



SICKLAÖN 351:1 – EKTORP SCHOOL IN NACKA. PHOTO: JESSICA BJÖRKWALL, HF AGENCY.

Interim report 2025

HEMSÖ

The quarter in brief July–September 2025

- » Rental income amounted to SEK 1,288 million (1,278).
- » Profit from property management amounted to SEK 651 million (638)
- » Operating cash flow was SEK 623 million (580).
- » Changes in the value of properties amounted to SEK 14 million (423).
- » Changes in the value of financial instruments amounted to SEK 75 million (-134).
- » Profit after tax for the quarter totalled SEK 709 million (739).
- » The market value of the properties amounted to SEK 86,909 million (85,598).
- » During the quarter, SEK 859 million (950) was invested in the existing property portfolio.
- » During the quarter, 2 properties (1) were acquired for SEK 183 million (44), and no properties (3) were divested (SEK 127 million).
- » During the quarter, Hemsö received SEK 500 million of the previously communicated capital injection of SEK 2 billion from its owners.

Summary, January–September 2025

- » Rental income amounted to SEK 3,842 million (3,839).
- » Profit from property management increased 2 per cent to SEK 1,925 million (1,878).
- » Operating cash flow increased 4 per cent to SEK 1,913 million (1,831).
- » Changes in the value of properties amounted to SEK -474 million (88).
- » Changes in the value of financial instruments amounted to SEK 11 million (-230).
- » Profit after tax for the period totalled SEK 1,315 million (1,408).
- » The market value of the properties amounted to SEK 86,909 million (85,598).
- » During the period, SEK 2,509 million (2,575) was invested in the existing property portfolio.
- » During the period, 6 properties (3) were acquired for SEK 244 million (265), and 5 properties (6) were divested for SEK 216 million (486).

Hemsö in summary

	Jan–Sep 2025	Jan–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Rental income, SEK million	3,842	3,839	5,133	5,130
Profit from property management, SEK million	1,925	1,878	2,545	2,498
Profit after tax, SEK million	1,315	1,408	1,793	1,886
Operating cash flow, SEK million	1,913	1,831	2,474	2,391
Loan-to-value ratio at period-end, %	57.7	58.0	57.7	58.3
Interest-coverage ratio, times	3.2	3.1	3.1	3.1
Market value of properties at period-end, SEK million	86,909	85,598	86,909	85,973
NOI margin, %	74.8	74.4	74.9	74.6
Economic occupancy rate at period-end, %	97.9	97.6	97.9	97.7
Lease duration at period-end, years	8.9	9.2	8.9	9.1
Lettable area at period-end, tsqm	2,459	2,470	2,459	2,425



CEO statement

Hemsö contributes stability and societal value, with a focus on security, quality and long-term value creation. A foundation for this is financial capacity, which is created by maintaining a stable balance sheet and strong cash flow. Profit from property management and operating cash flow increased by 2 per cent and 4 per cent, respectively. This growth provides opportunity for continued development and management of essential social infrastructure, while contributing to Sweden's pensioners through our majority owner, the Third Swedish National Pension Fund.

Growing investor interest

Interest in social infrastructure has continued to grow among investors. The transaction market has picked up again after a period of low activity. New types of investors are seeking out the segment largely due to its low operational risk and high tenant demand. At the beginning of the year, the most active buyers were infrastructure and real estate funds, but we can now see clear signs of an increase in interest from institutional investors. Interest is particularly strong for nursing homes and justice system properties, but we can also see increased interest in health care and educational properties.

New social infrastructure

Demand for new social infrastructure remains significant. During the period, we created more than 2,320 new school places and 182 new nursing home beds and in parallel we started up several new development projects.

The autumn began with a new municipal development project. We commenced construction of a full-scale sports hall and a new nursing home with 80 beds in Bjuv, with the municipality as a tenant on 20-year lease agreements. Hemsö also signed a 20-year lease agreement with Linköping Municipality to develop a new nursing home with 80 beds in the new Djurgården district. Construction start is planned for summer 2026. We have also completed the Stenkumla nursing home in Västerås with 60 beds and a 25-year lease agreement with the municipality.

I attended the opening of the Ektorp School and sports hall in Nacka. The school can accommodate 900 students and the municipality is the tenant with a 25-year lease agreement. The school has a wooden frame and this helped to reduce its carbon footprint by 30 per cent compared with a standard new construction project. School openings are always special for me. Meeting all of the happy students and staff in a modern school environment makes me proud of Hemsö and reminds me of our important mission.

All of the municipalities referred to above were already existing tenants of Hemsö and these partnerships have been expanded through new joint development projects over the years. Long-term municipal partnerships are prioritised by Hemsö to enable us to grow over time.

Renting and owning public properties

The debate on whether the public sector should rent or own social infrastructure has often been caught up in the issues surrounding owning versus renting. An equally important question is who the municipality leases from. During this year's Almedalen Week in Sweden, I met several municipal politicians and members of parliament who emphasised that the choice of partner is as important as the ownership of the properties.

The issue is also highly topical in Germany, where the public sector has previously been reluctant to rent school premises. Partnerships with private actors was discussed by Hemsö's Head of Region, Germany, in a panel discussion at Expo Real in Munich. Several municipal participants expressed the value of partnerships with serious and long-term companies.

Hemsö – a serious partner

Hemsö's core business is to develop and manage social infrastructure, and you become good at what you do often. Our experience and expertise lead to solutions that, among other things, create more efficient use of space, collaboration between different types of operations, and shorter construction times. For us, a project is never truly finished — we continue to develop the properties within our management. We do this in close cooperation with our tenants. This is how we create serious partnerships that withstand the test of time.

Nils Styf, CEO



Salpausselkä secondary school, Lahti.

Significant events during the third quarter

- » Hemsö acquired a secondary school in Salpausselkä that accommodates 650 students. In connection with the acquisition, a new 20-year lease agreement was signed with the City of Lahti. The lettable area is 8,700 sqm. The school has a sports focus and, in addition to educational facilities, includes two sports halls. The investment amounted to EUR 17.6 million.

Events after the period

- » 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 amount is SEK 210 million.

This is Hemsö

- Hemsö is Sweden's leading owner of social infrastructure.
- The business is based on sustainably owning, managing and developing properties for nursing homes, education, health care and the justice system.
- Hemsö owns properties in Sweden, Germany and Finland.
- Our vision is to strengthen the backbone of society. We are achieving this through sustainable development, ownership and management of social infrastructure.
- The operations are characterised by long-term lease agreements and stable tenants.
- The Third Swedish National Pension Fund is our majority owner.
- The total value of Hemsö's property portfolio is SEK 86.9 billion.
- Hemsö has credit ratings of AA- from Fitch Ratings, A3 from Moody's and A- from Standard & Poor's. All with a stable outlook.

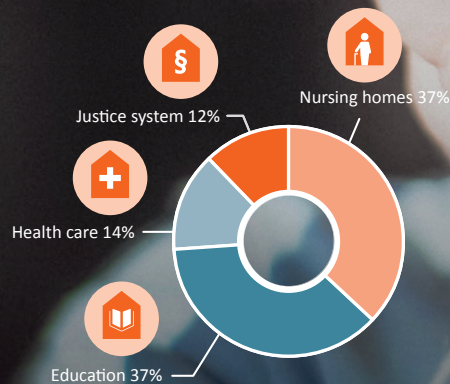
Vision

We strengthen the backbone of society

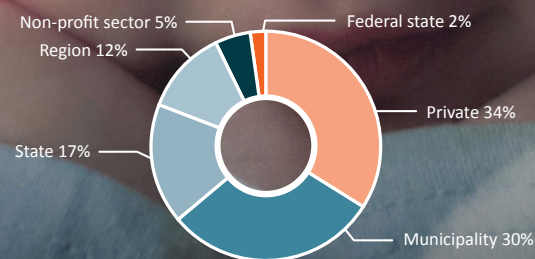
Business concept

To sustainably own, manage and develop social infrastructure

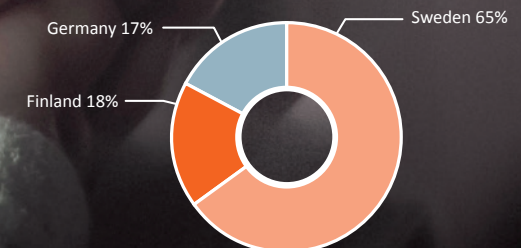
Contracted rent per property category



Contracted rent per customer category



Market value of properties



Income, costs and profit

Profit/loss and cash flow items refer to the January–September 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 29–30.

Rental income

Rental income increased to SEK 3,842 million (3,839). 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 3 per cent and 2 per cent, respectively.

Rental income in the comparable portfolio decreased SEK 1 million with exchange rate changes having a negative impact of SEK 38 million on rental income.

