

INTERIM REPORT

JANUARY – MARCH 2023

Holmström Fastigheter Holding AB (publ) is a public company in the property sector and is a wholly-owned subsidiary of Holmströmgruppen AB. The business is based on ownership of residential and community service properties as well as part ownership in property-related associated companies. Our focus is on working for sustainable and long-term value creation.

COMMENTS TO THE RESULTS

JANUARY - MARCH 2023

- Rental income amounted to SEK 12 m (20). The decrease from previous year is due to the sale of Klippudden Fastigheter to a jointly-owned JV as per 2022-02-14.
- Other income amounting to SEK 4 m (0) is a one-off insurance compensation due to a fire.
Corresponding one-off costs of repairs amounting to SEK -4 m effecting the Operating and maintenance costs, i.e. a net SEK 0 m effect on Net operating income.
- Net operating income was SEK 5 m (9).
- Operating losses from associated companies was SEK -71 m (0).
- Changes in the value of investment properties was SEK 0 m (28).
- Profit/loss before tax for the period was SEK -83 m (25).

SIGNIFICANT EVENTS JANUARY - MARCH 2023

- No significant events has occurred during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- After the end of the quarter, Ken Wendelin took over the role of CFO and deputy CEO of Holmströmgruppen.

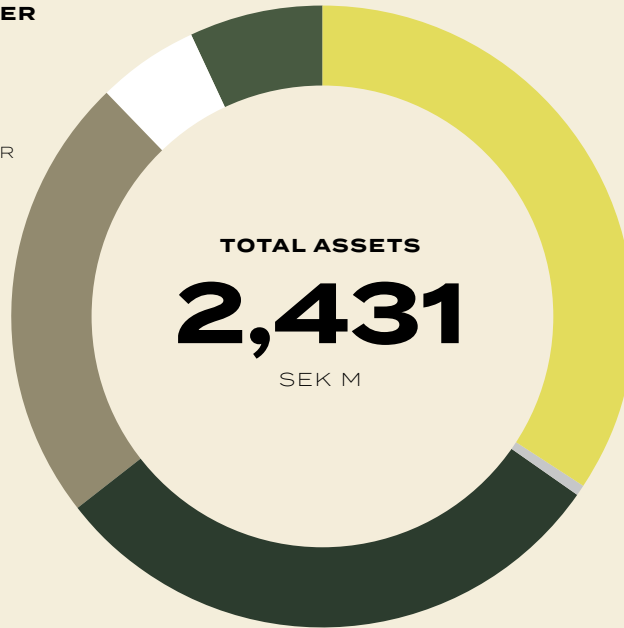
KEY PERFORMANCE INDICATORS, THE GROUP

SEK M	2023 Jan-Mar	2022 Jan-Mar	2022 Jan-Dec
Financial KPI's			
Rental income	12	20	53
Net operating income	5	9	26
Profit/loss from shares in associated companies and joint ventures	-71	0	-437
Change in value of investment properties, realized	0	28	10
Change in value of investment properties, unrealized	0	0	-38
Operating profit/loss, rolling 12 m	-549	914	-448
Profit/loss before tax	-83	26	-478
Return on equity on a yearly basis, %	-33,4%	4,4%	-27,7%
Adjusted equity/assets ratio, %	59,7%	69,5%	61,2%
Interest coverage ratio, multiple	0.7	1.0	0.9
Property related KPI's			
Number of investment properties	25	25	25
Market value of the properties, SEK m	837	849	832
Property value, SEK per m ²	21,588	21,741	21,457
Annual rental income, SEK per m ²	1,221	1,132	1,155
Property yield, %	3,6%	3,1%	3,6%
Vacancy rate (economic), %	3,3%	4,6%	4,1%
Lettable area, m ²	38,784	38,839	38,784

Definitions are presented at the end of the report.

ASSETS, HOLMSTRÖM FASTIGHETER
BOOK VALUE

- » INVESTMENT PROPERTIES
SEK 837 M (34.4%)
- » SHARES IN KLIPPUDDEN FASTIGHETER
SEK 9 M (0.4%)
- » SHARES IN HAM NORDIC
SEK 724 M (29.8%)
- » SHARES IN VINCERO FASTIGHETER
INCLUDING SHAREHOLDER LOANS
SEK 565 M (23.3%)
- » SHARES IN ANKARHAGEN
INCLUDING SHAREHOLDER LOANS
SEK 130 M (5.4%)
- » OTHER ASSETS
SEK 165 M (6.8%)



THIS IS HOLMSTRÖM FASTIGHETER

OVERVIEW

Holmström Fastigheter Holding AB (publ) (“Holmström Fastigheter”) is a wholly-owned subsidiary of Holmströmgruppen and primarily focuses on residential rental properties in prime locations in metropolitan as well as regional cities throughout Sweden.

