            |
| <b>Profit/loss for the period</b>                 | <b>581</b> | <b>709</b>   | <b>160</b> | <b>447</b> | <b>477</b>   | <b>739</b> | <b>303</b> | <b>367</b> | <b>-1,074</b> |
| Other comprehensive income                        | -114       | -12          | 72         | -182       | 46           | 9          | -55        | 65         | -64           |
| <b>Comprehensive income for the period</b>        | <b>467</b> | <b>697</b>   | <b>232</b> | <b>265</b> | <b>524</b>   | <b>747</b> | <b>248</b> | <b>432</b> | <b>-1,138</b> |

| Amounts in SEK million                            | Q4 2025        | Q3 2025        | Q2 2025        | Q1 2025        | Q4 2024        | Q3 2024        | Q2 2024        | Q1 2024        | Q4 2023        |
|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>Balance sheet</b>                              |                |                |                |                |                |                |                |                |                |
| Investment properties                             | 87,231         | 86,909         | 85,875         | 84,655         | 85,973         | 85,598         | 84,126         | 84,236         | 82,624         |
| Right-of-use assets                               | 1,104          | 1,141          | 1,044          | 1,035          | 1,084          | 1,005          | 1,003          | 1,027          | 988            |
| Participations in joint ventures                  | 2,265          | 2,200          | 1,933          | 1,910          | 1,977          | 1,670          | 1,648          | 1,709          | 1,636          |
| Other assets                                      | 1,563          | 1,474          | 1,353          | 1,156          | 1,352          | 2,870          | 2,833          | 2,452          | 2,391          |
| Cash and cash equivalents and current investments | 256            | 94             | 501            | 591            | 866            | 1,856          | 1,022          | 365            | 1,593          |
| <b>Total assets</b>                               | <b>92,418</b>  | <b>91,818</b>  | <b>90,706</b>  | <b>89,348</b>  | <b>91,253</b>  | <b>92,999</b>  | <b>90,632</b>  | <b>89,789</b>  | <b>89,231</b>  |
| Equity  | 31,347         | 30,380         | 29,184         | 30,201         | 29,436         | 29,194         | 28,447         | 28,589         | 28,156         |
| Deferred tax liabilities                          | 6,240          | 6,289          | 6,176          | 6,201          | 6,197          | 6,095          | 5,986          | 5,908          | 5,954          |
| Derivatives                                       | 723            | 731            | 761            | 382            | 604            | 606            | 376            | 357            | 187            |
| Interest-bearing liabilities                      | 51,241         | 51,539         | 51,804         | 49,775         | 52,185         | 52,497         | 51,379         | 50,876         | 50,823         |
| Lease liabilities                                 | 1,104          | 1,141          | 1,044          | 1,035          | 1,084          | 1,005          | 1,003          | 1,027          | 988            |
| Non-interest-bearing liabilities                  | 1,762          | 1,738          | 1,736          | 1,753          | 1,746          | 3,601          | 3,441          | 3,032          | 3,123          |
| <b>Total equity and liabilities</b>               | <b>92,418</b>  | <b>91,818</b>  | <b>90,706</b>  | <b>89,348</b>  | <b>91,253</b>  | <b>92,999</b>  | <b>90,632</b>  | <b>89,789</b>  | <b>89,231</b>  |
| <b>Key ratios</b>                                 | <b>Q4 2025</b> | <b>Q3 2025</b> | <b>Q2 2025</b> | <b>Q1 2025</b> | <b>Q4 2024</b> | <b>Q3 2024</b> | <b>Q2 2024</b> | <b>Q1 2024</b> | <b>Q4 2023</b> |
| <b>Financial ratios</b>                           |                |                |                |                |                |                |                |                |                |
| Loan-to-value ratio, %                            | 56.9           | 57.7           | 58.4           | 56.8           | 58.3           | 58.0           | 58.7           | 58.8           | 58.4           |
| Interest-coverage ratio, times <sup>1)</sup>      | 3.1            | 3.1            | 3.1            | 3.2            | 3.1            | 3.0            | 3.0            | 3.0            | 3.0            |
| Operating cash flow, SEK million                  | 611            | 623            | 617            | 674            | 561            | 580            | 617            | 634            | 616            |
| <b>Property-related ratios</b>                    |                |                |                |                |                |                |                |                |                |
| Property yield, % <sup>1)</sup>                   | 4.7            | 4.8            | 4.8            | 4.8            | 4.8            | 4.7            | 4.7            | 4.7            | 4.7            |
| Total yield, % <sup>1)</sup>                      | 3.6            | 3.7            | 4.2            | 4.4            | 4.4            | 2.5            | 1.2            | -0.6           | -1.9           |
| Economic occupancy rate, %                        | 97.9           | 97.9           | 97.8           | 97.6           | 97.7           | 97.6           | 97.5           | 97.8           | 97.8           |
| NOI margin, %                                     | 73.8           | 76.3           | 75.5           | 72.5           | 75.2           | 75.8           | 75.4           | 72.0           | 72.8           |
| No. of properties                                 | 478            | 479            | 476            | 474            | 477            | 485            | 487            | 487            | 488            |
| Lettable area, tsqm                               | 2,470          | 2,459          | 2,435          | 2,427          | 2,425          | 2,470          | 2,457          | 2,446          | 2,458          |