SEK 3,842 million
Rental income

At period-end, contracted annual rent increased to SEK 5,180 million (5,067) before rent reductions of SEK 49 million (51). Economic vacancies amounted to SEK 113 million (126) and the economic occupancy rate

increased to 97.9 per cent (97.6). The lease duration was 8.9 years (9.2).

Lease agreements amounting to annual rent of SEK 118 million will be subject to renegotiation in 2025, corresponding to 2 per cent of Hemsö's contracted rental income.

Property costs

Property costs amounted to SEK 971 million (985), down SEK 14 million, primarily due to a decrease in operating costs.

In the comparable portfolio, property costs increased SEK 9 million, or 1 per cent.

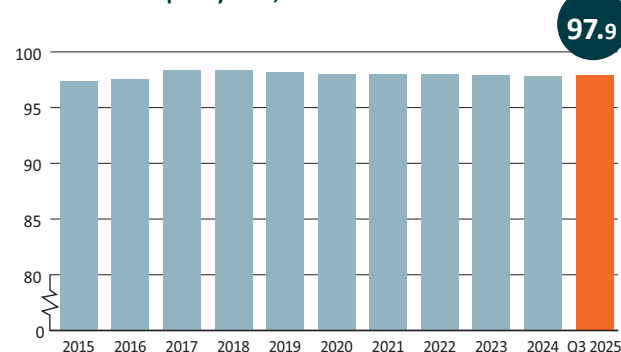
Vacancy changes

SEK million	Jan–Sep 2025
Opening vacancy	123
Terminated lease agreements	28
Adjusted for vacancy rents	-18
New lease agreements	-18
Acquired	0
Divested	-1
Exchange rate changes	-1
Closing vacancy	113

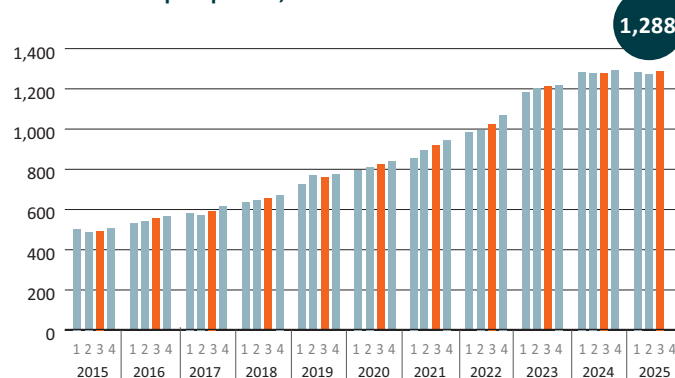
Lease maturity

Year	Annual rent, SEK million	Share, %
2025	118	2
2026	361	7
2027	384	7
2028	413	8
2029	287	6
2030	386	7
2031	326	6
2032	207	4
2033	257	5
2034	248	5
>2034	2,193	42
Total	5,180	100

Economic occupancy rate, %



Rental income per quarter, SEK million



Net operating income

Net operating income increased to SEK 2,876 million (2,860). The increase was mainly attributable to lower operating costs. The NOI margin increased to 74.8 per cent (74.4). The property yield of the property portfolio, excluding development properties, was 4.8 per cent (4.7).

In the comparable portfolio, net operating income declined marginally to SEK 2,699 million (2,709), SEK 29 million of the decline was attributable to negative exchange rate effects.

Administration

Administrative expenses increased to SEK 161 million (146), primarily due to a higher number of employees. Administrative expenses in relation to rental income was 4.2 per cent.

SEK 2,876 million

Net operating income

Net interest expense

Net interest expense for the period decreased to SEK -857 million (-880) due to lower market rates.

The interest-bearing liabilities decreased to SEK 51,539 million (52,497) and the average interest rate decreased to 2.1 per cent (2.3).

Profit from property management

Profit from property management rose 2 per cent to SEK 1,925 million (1,878) mainly due to lower interest expense and increased profit from property management from joint ventures.

Net interest expense

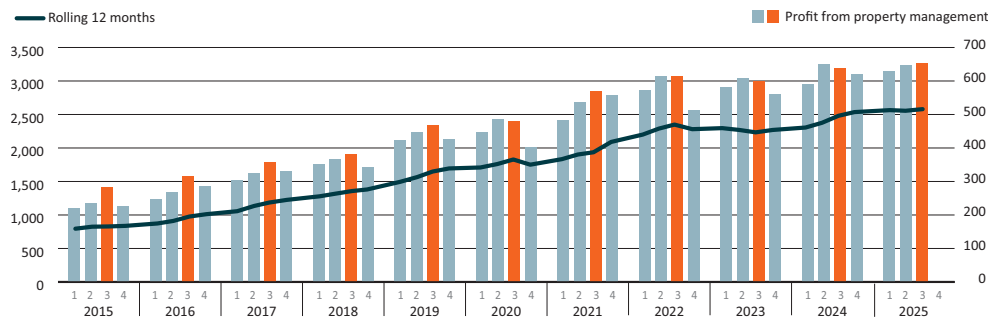
SEK million	Jan–Sep 2025	Jan–Sep 2024
Interest income	21	41
Interest expense	-802	-810
Other financial expenses	-46	-81
Ground leases	-31	-30
Net interest expense	-857	-880

Comparable portfolio

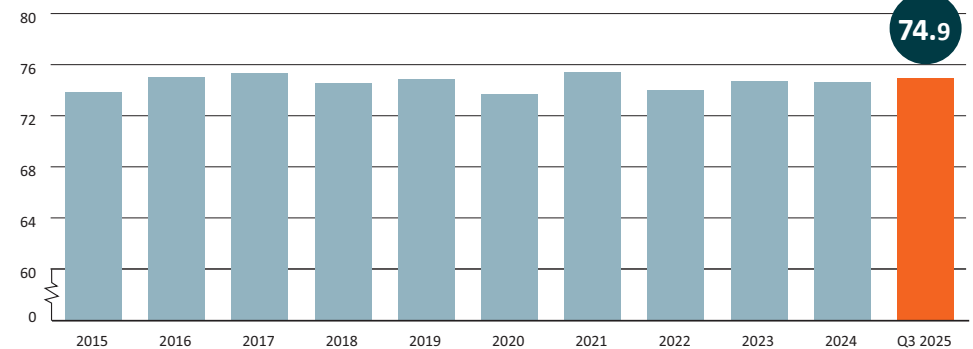
	30 Sep 2025	30 Sep 2024	Change
No. of properties	399	399	–
Market value of properties, SEK million	75,419	75,462	-0.1%
Property yield, %	4.8	4.7	0.1

SEK million	Jan–Sep 2025	Jan–Sep 2024	Change, %
Rental income	3,572	3,573	0.0
Other income	5	6	-19.3
Operating costs	-569	-570	-0.1
Maintenance costs	-233	-232	0.6
Other property costs	-75	-68	11.0
Net operating income	2,699	2,709	-0.4

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 -474 million (88) for the period. Unrealised value changes amounted to SEK -463 million (100), corresponding to a value change of -0.5 per cent (0.1). Realised changes in value amounted to SEK -10 million (-12).

Value change attributable to property management and development projects was SEK -338 million (245), or -0.4 per cent (0.3). Value change related to market factors was SEK -125 million (-145), or -0.1 per cent (-0.2).

The investment market in Sweden was robust in 2025. The transaction volume for the year is on track to exceed the level in 2024 and the investor base has broadened across several segments with interest from more types of investors. This is also the case for public properties, where completed transactions were noted in all sub-segments. The education segment in particular reported a clear

recovery in 2025 after a few weaker years in terms of volume.

The new demographic and political conditions for each sub-segment are now deemed to have established themselves in the Swedish property market. Hemsö's justice system category is benefitting from the political decisions that involve significant investments in the police and the prison and probation services. At the same time, continued growth in the population in the 80+ age group is anticipated, reinforcing the need for nursing homes in all of Hemsö's markets.

Several transactions were completed in Sweden in the nursing home category during the year. During the autumn acquisitions of newly constructed municipal housing in Falun and Borgholm municipalities respectively, were announced. In May, a care home in Nacka was acquired. The transactions confirm the

strong demand for modern nursing homes with long-term lease agreements. They also indicate a high willingness across the country to pay for the right product, not just in metropolitan areas.

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, 5.4 per cent (5.7) in Finland and 4.9 per cent (4.8) in Germany. In Sweden and Finland, market value is reported without taking transaction costs into consideration. In Germany, market value is reported after the deduction of transaction costs. To enable a better comparison of the countries' valuation yields, Hemsö has elected to report the adjusted German valuation yield calculated using the same method as for the Swedish and Finnish properties. The total yield was 3.7 per cent (2.5).