Holmström Fastigheter holds 35.5% of the shares in HAM Nordic AB, which holds 100% in the property developer Magnolia Bostad AB. Additionally, Holmström Fastigheter holds 50% of the shares in Vincero Fastigheter 5 AB (“Vincero Fastigheter”), who specialise in commercial and residential properties in the Greater Stockholm and Uppsala area. Since

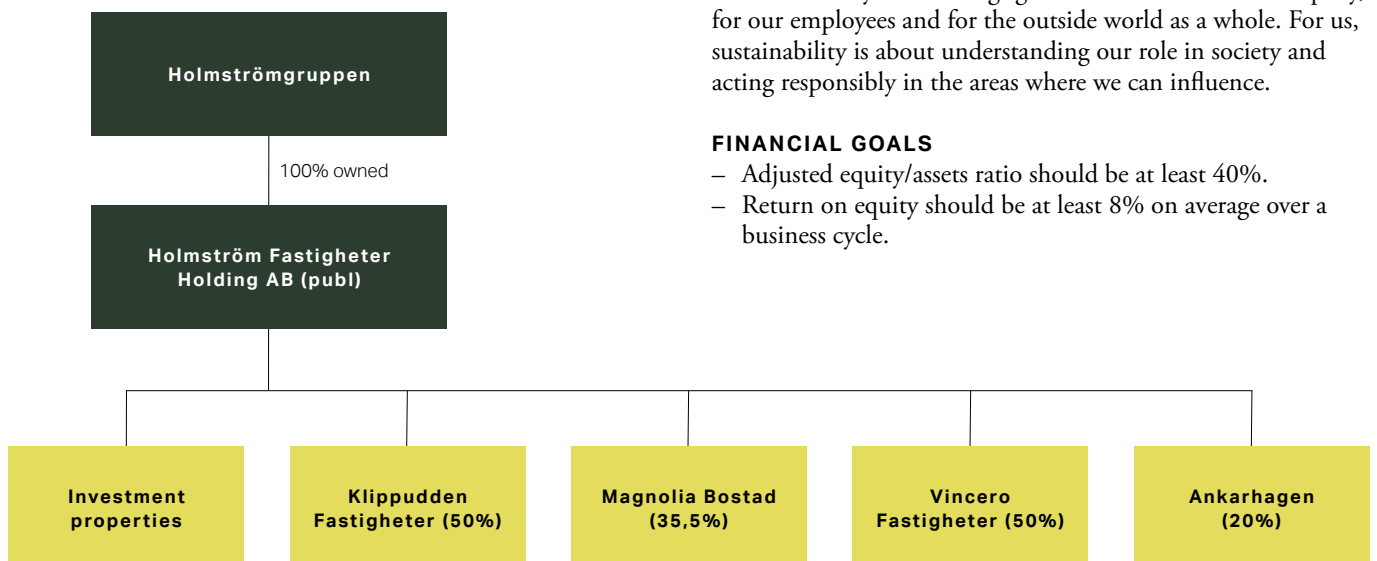
December 2022 Holmström Fastigheter also holds 20% in Ankarhagen Fastigheter AB (“Ankarhagen”), specialising in investment properties within light industry. Holmström Fastigheter owns 50% of Klippudden Fastigheter. The ownership is a JV between Holmström Fastigheter and Slättö whose ownership amounts to 50%.

SUSTAINABILITY

Holmström Fastigheter works for sustainable development, and we see sustainability issues as a natural part of our work. We consider the environment and people and take responsibility for future generations. We are convinced that a healthy approach to sustainability issues brings great benefits for us as a company, for our employees and for the outside world as a whole. For us, sustainability is about understanding our role in society and acting responsibly in the areas where we can influence.

FINANCIAL GOALS

- Adjusted equity/assets ratio should be at least 40%.
- Return on equity should be at least 8% on average over a business cycle.



INVESTMENT PROPERTIES

Holmström Fastigheter's strategy is to directly and indirectly own and manage properties in Sweden. The focus in its own portfolio is on residential properties. In addition, through indirect ownership in other property companies, Holmström Fastigheter also has exposure to other segments.