<sup>1)</sup> Based on rolling 12-month outcome.

## Group – Condensed statement of comprehensive income

| Amounts in SEK million                                   | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|--|--------------|--------------|--------------|--------------|
| Rental income  | 5,149        | 5,130        | 1,306        | 1,290        |
| Other income   | 7            | 8            | 3            | 3            |
| Operating costs  | -851         | -855         | -212         | -205         |
| Maintenance costs  | -349         | -339         | -101         | -84          |
| Other property costs                                     | -114         | -112         | -31          | -31          |
| <b>Net operating income</b>                              | <b>3,841</b> | <b>3,833</b> | <b>966</b>   | <b>973</b>   |
| Central administrative expenses                          | -219         | -216         | -58          | -69          |
| Profit/loss from participations in joint ventures        | 150          | 157          | -41          | 133          |
| - of which profit from property management               | 80           | 59           | 14           | 13           |
| - of which changes in value                              | 105          | 154          | -49          | 162          |
| - of which tax   | -35          | -55          | -6           | -43          |
| <b>Operating profit</b>                                  | <b>3,772</b> | <b>3,775</b> | <b>866</b>   | <b>1,036</b> |
| Net interest expense                                     | -1,162       | -1,177       | -305         | -297         |
| <b>Profit after net interest income</b>                  | <b>2,610</b> | <b>2,597</b> | <b>562</b>   | <b>739</b>   |
| - of which Profit from property management <sup>1)</sup> | <b>2,541</b> | <b>2,498</b> | <b>616</b>   | <b>620</b>   |
| Value change, investment properties                      | -685         | -99          | -212         | -187         |
| Value change, financial instruments                      | 59           | -234         | 48           | -4           |
| <b>Profit before tax</b>                                 | <b>1,984</b> | <b>2,265</b> | <b>398</b>   | <b>548</b>   |
| Current tax  | 59           | -142         | 166          | 12           |
| Deferred tax   | -147         | -237         | 17           | -82          |
| <b>Profit for the period</b>                             | <b>1,896</b> | <b>1,886</b> | <b>581</b>   | <b>477</b>   |

| Amounts in SEK million                                     | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|--|--------------|--------------|--------------|--------------|
| <b>Profit for the period attributable to</b>               |              |              |              |              |
| Parent Company shareholders                                | 1,803        | 1,848        | 558          | 488          |
| Non-controlling interests                                  | 93           | 38           | 23           | -11          |
| <b>Other comprehensive income</b>                          |              |              |              |              |
| Profit for the period                                      | 1,896        | 1,886        | 581          | 477          |
| Translation difference                                     | -236         | 67           | -114         | 46           |
| <b>Comprehensive income for the period</b>                 | <b>1,660</b> | <b>1,953</b> | <b>467</b>   | <b>524</b>   |
| <b>Comprehensive income for the period attributable to</b> |              |              |              |              |
| Parent Company shareholders                                | 1,571        | 1,912        | 445          | 533          |
| Non-controlling interests                                  | 89           | 40           | 21           | -10          |

<sup>1)</sup> For the calculation of Profit from property management, refer to Key ratio calculations on page 27.