Property valuation

At period-end, the fair value of properties was SEK 86,909 million (85,598). 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	244	6
Investments in new construction, extension and re-development	2,509	
Re-allotment	–	1
Divestments	-216	-5
Disposals	-2	
Exchange rate changes	-1,134	
Unrealised value changes	-463	
Market value, closing balance	86,909	479

Unrealised value changes, properties, Jan–Sep 2025

SEK million	Sweden	Germany	Finland	Total
Attributable to				
– Property management and project-related	-441	34	69	-338
– Market factors	-158	-5	37	-125
Total unrealised value changes	-599	29	107	-463

Sensitivity analysis, property valuation

	Change	Valuation effect, SEK million
Net operating income	+/- 1%	+/- 869
Valuation yield	+/- 0.10 percentage points	-1,683/+1,750

Change in value of financial instruments

Changes in the value of financial instruments had an impact of SEK 11 million (-230) on profit. Changes in the value of interest-rate derivatives had an impact of SEK -50 million (-97) on profit. Derivatives attributable to currency risk management had an impact of SEK 61 million (-132) on profit.

Tax

Recognised tax for the period amounted to SEK -270 million (-308), of which current tax accounted for SEK -107 million (-153) and deferred tax for SEK -164 million (-155). Deferred tax mainly consisted of changes in the temporary difference between the market and taxable value of investment properties. Deferred tax assets were netted against deferred tax liabilities on the balance sheet. At period-end, deferred tax liabilities amounted to SEK 6,696 million (6,456).

Earnings

Profit after tax for the period declined to SEK 1,315 million (1,408). The profit decline was mainly attributable to a negative change in the value of investment properties.

Cash flow

Hemsö's operating cash flow rose 4 per cent to SEK 1,913 million (1,831). 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 1,915 million (1,830). The change in working capital was SEK -308 million (-110).

Investing activities had an impact of SEK -2,733 million (-2,384) on cash flow, while borrowings, loan repayments, shareholder contributions and dividends had an impact of SEK 365 million (918) on cash flow from financing activities. Overall, cash flow for the period totalled SEK -762 million (254).

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 120 million (97) and consisted of fees for services to the subsidiaries. Administrative expenses increased to SEK -210 million (-186), mainly due to an increase in the number of employees. Financial items amounted to SEK 884 million (536).

Financial items include interest income of SEK 1,154 million (1,198), interest expense of SEK -909 million (-1,001), profit of SEK 0 million (188) from sales of participations in subsidiaries, profit/loss of SEK -8 million (195)

from participations in Group companies, and exchange rate effects of SEK 647 million. The change in value of derivatives amounted to SEK 0 million (-407) and profit for the period amounted to SEK 653 million (108).

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–Sep 2025	Jan–Sep 2024	Jan–Sep 2025	Jan–Sep 2024	30 Sep 2025	30 Sep 2024
Sweden East	916	903	709	685	23,034	22,758
Sweden Central	523	492	386	350	10,620	10,243
Sweden North	588	628	420	449	13,829	14,200
Sweden South	398	389	276	266	9,304	8,656
Germany	616	620	481	506	14,568	14,721
Finland	801	807	604	604	15,554	15,020
Total	3,842	3,839	2,876	2,860	86,909	85,598

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 86,909 million (85,598), 65 per cent (65) was attributable to Sweden, 18 per cent (18) to Finland and 17 per cent (17) to Germany. The largest share of the market value of the properties, 83 per cent, was attributable to properties located in metropolitan areas and large cities in Sweden, Germany and Finland.

Hemsö divides the property portfolio into four categories. Education accounts for 37 per cent of the market value of properties, Nursing homes for 37 per cent, Health care for 14 per cent and the Justice system for 12 per cent. At 30 September 2025, Hemsö's property portfolio comprised 479 properties (485) with a total lettable area of 2,459 tsqm (2,470).

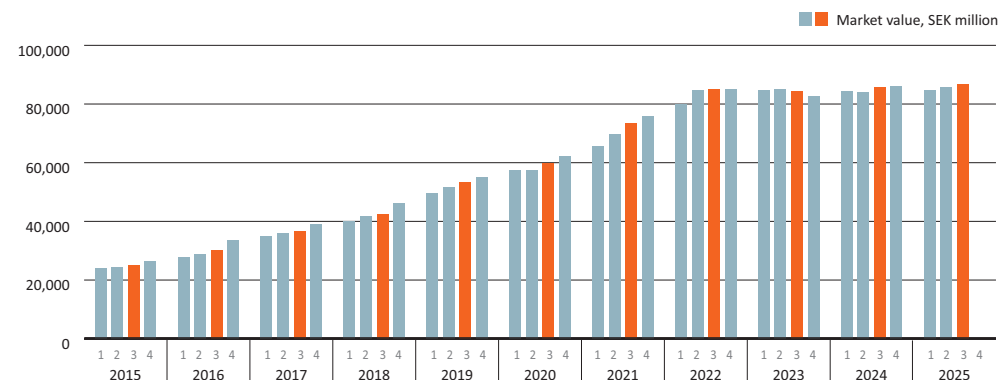
Investments

Investments pertain to new development and investments in existing properties. Investments in existing properties usually take place in conjunction with new lettings, with the aim of adapting and modernising the premises and thus increasing the rental value. During the period, SEK 2,509 million (2,575) was invested, of which SEK 1,923 million (1,900) pertained to new construction, extension and re-development and SEK 585 million (675) to improvements and tenant adaptations in conjunction with new lettings.

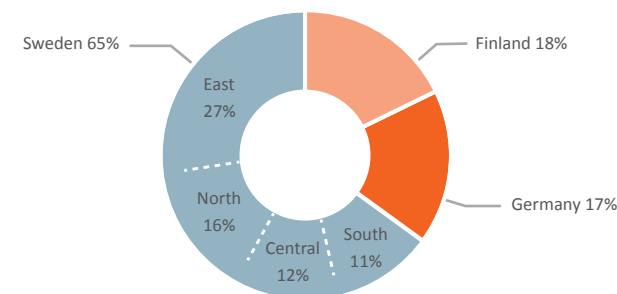
Transactions

During the period, 6 properties (3) were acquired for SEK 244 million (265), and 5 properties (6) were divested for SEK 216 million (486). The divestments had a positive impact of SEK 18 million after tax.

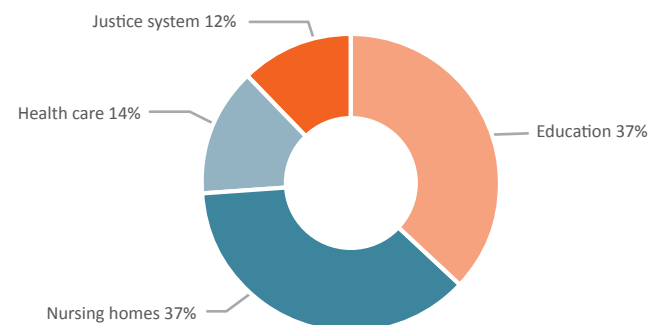
Market value of properties, SEK million



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	231	159	60	29	479
Lettable area, tsqm	1,061	867	301	230	2,459
Lease duration, years	8.4	10.8	6.6	7.3	8.9
Market value of properties, SEK million	32,073	32,653	12,041	10,143	86,909
Rental income, SEK million	1,419	1,387	575	462	3,842
Net operating income, SEK million	1,040	1,077	410	349	2,876
Economic occupancy rate, %	98.4	98.2	95.7	97.9	97.9
Property yield, %	4.6	4.9	4.8	4.9	4.8

Tenants

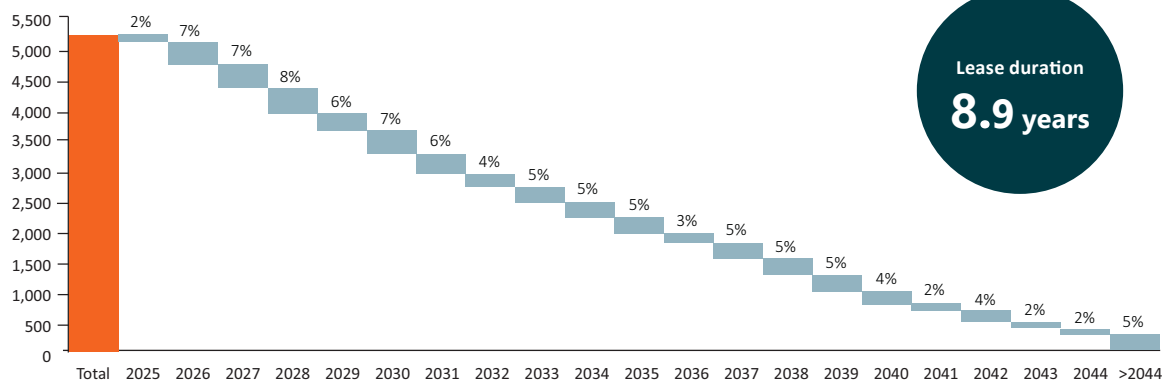
Hemsö's business model is based on long-term lease agreements with public-sector tenants, or with private operators that are taxpayer-funded. In Sweden, rents are adjusted annually in January, based on the Consumer Price Index (CPI) in October of the preceding year. In Finland and Germany, rents are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

95 per cent of Hemsö's rental income was derived from taxpayer-funded services. The proportion of contracted annual rent with public-sector tenants was 61 per cent. Contracted annual rent was 30 per cent with municipal operators, 17 per cent with state operators, 2 per cent with federal state operators and 12 per cent with regional operators. Private

operators accounted for 33 per cent of the annual rent, and non-profit organisations for 5 per cent.