LOCATIONS

The properties are located in Stockholm, Nynäshamn and Österåker (Mälaren Region) and in Region Örnköldsvik. The properties are located in central, attractive locations in areas that show good economic growth, positive population growth and a shortage of housing.

TYPE OF PROPERTIES

Residential properties make up the largest segment of the portfolio, in line with Holmström Fastigheter's strategy. 77% of the portfolio (calculated according to lettable area) is residential. Commercial premises stand for the remaining part and are typically located on the ground floor of the residential properties.



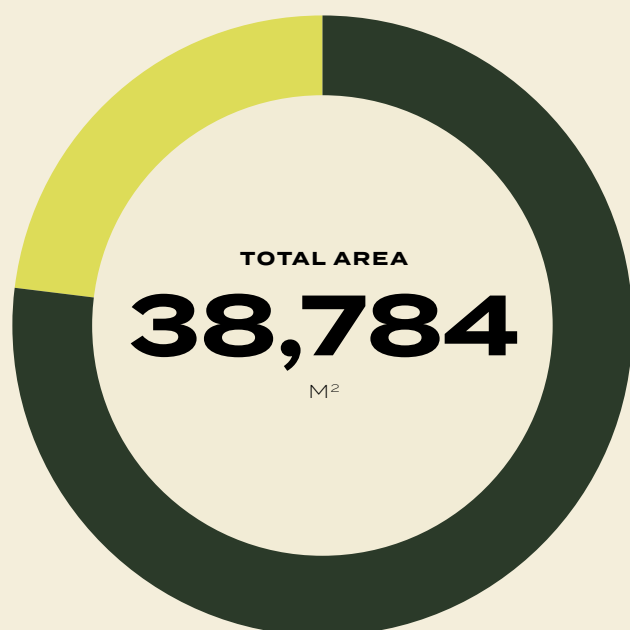
Postmästaren 2, Nynäshamn. 80 apartments, 18 premises.

SUMMARY OF PROPERTY PORTFOLIO

	31/03/2023
Number of investment properties	25
Properties' market value, SEK m	837
Property value, SEK per m ²	21,588
Annual rental income, SEK per m ²	1,221
Property yield, %	3,6%
Vacancy rate (economic), %	3,3%
Lettable area, m ²	38,784

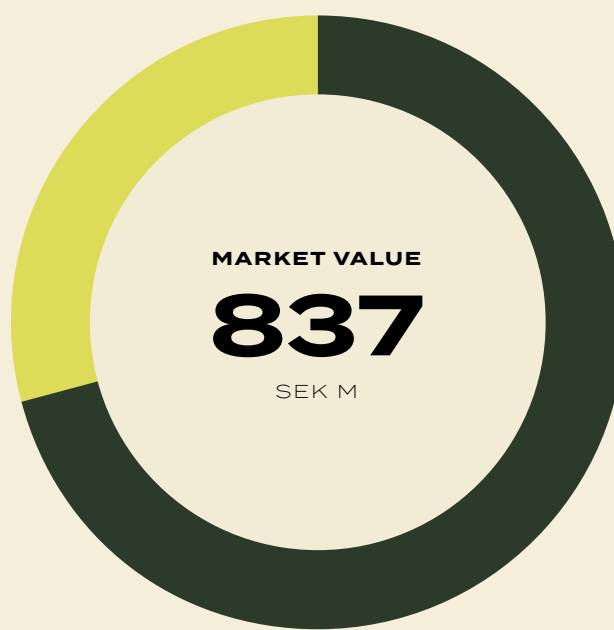
Definitions are presented at the end of the report.

INVESTMENT PROPERTIES DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL, 77%
- » COMMERCIAL PREMISES, 23%

INVESTMENT PROPERTIES DISTRIBUTION BY MARKET VALUE



- » MÄLAREN REGION, 71%
- » ÖRNKÖLDSVIK REGION, 29%

MÄLAREN REGION

Mälaren is a region defined as the catchment area of Lake Mälaren and has an aggregated population of around 3.2 million people or close to a third of Sweden's population.

The Mälaren portfolio accounts for 71% of Holmström Fastigheter's property portfolio in terms of market value.

LOCATIONS

The Mälaren portfolio is concentrated around the urban areas of Stockholm, Nynäshamn and Österåker.

TYPE OF PROPERTIES

Residential properties make up the largest segment of the portfolio. The portfolio consists of five properties. The largest accounts for just under half of the rental income and is a residential and commercial property in a prime location in Nynäshamn.