## Group – Condensed statement of financial position

| Amounts in SEK million                   | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| <b>ASSETS</b>                            |               |               |
| Investment properties                    | 87,231        | 85,973        |
| Right-of-use assets                      | 1,104         | 1,084         |
| Participations in joint ventures         | 2,265         | 1,977         |
| Receivables from joint ventures          | 53            | –             |
| Other non-current assets                 | 90            | 151           |
| <b>Total non-current assets</b>          | <b>90,743</b> | <b>89,185</b> |
| Current receivables                      | 1,419         | 1,201         |
| Cash and cash equivalents                | 256           | 866           |
| <b>Total current assets</b>              | <b>1,675</b>  | <b>2,067</b>  |
| <b>TOTAL ASSETS</b>                      | <b>92,418</b> | <b>91,253</b> |
| <b>EQUITY AND LIABILITIES</b>            |               |               |
| <b>Equity</b>                            | <b>31,347</b> | <b>29,436</b> |
| Deferred tax liabilities                 | 6,240         | 6,197         |
| Non-current interest-bearing liabilities | 39,436        | 43,019        |
| Lease liabilities                        | 1,104         | 1,084         |
| Derivatives                              | 723           | 604           |
| <b>Total non-current liabilities</b>     | <b>47,503</b> | <b>50,904</b> |
| Current interest-bearing liabilities     | 11,805        | 9,166         |
| Other current liabilities                | 1,762         | 1,746         |
| <b>Total current liabilities</b>         | <b>13,568</b> | <b>10,913</b> |
| <b>TOTAL EQUITY AND LIABILITIES</b>      | <b>92,418</b> | <b>91,253</b> |

## 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                             | –             | -200                        | –                   | -973              | –                         | -1,173        |
| Shareholder contributions             | –             | 500                         | –                   | –                 | –                         | 500           |
| Reversal of non-controlling interests | –             | –                           | –                   | 39                | -39                       | –             |
| Comprehensive income                  | –             | –                           | 64                  | 1,848             | 40                        | 1,953         |
| <b>Closing equity, 31 Dec 2024</b>    | <b>1</b>      | <b>8,480</b>                | <b>456</b>          | <b>19,174</b>     | <b>1,324</b>              | <b>29,436</b> |
| Opening equity, 1 Jan 2025            | 1             | 8,480                       | 456                 | 19,174            | 1,324                     | 29,436        |
| Dividends                             | –             | -1,249                      | –                   | –                 | –                         | -1,249        |
| Shareholder contributions             | –             | 1,500                       | –                   | –                 | –                         | 1,500         |
| Comprehensive income                  | –             | –                           | -232                | 1,803             | 89                        | 1,660         |
| <b>Closing equity, 31 Dec 2025</b>    | <b>1</b>      | <b>8,731</b>                | <b>225</b>          | <b>20,977</b>     | <b>1,413</b>              | <b>31,347</b> |

## Group – Condensed statement of cash flows

| Amounts in SEK million  | Jan–Dec 2025  | Jan–Dec 2024  | Oct–Dec 2025  | Oct–Dec 2024 |
|---|---------------|---------------|---------------|--------------|
| <b>Operating activities</b>                                   |               |               |               |              |
| Profit from property management                               | 2,541         | 2,498         | 616           | 620          |
| <i>Adjustment for non-cash items</i>                          |               |               |               |              |
| - Loss from property management, joint ventures               | -80           | -59           | -14           | -13          |
| - Depreciation  | 32            | 16            | 8             | 3            |
| - Exchange differences, unrealised                            | 0             | 1             | -2            | 2            |
| Dividends from joint ventures                                 | 29            | 28            | 19            | 0            |
| Tax paid  | 3             | -93           | -19           | -49          |
| <b>Cash flow before changes in working capital</b>            | <b>2,524</b>  | <b>2,392</b>  | <b>609</b>    | <b>562</b>   |
| Increase (+)/decrease (-) in working capital                  | -347          | -316          | -39           | -205         |
| <b>Cash flow from operating activities</b>                    | <b>2,177</b>  | <b>2,077</b>  | <b>570</b>    | <b>357</b>   |
| <b>Investing activities</b>                                   |               |               |               |              |
| Acquisition of properties                                     | -631          | -276          | -387          | -11          |
| Investments in new construction, extension and re-development | -3,521        | -3,482        | -1,012        | -908         |
| Divestment of properties                                      | 404           | 1,310         | 204           | 840          |
| Investments in financial assets                               | -270          | -175          | -91           | -165         |
| Other non-current assets                                      | -2            | -7            | 0             | -3           |
| <b>Cash flow from investing activities</b>                    | <b>-4,020</b> | <b>-2,631</b> | <b>-1,286</b> | <b>-247</b>  |