The largest tenants were the Swedish Police, Region Stockholm, Academedia, Attendo and the Wellbeing Services County of Southwest Finland, which jointly accounted for 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



Lease duration
8.9 years

Hemsö's 20 largest tenants

Tenant	Category	Share of rental value, %	No. of lease agreements
Swedish Police	State	5	37
Region Stockholm	Region	5	64
Academedia	Private	4	26
Attendo	Private	3	63
Wellbeing Services County of Southwest Finland (FIN)	Region	3	17
Ministry of Justice (FIN)	State	3	12
City of Västerås	Municipality	3	22
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
Alloheim (GER)	Private	2	10
Norrköping Municipality	Municipality	2	14
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
Total		48	421

Rental value – public-sector tenants

	Annual rent, SEK million	% of Hemsö's rental value
Swedish municipalities	1,233	24
Swedish state	580	11
Swedish regions	369	7
Finnish municipalities	268	5
Finnish state	254	5
Finnish regions	242	5
German federal states	94	2
German state	58	1
German municipalities	56	1
Total	3,153	61

Public-sector tenant
Private-sector tenant

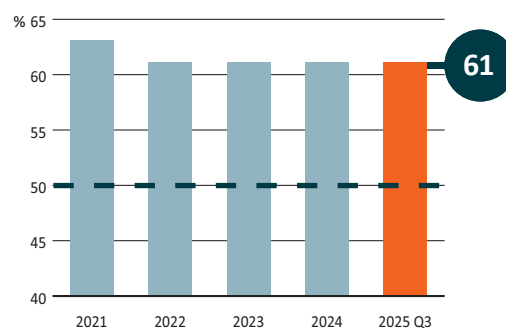
(FIN) = Finland
(GER) = Germany

Property frameworks

Hemsö has four property frameworks in order to clarify the company's strategy. The aim of these frameworks is to ensure a low level of risk in the property portfolio and that Hemsö's cash flow remains stable over time. During the quarter, Hemsö adjusted the framework for lease duration from at least 5 years to at least 7 years.

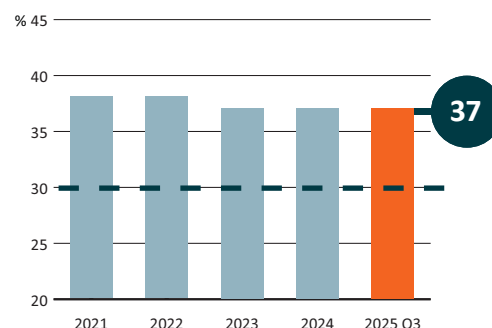
Public-sector tenants

– At least 50 per cent of rental income



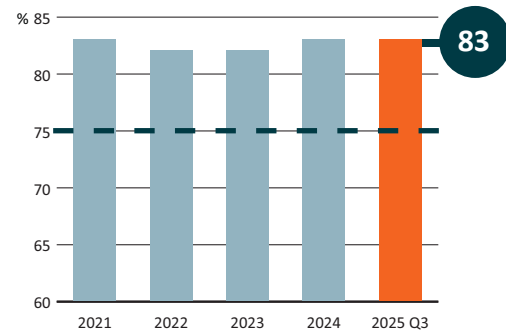
Nursing homes

– At least 30 per cent of rental income



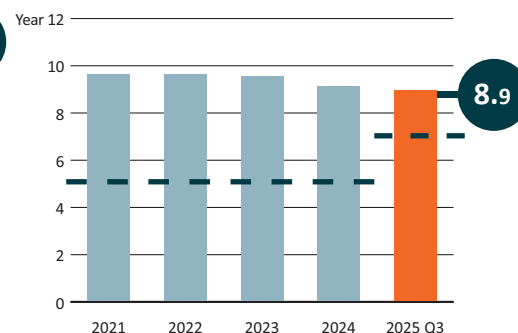
Metropolitan areas and large cities

– 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 11.06 (11.30) has been used for EUR.

Earnings capacity

SEK million	1 Oct 2025	1 Oct 2024	Change, %
Rental income	5,195	5,030	3
Other income	7	15	-51
Property costs	-1,275	-1,306	-2
Net operating income	3,927	3,738	5
Central administrative expenses	-229	-190	21
Profit from property management, joint ventures	80	64	24
Net interest expense	-1,160	-1,208	-4
Profit from property management	2,617	2,404	9

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 6,144 million, of which the remaining investment amount is SEK 2,999 million. These are expected to generate annual rental income of SEK 410 million. The total volume of ongoing new construction and re-development projects amounted to SEK 6,586 million, of which the remaining investment amount was SEK 3,095 million.

During the quarter, six development projects were completed with a total investment of SEK 1,025 million. These projects generate annual rental income of SEK 88 million and have a 15-year lease duration.



Hemsö is developing Selleberga nursing home with 80 beds in Bjuv

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	465	100	2026
Virket	Malmö	Health care	12	11,100	573	480	74	2027
Herkules hotel & town hall	Trelleborg	Other	20	10,300	505	68	100	2026
Rangsdorf School	Rangsdorf	Education	20	7,900	483	259	100	2026
Novum ^{1) 2)}	Huddinge	Health care	n/a	39,400	440	24	n/a	2025
Sätra ice arena	Stockholm	Education	25	11,600	387	373	100	2027
Pohjois-Pasila School	Helsinki	Education	20	7,200	377	344	100	2027
District court	Vänersborg	Justice system	15	7,000	326	157	100	2027
Campus Tensta, phase 2 ¹⁾	Stockholm	Education	7	12,200	314	57	46	2025
Ängegärde	Kungälv	Nursing homes	15	8,400	298	27	100	2025
Stauderstrasse	Essen	Nursing homes	20	5,900	229	60	100	2026
Selleberga nursing home	Bjuv	Nursing homes	20	6,100	214	194	100	2027
Lund International School	Lund	Education	20	5,100	211	160	100	2027
Vallila elementary school ¹⁾	Helsinki	Education	20	2,800	173	96	100	2026
S-huset ¹⁾	Västerås	Education	10	6,000	168	119	100	2026
Tallbacken, building 25	Turku	Health care	20	3,500	155	35	100	2025
Byrådirektören ^{1) 2)}	Malmö	Nursing homes	n/a	6,200	142	38	86	2026
Turku International School ¹⁾	Turku	Education	20	6,500	128	39	100	2025
Vallgraven Arenaområdet	Ystad	Health care	10	3,000	125	3	63	2025
Total				179,000	6,144	2,999		

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

Major completed development projects, 2025

Completed	Development projects	Municipality	Category	Lease duration, years	Area, sqm	Investment, SEK million	Occupancy rate ¹⁾ , %
Q1	Tempelriddarorden	Stockholm	Nursing homes	15	5,800	279	100
Q1	Körsbärsdalen preschool	Helsinki	Education	25	2,100	126	100
Q1	Sjöstöveln phase 1	Stockholm	Health care	7	3,000	61	100
Q2	Ektorp School	Nacka	Education	25	10,300	390	100
Q2	Brandvakten	Halmstad	Nursing homes	15	4,200	49	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	188	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
Total				17	57,800	1,929	

Public-sector tenant Private-sector tenant ¹⁾ Occupancy rate at completion.

Sustainability

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

Ektorp School in Nacka opened in September. Materials from the former school building have been given a new life through recycled art. In addition, both the school building and the sports hall have received the highest level of Miljöbyggnad certification.

A project has been running since 2023 in Pilparken on Campus Tensta in Stockholm to measure biodiversity by collecting insects in Malaise traps. New traps have been placed for autumn 2025. The results show that there are fewer insects at the gravel area in Pilparken than at the grass areas. Hemsö's property management will now create meadow areas to promote biodiversity.

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

Energy use analysis

Our efforts to optimise operations together with our maintenance contractors continue to have a positive impact. Much of the decrease is related to heat calibration and separation of property electricity.