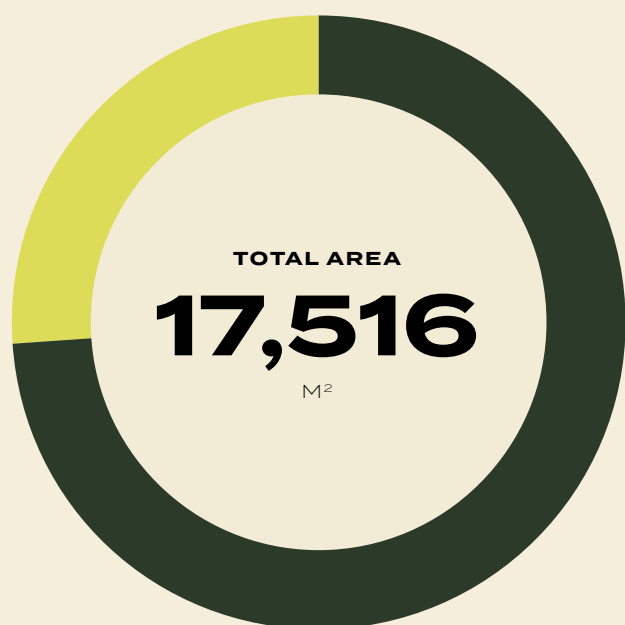
Fajansen 11, Stockholm, 26 apartments.

KPIs, MÄLAREN REGION

	31/03/2023
Number of investment properties	5
Properties' market value, SEK m	592
Property value, SEK per m ²	31,939
Annual rental income, SEK per m ²	1,454
Property yield, %	3,0%
Vacancy rate (economic), %	5,1%
Lettable area, m ²	17,516

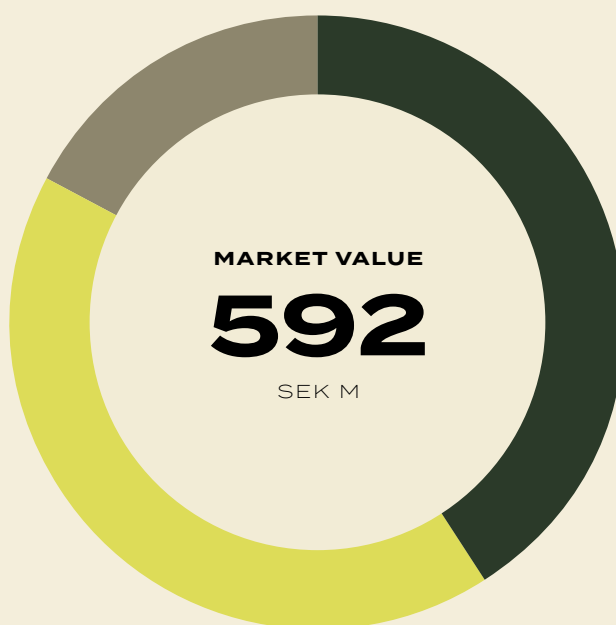
Definitions are presented at the end of the report.

MÄLAREN REGION DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL, 74%
- » COMMERCIAL PREMISES, 26%

MÄLAREN REGION DISTRIBUTION BY MARKET VALUE



- » STOCKHOLM, 41%
- » NYNÄSHAMN, 42%
- » ÖSTERÅKER, 17%

ÖRNSKÖLDSVIK REGION

Örnsköldsvik is situated in the north of Sweden with a population of around 33,000. The Örnsköldsvik region accounts for 29% of Holmström Fastigheter's property portfolio in terms of market value.

LOCATIONS

All properties are located within Örnsköldsvik municipality and split between Örnsköldsvik and Husum, the latter located around 25 minutes by car from Örnsköldsvik.

TYPE OF PROPERTIES

The Örnsköldsvik region consists primarily of residential properties situated in central locations, complemented by commercial properties with reputable tenants such as the local municipality and the social democrats party.