| Amounts in SEK million                                 | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024  |
|--|--------------|--------------|--------------|---------------|
| <b>Financing activities</b>                            |              |              |              |               |
| Interest-bearing loans raised                          | 7,356        | 8,756        | 1,575        | 1,850         |
| Repayment of interest-bearing liabilities              | -6,360       | -8,272       | -1,197       | -2,670        |
| Financial instruments realised                         | -20          | 5            | -15          | 0             |
| Shareholder contributions received                     | 1,500        | 500          | 500          | 500           |
| Dividends paid   | -1,249       | -1,173       | –            | -782          |
| <b>Cash flow from financing activities</b>             | <b>1,227</b> | <b>-184</b>  | <b>863</b>   | <b>-1,102</b> |
| <b>Cash flow for the period</b>                        | <b>-615</b>  | <b>-738</b>  | <b>146</b>   | <b>-992</b>   |
| Opening cash and cash equivalents                      | 866          | 1,593        | 94           | 1,856         |
| Exchange rate differences in cash and cash equivalents | 5            | 12           | 16           | 2             |
| <b>Cash and cash equivalents at period-end</b>         | <b>256</b>   | <b>866</b>   | <b>256</b>   | <b>866</b>    |
| <b>Operating cash flow</b>                             | <b>2,524</b> | <b>2,391</b> | <b>611</b>   | <b>561</b>    |

## Parent Company – Condensed income statement

| Amounts in SEK million            | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|-----------------------------------|--------------|--------------|--------------|--------------|
| Net sales                         | 160          | 133          | 40           | 36           |
| Central administrative expenses   | -287         | -265         | -76          | -79          |
| <b>Operating loss</b>             | <b>-127</b>  | <b>-132</b>  | <b>-36</b>   | <b>-43</b>   |
| Financial items                   | 1,403        | 567          | 519          | 31           |
| Change in value of derivatives    | -12          | -482         | -11          | -74          |
| Appropriations                    | -719         | 353          | -719         | 353          |
| <b>Profit/loss before tax</b>     | <b>546</b>   | <b>306</b>   | <b>-247</b>  | <b>266</b>   |
| Recognised tax                    | -39          | 110          | 102          | 42           |
| <b>Profit/loss for the period</b> | <b>507</b>   | <b>416</b>   | <b>-146</b>  | <b>308</b>   |

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

## Parent Company – Condensed balance sheet

| Amounts in SEK million                       | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| <b>ASSETS</b>                                |               |               |
| <b>Non-current assets</b>                    |               |               |
| Intangible assets                            | 15            | 18            |
| Equipment                                    | 3             | 4             |
| Shares and participations in Group companies | 20,845        | 19,498        |
| Deferred tax assets                          | 133           | 171           |
| Non-current receivables                      | 29,698        | 31,613        |
| <b>Total non-current assets</b>              | <b>50,695</b> | <b>51,303</b> |
| <b>Current assets</b>                        |               |               |
| Current receivables                          | 8,808         | 7,346         |
| Cash and cash equivalents                    | 0             | 5             |
| <b>Total current assets</b>                  | <b>8,808</b>  | <b>7,351</b>  |
| <b>TOTAL ASSETS</b>                          | <b>59,503</b> | <b>58,655</b> |
| <b>EQUITY AND LIABILITIES</b>                |               |               |
| <b>Equity</b>                                |               |               |
| Restricted equity                            | 1             | 1             |
| Non-restricted equity                        | 5,893         | 5,134         |
| <b>Total equity</b>                          | <b>5,894</b>  | <b>5,135</b>  |
| <b>Liabilities</b>                           |               |               |
| Deferred tax liabilities                     | 31            | 30            |
| Interest-bearing liabilities                 | 51,247        | 52,198        |
| Non-interest-bearing liabilities             | 2,332         | 1,292         |
| <b>Total liabilities</b>                     | <b>53,610</b> | <b>53,519</b> |
| <b>TOTAL EQUITY AND LIABILITIES</b>          | <b>59,503</b> | <b>58,655</b> |

## Other information

### Significant events after period-end

Hemsö and the European Investment Bank (EIB) signed a 15-year unsecured loan agreement for EUR 200 million. The loan relates to nine projects in Sweden, Finland and Germany. Hemsö also signed a 12-year unsecured loan agreement for SEK 700 million with the Nordic Investment Bank (NIB). The loan relates to projects in Finland and Sweden.