Analysis of carbon footprint of construction

In Q3 2025, the average carbon footprint of completed development projects was 261 kg CO₂eq/sqm GIA. The carbon footprint is slightly higher in Q3 than in Q1 and Q2 because of a greater proportion of completed new development projects than re-development projects in Q3.

Hemsö's role in society

We contribute to the maintenance and development of social infrastructure. In 2025, we have completed a total of 182 new nursing home beds and 2,320 new school places.

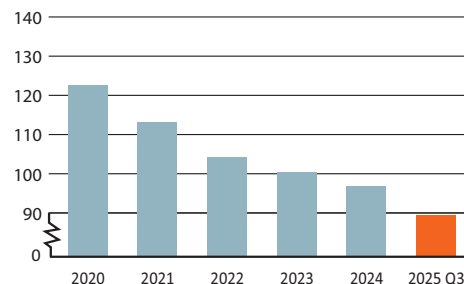
The Social Index for Improvement (SINDI) is a digital platform that allows property companies to measure, monitor and benchmark their social sustainability performance. Hemsö and SINDI have begun a pilot project to create better measurability linked to social sustainability and school properties.



Innovative reuse project in Västerås

Hemsö's property Gustavsborg 2 (S-huset) is undergoing a comprehensive transformation. The project has a strong focus on reuse, and is aiming for the highest certification from Miljöbyggnad Ombyggnad 4.0 – Gold. The building's cultural and historical values will be preserved, while the building will be upgraded to meet future requirements.

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



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

KPIs Sustainability

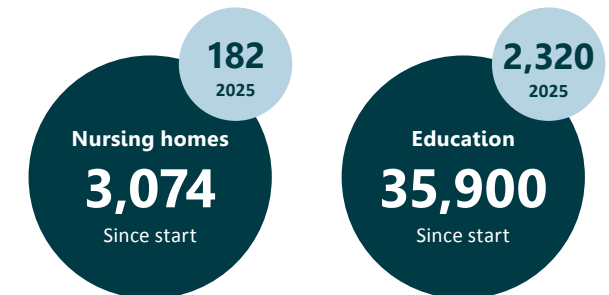
	Jul–Sep 2025	Apr–Jun 2025	Jan–Mar 2025	Jan–Dec 2024
Environmental certification, new developments, % ¹⁾	100	100	100	100
Carbon footprint, construction, kg CO ₂ eq/sqm GIA ²⁾	261	202	129	203
Floor area under 100 kWh/sqm, % ³⁾	73	71	68	66

¹⁾ Percentage of completed buildings.

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

³⁾ Pertains to Sweden.

Beds/places created ¹⁾



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

Joint ventures

At 30 September 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. Total investments in joint ventures amounted to SEK 2,299 million (1,670), which also included loans of SEK 99 million.

Profit from joint ventures, Jan–Sep 2025

SEK million	TTP	Lanthem	HemTag	Kalk	Total
Profit from property management	51	19	-2	-1	67
Value changes, investment properties	–	4	31	117	152
Value changes, financial instruments	2	-1	–	–	1
Tax	-1	-4	-6	-19	-30
Profit recognised	53	17	22	98	191



Turku Technology Properties (TTP)

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



Lanthem

In 2017, Hemsö entered a joint venture with Lantmännen Fastigheter AB through the jointly owned company Lanthem Samhällsfastigheter AB. The 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 is developing a municipal swimming centre in Nacka that is scheduled for completion in 2027.



Kalk

During the quarter, 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 specializes in educational properties and other social infrastructure and owns more than 600 properties in Austria. Kalk is developing a new municipal school in Cologne in Germany, that is scheduled for completion in 2028.

	TTP		Lanthem		HemTag		Kalk	
	30 Sep 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024	30 Sep 2025	30 Sep 2024
Carrying amount of participations, SEK million	1,532	1,415	374	231	79	24	216	–
Participation, %	52	52	50	50	50	50	50	–
Rental value, SEK million	461	481	106	51	27	–	96	–
No. of properties	26	26	15	6	1	–	1	–
Economic occupancy rate, %	91	94	100	100	100	–	100	–
Market value of properties, SEK million	6,125	5,752	1,574	899	170	–	708	–
Lease duration, years	7	7	8	10	27	–	25	–
Share of public-sector tenants, %	61	62	65	37	90	–	100	–

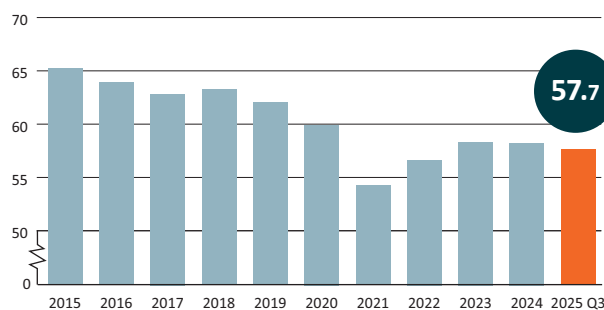
Financing

The aim of Hemsö's financing activities is to ensure a stable capital structure and the highest possible net interest income within predetermined risk constraints. Hemsö's loan-to-value ratio should not exceed 60 per cent, and the interest-coverage ratio should be at least 2.5 times. At period-end, the loan-to-value ratio was 57.7 per cent (58.0) and the interest-coverage ratio was 3.1 times (3.0).

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

At period-end, Hemsö's undrawn committed credit facilities amounted to SEK 15,106 million (13,500). Cash and cash equivalents amounted to SEK 94 million (1,856). Available liquidity therefore totalled SEK 15,199 million (15,356). The debt-coverage ratio was 126 per cent (151).

Loan-to-value ratio, %

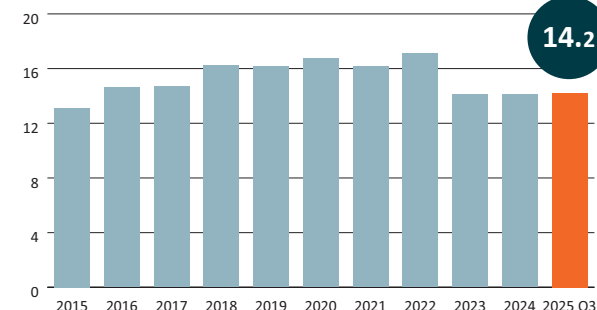


Interest-bearing liabilities

At period-end, Hemsö's interest-bearing liabilities amounted to SEK 51,539 million (52,497). Net debt increased to SEK 51,446 million (50,641) due to a high rate of investment. Meanwhile, the loan-to-value ratio fell to 57.7 per cent (58.0).

During the period, Hemsö's bond issuance in the Swedish market amounted to SEK 3,220 million and in the European market to EUR 20 million. Hemsö regularly repurchases outstanding bonds in order to refinance maturities early. During the period, Hemsö repurchased bonds with a nominal value of SEK 2,287 million. In addition, Hemsö repaid SEK 800 million and raised a loan of SEK 700 million via the Nordic Investment Bank.

Net debt/EBITDA, times



Sources of funding, SEK million

	30 Sep 2025	30 Sep 2024
Bonds, SEK	15,049	14,742
Bonds, EUR	18,676	19,032
Bonds, AUD, JPY, NOK, USD	5,328	5,597
Total bonds	39,052	39,371
Commercial papers, SEK	5,604	6,049
Council of Europe Development Bank, EUR	252	255
European Investment Bank, SEK, EUR	4,102	4,175
Nordic Investment Bank, SEK	700	800
Schuldschein, EUR	829	848
Secured bank loans, SEK	1,000	1,000
Total interest-bearing liabilities	51,539	52,497

Capital structure, SEK million

	30 Sep 2025	30 Sep 2024
Non-current interest-bearing liabilities	39,447	42,323
Current interest-bearing liabilities	12,092	10,174
Cash and cash equivalents	-94	-1,856
Net debt	51,446	50,641
Investment properties	86,909	85,598
Investments in joint ventures	2,299	1,670
Total	89,208	87,268
Loan-to-value ratio	57.7%	58.0%
Share of secured debt	1.2%	1.2%

Hemsö uses derivatives to hedge the company's currency and interest-rate risk. At the end of the quarter, the nominal value of the interest-rate derivatives was SEK 6,175 million (6,975). The value of derivatives used to manage currency risk corresponded to SEK 7,322 million (8,004).

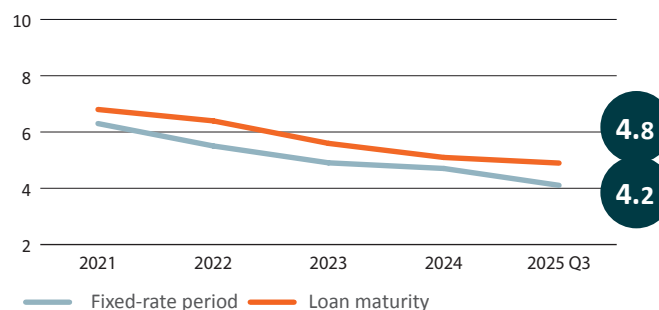
Currency exposure amounted to 9.3 per cent (3.4) of assets in EUR, corresponding to 9.8 per cent (3.7) of equity.