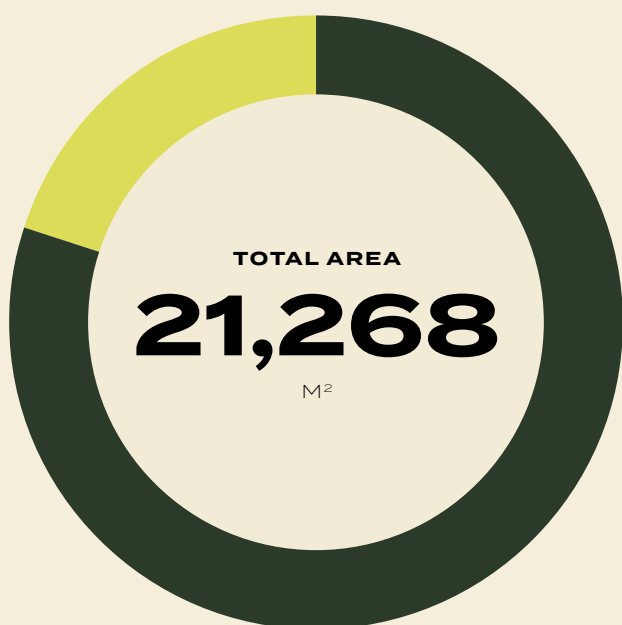
Irland 2, Örnsköldsvik, 17 apartments.

KPIs, ÖRNSKÖLDSVIK REGION

	31/03/2023
Number of investment properties	20
Properties' market value, SEK m *	246
Property value, SEK per m ²	11,165
Annual rental income, SEK per m ²	1,029
Property yield, %	4,9%
Vacancy rate (economic), %	1,3%
Lettable area, m ²	21,268

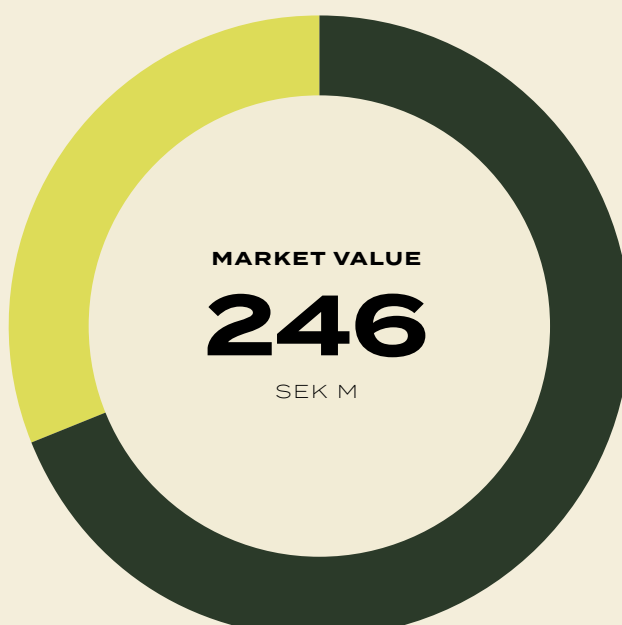
* Holmström Fastigheter owns 60% of the properties.
Definitions are presented at the end of the report.

ÖRNSKÖLDSVIK REGION DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL, 80%
- » COMMERCIAL PREMISES, 20%

ÖRNSKÖLDSVIK REGION DISTRIBUTION BY MARKET VALUE



- » ÖRNSKÖLDSVIK, 69%
- » HUSUM, 31%

ASSOCIATED COMPANIES

Holmström Fastigheter is an investor or JV partner of companies where collaboration provides good business opportunities and where each partner contributes capital, expertise or a combination of these.

INVESTMENT STRATEGY

KLIPPUDDEN FASTIGHETER

- The main focus is on existing residential and community properties in carefully selected cities in Sweden.
- The goal is long-term ownership where active management, value creation, customer satisfaction and energy efficiency are at the centre of our thinking.
- Stable cash flows with a high occupancy rate and low risk exposure in strong markets.
- Holmströmgruppen is the asset manager for Klippudden Fastigheter.
- Ownership: 50%



Hajen 4, Kalmar.

INVESTMENT STRATEGY

MAGNOLIA BOSTAD

- Properties are developed for sale as residential units, community service properties or hotels based on current market conditions and each property's individual potential and characteristics.
- Projects are also developed for self-management to strengthen the balance sheet, generate a continuous cash flow and create long-term value growth.
- Collaboration with strong, long-term partners.
- Ownership: 35,5%



The Strandblick project, Östersund.

INVESTMENT STRATEGY

VINCERO FASTIGHETER

- Management of commercial properties in locations close to transport links in the Stockholm region with development potential for housing.
- Innovative urban development to create unique large-scale housing areas with qualities for housing that contribute to sustainable urban environments.
- Long-term management of self-produced and acquired housing in the Stockholm region and other growth locations.
- Ownership 50%



Parken quarter 4, phase 4, Huddinge.