### Employees

At year-end, Hemsö had 176 employees, of whom 83 were women and 93 men. Of these employees, 53 worked with asset and property management and 27 with development projects. Other employees work with administration, accounting, financing, IT, legal affairs, communication, management, HR and transactions. Of all employees, 143 are employed in Sweden, 17 in Finland and 16 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 31 December 2025, 69 per cent of the loan portfolio was hedged against rising rates and 31 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 27 public properties in Turku through subsidiaries. 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 2027.

During the year, Hemsö formed a joint venture with Austrian Real Estate (ARE). ARE is a wholly owned subsidiary of Bundesimmobiliengesellschaft (BIG), an Austrian state-owned company which specializes in educational properties. In July, Hemsö and ARE each acquired 50 per cent of the Cologne company, Corintostraße 1 Immobilien GmbH. The company is developing a new municipal school in Cologne, that scheduled for completion in 2028.

### Accounting policies applied

This year-end 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 year-end 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

Stockholm, 5 February 2026

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.

**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–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|---|--------------|--------------|--------------|--------------|
| Profit after net interest income        | 2,610        | 2,597        | 562          | 739          |
| Reversal                                |              |              |              |              |
| <i>Changes in value, joint ventures</i> | -105         | -154         | 49           | -162         |
| <i>Tax, joint ventures</i>              | 35           | 55           | 6            | 43           |
| <b>Profit from property management</b>  | <b>2,541</b> | <b>2,498</b> | <b>616</b>   | <b>620</b>   |

| Operating cash flow                                 | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|---|--------------|--------------|--------------|--------------|
| Profit from property management                     | 2,541        | 2,498        | 616          | 620          |
| Dividends from joint ventures                       | 29           | 28           | 19           | –            |
| Tax paid  | 3            | -93          | -19          | -49          |
| Reversal  |              |              |              |              |
| <i>Loss from property management joint ventures</i> | -80          | -59          | -14          | -13          |
| <i>Depreciation</i>                                 | 32           | 16           | 8            | 3            |
| <b>Operating cash flow</b>                          | <b>2,524</b> | <b>2,391</b> | <b>611</b>   | <b>561</b>   |

| Interest-coverage ratio         | Jan–Dec 2025     | Jan–Dec 2024     | Oct–Dec 2025     | Oct–Dec 2024     |
|---------------------------------|------------------|------------------|------------------|------------------|
| Net operating income            | 3,841            | 3,833            | 966              | 973              |
| Central administrative expenses | -219             | -216             | -58              | -69              |
| Dividends from joint ventures   | 29               | 28               | 19               | 28               |
| <b>Total</b>                    | <b>3,651</b>     | <b>3,645</b>     | <b>927</b>       | <b>931</b>       |
| Net interest expense            | -1,162           | -1,177           | -305             | -297             |
| <b>Interest-coverage ratio</b>  | <b>3.1 times</b> | <b>3.1 times</b> | <b>3.0 times</b> | <b>3.1 times</b> |

| NOI margin                   | Jan–Dec 2025 | Jan–Dec 2024 | Oct–Dec 2025 | Oct–Dec 2024 |
|------------------------------|--------------|--------------|--------------|--------------|
| Rental income                | 5,149        | 5,130        | 1,306        | 1,290        |
| Other property income        | 7            | 8            | 3            | 3            |
| <b>Total property income</b> | <b>5,156</b> | <b>5,138</b> | <b>1,309</b> | <b>1,293</b> |
| Net operating income         | 3,841        | 3,833        | 966          | 973          |
| <b>NOI margin</b>            | <b>74.5%</b> | <b>74.6%</b> | <b>73.8%</b> | <b>75.2%</b> |