At period-end, the average loan maturity was 4.8 years (5.1) and the average fixed-rate period was 4.2 years (4.8). The average interest rate was 2.1 per cent (2.3).

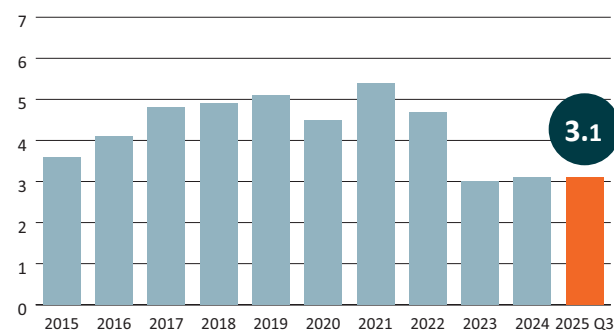


The first foundation stone has been laid for Rangsdorf's new secondary school – a school with 220 pupils, sports hall, youth club and sports field

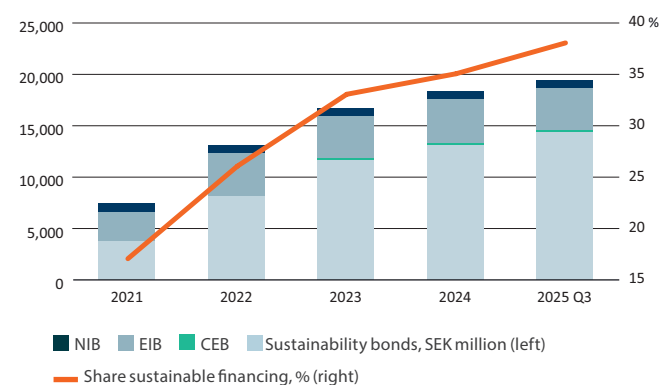
Loan maturity and fixed-rate period, years



Interest-coverage ratio, times



Sustainable financing, SEK million



Committed credit facilities and underwriting commitments, SEK million

	30 Sep 2025	30 Sep 2024
Banks	9,106	7,500
Third Swedish National Pension Fund	6,000	6,000
Total committed credit facilities	15,106	13,500
Cash and cash equivalents	94	1,856
Available liquidity	15,199	15,356
Short-term borrowings	12,092	10,174
Debt-coverage ratio	126%	151%

Currency exposure, SEK million

	30 Sep 2025	30 Sep 2024
Properties, EUR	30,122	29,740
Joint ventures, EUR	1,847	1,415
Cash, EUR	159	64
Assets, EUR	32,128	31,219
Debt, EUR	22,929	23,380
Currency swaps, EUR	6,214	6,766
Exposure, EUR	2,984	1,073
Debt AUD, JPY, NOK, SEK and USD	7,322	8,004
Currency swaps AUD, JPY, NOK, SEK, USD	-7,322	-8,004
Exposure AUD, JPY, NOK, SEK, USD	0	0
Currency hedging	–	–
Currency exposure	2,984	1,073
Equity	30,380	29,194
Currency exposure, equity, %	9.8%	3.7%
Currency exposure, assets, EUR, %	9.3%	3.4%

Summary of Financial Policy

Financing risk	Risk mitigation according to Policy	Outcome
Loan-to-value ratio	Max. 60%	57.7%
Net debt/EBITDA	Max. 15 times	14.2 times
Loan maturity	At least 3 years	4.8 years
Loan maturity structure	Max. 25% within 12 months, thereafter max. 20% per year	Fulfilled
Debt-coverage ratio	At least 125%	126%
Share of secured debt	Max. 20%	1.2%
Interest-rate risk		
Interest-coverage ratio	At least 2.5 times (rolling 12-month period)	3.1 times
Fixed-rate period	Average fixed-rate period, 3–8 years	4.2 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%	9.8%
Currency exposure relative to assets in EUR	5–30 %	9.3%

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

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Ratings

Loan maturity and fixed-rate period

Year	Loan maturity			Fixed-rate period	
	Loans and committed credit facilities, SEK million	Loans, SEK million	Share, %	SEK million	Share, %
2025	712	712	1	8,225	16
2026	5,977	5,977	12	7,404	14
2027	18,176	4,571	9	1,900	4
2028	9,072	9,072	18	9,279	18
2029	6,646	6,646	13	6,492	13
2030	7,083	5,583	11	4,630	9
2031	1,819	1,819	4	1,753	3
2032	1,504	1,504	3	2,504	5
2033	2,003	2,003	4	2,003	4
>2033	8,050	8,050	16	7,350	14
Total	61,041	45,936	89	51,539	100
Commercial papers		5,604	11		
Total	61,041	51,539	100		



Hemsö has strengthened its cooperation with the City of Lahti by acquiring the Salpausselkä secondary school

Quarterly overview

Amounts in SEK million	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
Income statement									
Rental income	1,288	1,271	1,283	1,290	1,278	1,278	1,283	1,220	1,211
Other income	1	2	2	3	3	1	1	9	19
Property costs	-305	-312	-354	-320	-311	-315	-360	-334	-280
Net operating income	984	961	931	973	971	965	924	896	951
Central administrative expenses	-60	-53	-47	-69	-50	-48	-49	-43	-55
Profit/loss from participations in joint ventures	150	23	18	133	13	4	8	-70	14
Operating profit	1,074	931	901	1,036	933	922	883	782	910
Net interest expense	-296	-289	-273	-297	-300	-286	-295	-300	-313
Profit after net interest income	779	642	628	739	634	636	588	482	597
<i>- of which Profit from property management</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>	<i>598</i>
Value change, properties	14	-280	-207	-187	423	-144	-190	-1,661	-672
Value change, financial instruments	75	-149	86	-4	-134	-117	21	-86	-63
Profit/loss before tax	867	212	507	548	923	374	420	-1,265	-138
Current tax	-38	-62	-7	12	-62	18	-109	152	-33
Deferred tax	-120	9	-52	-82	-122	-89	56	39	41
Profit/loss for the period	709	160	447	477	739	303	367	-1,074	-130
Other comprehensive income	-12	72	-182	46	9	-55	65	-64	-40
Comprehensive income for the period	697	232	265	524	747	248	432	-1,138	-171

Quarterly overview, cont.

Amounts in SEK million	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
Balance sheet									
Investment properties	86,909	85,875	84,655	85,973	85,598	84,126	84,236	82,624	84,369
Right-of-use assets	1,141	1,044	1,035	1,084	1,005	1,003	1,027	988	984
Participations in joint ventures	2,200	1,933	1,910	1,977	1,670	1,648	1,709	1,636	1,726
Other assets	1,474	1,353	1,156	1,352	2,870	2,833	2,452	2,391	2,142
Cash and cash equivalents and short-term investments	94	501	591	866	1,856	1,022	365	1,593	1,041
Total assets	91,818	90,706	89,348	91,253	92,999	90,632	89,789	89,231	90,260
Equity	30,380	29,184	30,201	29,436	29,194	28,447	28,589	28,156	28,294
Deferred tax liabilities	6,289	6,176	6,201	6,197	6,095	5,986	5,908	5,954	6,033
Derivatives	731	761	382	604	606	376	357	187	170
Interest-bearing liabilities	51,539	51,804	49,775	52,185	52,497	51,379	50,876	50,823	52,029
Lease liabilities	1,141	1,044	1,035	1,084	1,005	1,003	1,027	988	984
Non-interest-bearing liabilities	1,738	1,736	1,753	1,746	3,601	3,441	3,032	3,123	2,751
Total equity and liabilities	91,818	90,706	89,348	91,253	92,999	90,632	89,789	89,231	90,260
Key ratios	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
Financial ratios									
Loan-to-value ratio, %	57.7	58.4	56.8	58.3	58.0	58.7	58.8	58.4	59.2
Interest-coverage ratio, times ¹⁾	3.1	3.1	3.2	3.1	3.0	3.0	3.0	3.0	3.1
Operating cash flow, SEK million	623	617	674	561	580	617	634	616	546
Property-related ratios									
Property yield, % ¹⁾	4.8	4.8	4.8	4.8	4.7	4.7	4.7	4.7	4.5
Total yield, % ¹⁾	3.7	4.2	4.4	4.4	2.5	1.2	-0.6	-1.9	-2.6
Economic occupancy rate, %	97.9	97.8	97.6	97.7	97.6	97.5	97.8	97.8	97.7
NOI margin, %	76.3	75.5	72.5	75.2	75.8	75.4	72.0	72.8	77.3
No. of properties	479	476	474	477	485	487	487	488	485
Lettable area, tsqm	2,459	2,435	2,427	2,425	2,470	2,457	2,446	2,458	2,452

¹⁾ Based on rolling 12-month outcome.

Group – Condensed statement of comprehensive income

Amounts in SEK million	Jan–Sep 2025	Jan–Sep 2024	Jul–Sep 2025	Jul–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Rental income	3,842	3,839	1,288	1,278	5,133	5,130
Other income	5	6	1	3	7	8
Operating costs	-640	-650	-177	-179	-844	-855
Maintenance costs	-248	-254	-97	-103	-332	-339
Other property costs	-84	-81	-31	-29	-114	-112
Net operating income	2,876	2,860	984	971	3,849	3,833
Central administrative expenses	-161	-146	-60	-50	-230	-216
Profit from participations in joint ventures	191	25	150	13	323	157
- of which profit from property management	67	45	23	17	80	59
- of which changes in value	153	-8	153	-1	315	154
- of which tax	-30	-12	-26	-3	-72	-55
Operating profit	2,906	2,738	1,074	933	3,942	3,775
Net interest expense	-857	-880	-296	-300	-1,154	-1,177
Profit after net interest income	2,048	1,858	779	634	2,788	2,597
- of which Profit from property management ¹⁾	1,925	1,878	651	638	2,545	2,498
Value change, investment properties	-474	88	14	423	-661	-99
Value change, financial instruments	11	-230	75	-134	7	-234
Profit before tax	1,586	1,716	867	923	2,134	2,265
Current tax	-107	-153	-38	-62	-95	-142
Deferred tax	-164	-155	-120	-122	-246	-237
Profit for the period	1,315	1,408	709	739	1,793	1,886

Amounts in SEK million	Jan–Sep 2025	Jan–Sep 2024	Jul–Sep 2025	Jul–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Profit for the period attributable to						
Parent Company shareholders	1,245	1,360	694	709	1,733	1,848
Non-controlling interests	70	49	14	30	59	38
Other comprehensive income						
Profit for the period	1,315	1,408	709	739	1,793	1,886
Translation difference	-122	21	-12	9	-76	67
Comprehensive income for the period	1,194	1,429	697	747	1,717	1,953
Comprehensive income for the period attributable to						
Parent Company shareholders	1,126	1,379	682	717	1,659	1,912
Non-controlling interests	68	50	14	30	58	40

¹⁾ For the calculation of Profit from property management, refer to Key ratio calculations on page 29.

Group – Condensed statement of financial position

Amounts in SEK million	30 Sep 2025	30 Sep 2024	31 Dec 2024
ASSETS			
Investment properties	86,909	85,598	85,973
Right-of-use assets	1,141	1,005	1,084
Participations in joint ventures	2,200	1,670	1,977
Receivables from joint ventures	77	–	–
Other non-current assets	123	130	151
Total non-current assets	90,451	88,402	89,185
Current receivables	1,274	2,740	1,201
Cash and cash equivalents	94	1,856	866
Total current assets	1,367	4,596	2,067
TOTAL ASSETS	91,818	92,999	91,253
EQUITY AND LIABILITIES			
Equity	30,380	29,194	29,436
Deferred tax liabilities	6,289	6,095	6,197
Non-current interest-bearing liabilities	39,447	42,323	43,019
Lease liabilities	1,141	1,005	1,084
Derivatives	731	606	604
Total non-current liabilities	47,607	50,030	50,904
Current interest-bearing liabilities	12,092	10,174	9,166
Other current liabilities	1,738	3,601	1,746
Total current liabilities	13,831	13,775	10,913
TOTAL EQUITY AND LIABILITIES	91,818	92,999	91,253

Group – Condensed statement of changes in equity

Amounts in SEK million	Share capital	Other capital contributions	Translation reserve	Retained earnings	Non-controlling interests	Total equity
Opening equity, 1 Jan 2024	1	8,180	392	18,261	1,322	28,156
Dividends	–	–	–	-391	–	-391
Reversal of non-controlling interests	–	–	–	39	-39	–
Comprehensive income (1 Jan 2024–30 Sep 2024)	–	–	19	1,360	50	1,429
Closing equity, 30 Sep 2024	1	8,180	411	19,268	1,334	29,194
Opening equity, 1 Oct 2024	1	8,180	411	19,268	1,334	29,194
Dividends	–	-200	–	-582	–	-782
Shareholder contributions	–	500	–	–	–	500
Comprehensive income (1 Oct 2024–31 Dec 2024)	–	–	45	488	-10	524
Closing equity, 31 Dec 2024	1	8,480	456	19,174	1,324	29,436
Opening equity, 1 Jan 2025	1	8,480	456	19,174	1,324	29,436
Dividends	–	-1,249	–	–	–	-1,249
Shareholder contributions	–	1,000	–	–	–	1,000
Comprehensive income (1 Jan 2025–30 Sep 2025)	–	–	-119	1,245	68	1,194
Closing equity, 30 Sep 2025	1	8,231	337	20,419	1,392	30,380

Group – Condensed statement of cash flows

Amounts in SEK million	Jan–Sep 2025	Jan–Sep 2024	Jul–Sep 2025	Jul–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Operating activities						
Profit from property management	1,925	1,878	651	638	2,545	2,498
<i>Adjustment for non-cash items</i>						
- Loss from property management, joint ventures	-67	-45	-23	-17	-80	-59
- Depreciation	24	13	10	3	27	16
- Exchange differences, unrealised	2	-1	2	0	4	1
Dividends from joint ventures	10	28	–	0	10	28
Tax paid	21	-43	-16	-44	-28	-93
Cash flow before changes in working capital	1,915	1,830	625	580	2,477	2,392
Increase (+)/decrease (-) in working capital	-308	-110	-105	61	-513	-316
Cash flow from operating activities	1,607	1,720	519	640	1,964	2,077
Investing activities						
Acquisition of properties	-244	-265	-183	-44	-255	-276
Investments in new construction, extension and re-development	-2,509	-2,575	-859	-950	-3,416	-3,482
Divestment of properties	200	470	-2	135	1,040	1,310
Investments in financial assets	-179	-11	-167	24	-344	-175
Other non-current assets	-1	-3	-1	0	-5	-7
Cash flow from investing activities	-2,733	-2,384	-1,211	-835	-2,980	-2,631

Amounts in SEK million	Jan–Sep 2025	Jan–Sep 2024	Jul–Sep 2025	Jul–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Financing activities						
Interest-bearing loans raised	5,781	6,906	1,398	2,757	7,631	8,756
Repayment of interest-bearing liabilities	-5,163	-5,602	-1,606	-1,729	-7,833	-8,272
Financial instruments realised	-4	5	-3	1	-4	5
Shareholder contributions received	1,000	–	500	–	1,500	500
Dividends paid	-1,249	-391	–	–	-2,031	-1,173
Cash flow from financing activities	365	918	289	1,029	-737	-184
Cash flow for the period	-762	254	-404	834	-1,754	-738
Opening cash and cash equivalents	866	1,593	501	1,022	1,856	1,593
Exchange rate differences in cash and cash equivalents	-11	9	-4	0	-9	12
Cash and cash equivalents at period-end	94	1,856	94	1,856	94	866
Operating cash flow	1,913	1,831	623	580	2,474	2,391

Parent Company – Condensed income statement

Amounts in SEK million	Jan–Sep 2025	Jan–Sep 2024	Jul–Sep 2025	Jul–Sep 2024	Oct 2024–Sep 2025	Jan–Dec 2024
Net sales	120	97	37	33	156	133
Central administrative expenses	-210	-186	-67	-61	-290	-265
Operating loss	-90	-88	-30	-28	-134	-132
Financial items	884	536	97	51	915	567
Change in value of derivatives	0	-407	27	-174	-74	-482
Appropriations	–	–	–	–	353	353
Profit/loss before tax	794	40	94	-151	1,060	306
Recognised tax	-141	68	-24	28	-98	110
Profit/loss for the period	653	108	71	-122	961	416

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

Parent Company – Condensed balance sheet

Amounts in SEK million	30 Sep 2025	30 Sep 2024	31 Dec 2024
ASSETS			
Non-current assets			
Intangible assets	15	17	18
Equipment	3	1	4
Shares and participations in Group companies	20,535	19,255	19,498
Deferred tax assets	143	139	171
Non-current receivables	29,085	33,126	31,613
Total non-current assets	49,781	52,538	51,303
Current assets			
Current receivables	8,755	8,074	7,346
Cash and cash equivalents	0	0	5
Total current assets	8,755	8,074	7,351
TOTAL ASSETS	58,537	60,612	58,655
EQUITY AND LIABILITIES			
Equity			
Restricted equity	1	1	1
Non-restricted equity	5,538	5,108	5,134
Total equity	5,539	5,109	5,135
Liabilities			
Deferred tax liabilities	30	28	30
Interest-bearing liabilities	51,547	52,504	52,198
Non-interest-bearing liabilities	1,421	2,970	1,292
Total liabilities	52,997	55,503	53,519
TOTAL EQUITY AND LIABILITIES	58,537	60,612	58,655

Other information

Significant events after period-end

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 amount was SEK 210 million.