| Share of secured debt        | 31 Dec 2025 | 31 Dec 2024 |
|------------------------------|-------------|-------------|
| Secured debt outstanding     | 1,000       | 1,000       |
| Investment properties        | 87,231      | 85,973      |
| <b>Share of secured debt</b> | <b>1.1%</b> | <b>1.2%</b> |

| Loan-to-value ratio                      | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| Non-current interest-bearing liabilities | 39,436        | 43,019        |
| Current interest-bearing liabilities     | 11,805        | 9,166         |
| Cash and cash equivalents                | -256          | -866          |
| <b>Net debt</b>                          | <b>50,986</b> | <b>51,319</b> |
| Investment properties                    | 87,231        | 85,973        |
| Investments in joint ventures            | 2,325         | 1,981         |
| <b>Total</b>                             | <b>89,556</b> | <b>87,954</b> |
| <b>Loan-to-value ratio</b>               | <b>56.9%</b>  | <b>58.3%</b>  |

| Property yield   | 31 Dec 2025   | 31 Dec 2024   |
|--|---------------|---------------|
| Net operating income in profit or loss                 | 3,841         | 3,833         |
| Adjusted for 12-month holding period and exchange rate | -20           | -43           |
| Adjustment development properties                      | -160          | -101          |
| <b>Adjusted net operating income</b>                   | <b>3,662</b>  | <b>3,689</b>  |
| Investment properties                                  | 87,231        | 85,973        |
| Adjustment development properties                      | -10,094       | -8,342        |
| <b>Adjusted market value of properties</b>             | <b>77,136</b> | <b>77,631</b> |
| <b>Property yield</b>                                  | <b>4.7%</b>   | <b>4.8%</b>   |

| Equity/assets ratio        | 31 Dec 2025  | 31 Dec 2024  |
|----------------------------|--------------|--------------|
| Equity                     | 31,347       | 29,436       |
| Total assets               | 92,418       | 91,253       |
| <b>Equity/assets ratio</b> | <b>33.9%</b> | <b>32.3%</b> |

| Net debt/EBITDA                  | 31 Dec 2025       | 31 Dec 2024       |
|----------------------------------|-------------------|-------------------|
| <b>Net debt</b>                  | <b>50,986</b>     | <b>51,319</b>     |
| Net operating income             | 3,841             | 3,833             |
| Central administrative expenses  | -219              | -216              |
| Dividends from joint ventures    | 29                | 28                |
| <b>Adjusted operating profit</b> | <b>3,652</b>      | <b>3,645</b>      |
| <b>Net debt/EBITDA</b>           | <b>14.0 times</b> | <b>14.1 times</b> |

| Debt-coverage ratio                 | 31 Dec 2025   | 31 Dec 2024   |
|-------------------------------------|---------------|---------------|
| Cash and cash equivalents           | 256           | 866           |
| Undrawn committed credit facilities | 15,082        | 13,500        |
| <b>Available liquidity</b>          | <b>15,338</b> | <b>14,366</b> |
| Short-term borrowings               | 11,805        | 9,166         |
| <b>Debt-coverage ratio</b>          | <b>130%</b>   | <b>157%</b>   |

| Total yield                               | Jan–Dec 2025  | Jan–Dec 2024  |
|---|---------------|---------------|
| Net operating income                      | 3,841         | 3,833         |
| Value change, investment properties       | -685          | -99           |
| <b>Total</b>                              | <b>3,156</b>  | <b>3,734</b>  |
| Opening value investment properties       | 85,973        | 82,624        |
| Closing value investment properties       | 87,231        | 85,973        |
| Adjustment of value change for the period | 685           | 99            |
| <b>Adjusted average property value</b>    | <b>86,944</b> | <b>84,348</b> |
| <b>Total yield</b>                        | <b>3.6%</b>   | <b>4.4%</b>   |

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### **Questions and more information**

For more information, please contact:

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Financial statements and press releases are available on Hemsö's website: [hemso.se](https://hemso.se)

### **Financial calendar**

|                               |               |
|-------------------------------|---------------|
| Annual Report 2025            | 31 Mar 2026   |
| Interim report Jan–Mar 2026   | 28 Apr 2026   |
| Annual General Meeting        | 28 April 2026 |
| Half-year report Jan–Jun 2026 | 10 July 2026  |
| Interim report Jan–Sep 2026   | 22 Oct 2026   |