Employees

At period-end, Hemsö had 176 employees, of whom 82 were women and 94 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, 144 are employed in Sweden, 17 in Finland and 15 in Germany.

Risks and uncertainties

Hemsö's access to capital remains favourable and the company's long loan maturity and fixed-rate period provide stability. At 30 September 2025, 70 per cent of the loan portfolio was hedged against rising rates and 30 per cent carried variable interest rates, which means that net interest income was impacted by changes in market rates. For more detailed information, refer to page 72 of the 2024 Annual Report. In addition to the above, no changes are deemed to have

impacted Hemsö's risks and uncertainties, which are described on pages 72–79 of the 2024 Annual Report.

Related-party transactions

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

Joint ventures

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

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

Hemsö and Lantmännen each own a 50 per cent stake in Lanthem Samhällsfastigheter AB. The company is run as a joint venture and is not included in the consolidated financial statements. Lanthem Samhällsfastigheter owns 15 investment properties through subsidiaries.

Hemsö and Tagebad each own 50 per cent of the shares in HemTag Fastigheter AB. The purpose of the collaboration is to develop and manage municipal swimming centres. The company owns and is developing a municipal swimming centre in Nacka that is scheduled for completion in 2027.

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

The consolidated financial statements have

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

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

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

New and revised IFRSs effective on or after 1 January 2025

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

Signing of the report

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

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

Stockholm, on the date of our electronic signature.

Kerstin Hessius, Chair of the Board

Staffan Hansén, Board member

David Mindus, Board member

Johanna Skogestig, Board member

Johan Thorell, Board member

Nils Styf, Chief Executive Officer

Auditor's review

Hemsö Fastighets AB (Corp. Reg. No. 556779-8169)

Introduction

We have reviewed the condensed interim financial information (the interim report) for Hemsö Fastighets AB at 30 September 2025 and the nine-month period that ended on this date. The Board of Directors and Chief Executive Officer are responsible for preparing and presenting this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express an opinion on this interim report, based on our review.

Focus and scope of the review

We performed our review in accordance with International Standard on Review Engagements (ISRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" A review is made by making enquiries, primarily to persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review has a different focus and is substantially less in scope compared with the focus and scope of an audit conducted in accordance with International Standards on Auditing and the auditing standards generally accepted in Sweden.

These review procedures do not allow us to obtain such an assurance that we become aware of all of the important circumstances that could have been identified if an audit had been carried out. The conclusion expressed on the basis of a review does not therefore have the same assurance as a conclusion based on an audit.

Conclusion

Based on our review, no circumstances have arisen that give us reason to believe that this interim report has not, in all material respects, been prepared in accordance with IAS 34 and the Swedish Annual Accounts Act for the Group, and in accordance with the Swedish Annual Accounts Act for the Parent Company.

Stockholm on the date shown by our electronic signature.

KPMG AB

Peter Dahllöf

Authorised Public Accountant

Definitions

Financial definitions

Share of secured debt

Interest-bearing secured debt in relation to investment properties.

Loan-to-value ratio

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

Property yield

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

Available liquidity

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

Profit from property management

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

Average interest rate

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

Investments in joint ventures

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

Adjusted operating profit

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

Loan maturity

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

Short-term borrowings

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

EMTN programme

European bond programme.

Net debt

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

Operating cash flow

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

Interest-coverage ratio

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

Operating profit/loss

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

Net debt/EBITDA

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

Debt-coverage ratio

Available liquidity in relation to short-term borrowings.

Equity/assets ratio

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

Total yield

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

Currency exposure

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

Property-related definitions

Net operating income

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

Economic occupancy rate

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

Rental income

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

Lease duration

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

Rental value

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

Comparable portfolio

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

Definitions, cont.

Contracted annual rent

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

Net investments

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

Development property

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

Public property

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

Large cities

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

Lettable area

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

Rent based on vacancy rate

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

Vacancy rent

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

NOI margin

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

Sustainability-related definitions

Energy use, kWh/sqm

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

Normal year correction

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

Scopes 1, 2 and 3

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

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

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

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

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

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

Key ratio calculations

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

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

Profit from property management	Jan–Sep 2025	Jan–Sep 2024	Oct 2024– Sep 2025	Jan–Dec 2024
Profit after net interest income	2,048	1,858	2,788	2,597
Reversal				
<i>Changes in value, joint ventures</i>	-153	8	-315	-154
<i>Tax, joint ventures</i>	30	12	72	55
Profit from property management	1,925	1,878	2,545	2,498

Operating cash flow	Jan–Sep 2025	Jan–Sep 2024	Oct 2024– Sep 2025	Jan–Dec 2024
Profit from property management	1,925	1,878	2,545	2,498
Dividends from joint ventures	10	28	10	28
Tax paid	21	-43	-28	-93
Reversal				
<i>Loss from property management joint ventures</i>	-67	-45	-80	-59
<i>Depreciation</i>	24	13	27	16
Operating cash flow	1,913	1,831	2,474	2,391

Interest-coverage ratio	Jan–Sep 2025	Jan–Sep 2024	Oct 2024– Sep 2025	Jan–Dec 2024
Net operating income	2,876	2,860	3,849	3,833
Central administrative expenses	-161	-146	-230	-216
Dividends from joint ventures	10	28	10	28
Total	2,725	2,741	3,629	3,645
Net interest expense	-857	-880	-1,154	-1,177
Interest-coverage ratio	3.2 times	3.1 times	3.1 times	3.1 times

NOI margin	Jan–Sep 2025	Jan–Sep 2024	Oct 2024– Sep 2025	Jan–Dec 2024
Rental income	3,842	3,839	5,133	5,130
Other property income	5	6	7	8
Total property income	3,847	3,845	5,140	5,138
Net operating income	2,876	2,860	3,849	3,833
NOI margin	74.8%	74.4%	74.9%	74.6%

Key ratio calculations, cont.

Share of secured debt	30 Sep 2025	30 Sep 2024
Secured debt outstanding	1,000	1,000
Investment properties	86,909	85,598
Share of secured debt	1.2%	1.2%
Loan-to-value ratio	30 Sep 2025	30 Sep 2024
Non-current interest-bearing liabilities	39,447	42,323
Current interest-bearing liabilities	12,092	10,174
Cash and cash equivalents	-94	-1,856
Net debt	51,446	50,641
Investment properties	86,909	85,598
Investments in joint ventures	2,299	1,670
Total	89,208	87,268
Loan-to-value ratio	57.7%	58.0%
Property yield	30 Sep 2025	30 Sep 2024
Net operating income in profit or loss	3,849	3,755
Adjusted for 12-month holding period and exchange rate	-23	-28
Adjustment development properties	-197	-108
Adjusted net operating income	3,629	3,619
Investment properties	86,909	85,598
Adjustment development properties	-10,994	-8,108
Adjusted market value of properties	75,915	77,490
Property yield	4.8%	4.7%
Equity/assets ratio	30 Sep 2025	30 Sep 2024
Equity	30,380	29,194
Total assets	91,818	92,999
Equity/assets ratio	33.1%	31.4%

Net debt/EBITDA	30 Sep 2025	30 Sep 2024
Net debt	51,446	50,641
Net operating income	3,849	3,755
Central administrative expenses	-230	-190
Dividends from joint ventures	10	28
Adjusted operating profit	3,629	3,593
Net debt/EBITDA	14.2 times	14.1 times
Debt-coverage ratio	30 Sep 2025	30 Sep 2024
Cash and cash equivalents	94	1,856
Undrawn committed credit facilities	15,106	13,500
Available liquidity	15,199	15,356
Short-term borrowings	12,092	10,174
Debt-coverage ratio	126%	151%
Total yield	Oct 2024–Sep 2025	Oct 2023–Sep 2024
Net operating income	3,849	3,755
Value change, investment properties	-661	-1,572
Total	3,188	2,183
Opening value investment properties	85,598	84,369
Closing value investment properties	86,909	85,598
Adjustment of value change for the period	661	1,572
Adjusted average property value	86,584	85,770
Total yield	3.7%	2.5%

**Accessible
Reliable
Progressive**

Questions and more information

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

Financial calendar

Year-end report Jan–Dec 2025	5 Feb 2026
Annual Report 2025	31 Mar 2026
Interim report Jan–Mar 2026	28 Apr 2026
Annual General Meeting	28 April 2026