INVESTMENT STRATEGY

ANKARHAGEN

- The business concept includes acquiring, managing and renovating commercial properties in the warehouse and light industry sectors, in locations close to towns in expanding regions in Central Sweden.
- The company also manages the project development of previously unused land where it builds premises for new and current customers.
- Ownership 20%



Likströmmen 6, Västerås.

KLIPPUDDEN FASTIGHETER

Klippudden Fastigheter is a joint venture owned by Holmström Fastigheter (50%) and Slättö (50%). The company and its owners aim is to continuously grow the property holding portfolio, where Slättö will provide the majority of the funding. The properties are managed by Holmströmgruppen.

LOCATION

Klippudden Fastigheter's portfolio is situated in central locations in Kalmar, Nybro, Linköping, Norrköping and Borgholm and currently consists of 81% residential properties, 11% community service properties and 8% commercial premises.

SIGNIFICANT EVENTS JANUARY – MARCH 2023

– No significant events during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

– No significant events after the end of the quarter.



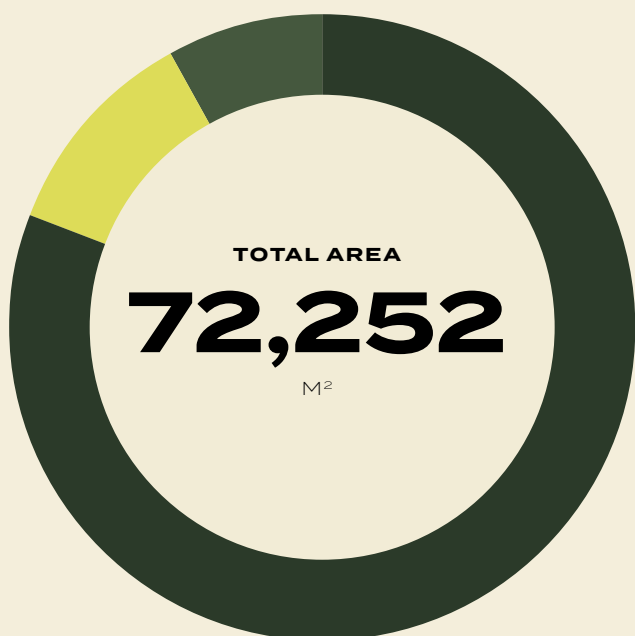
Lärkträdet 16, Kalmar.

KPIs, KLIPPUDDEN FASTIGHETER

	31/03/2023
Number of investment properties	53
Properties' market value, SEK m	1,679
Property value, SEK per m ²	22,501
Annual rental income, SEK per m ²	1,316
Property yield, %	3,6%
Vacancy rate (economic), %	2,4%
Lettable area, m ²	72,252

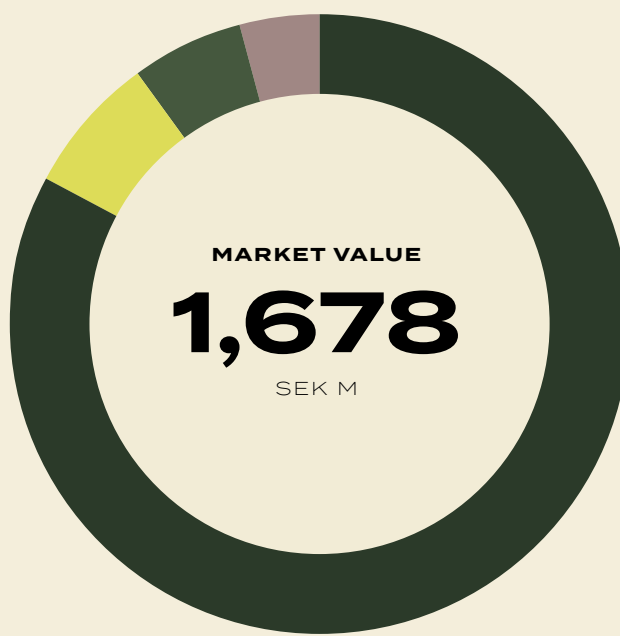
Definitions are presented at the end of the report.

KLIPPUDDEN FASTIGHETER DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL, 81%
- » COMMUNITY SERVICE PROPERTIES, 11%
- » COMMERCIAL PREMISES, 8%

KLIPPUDDEN FASTIGHETER DISTRIBUTION BY MARKET VALUE



- » KALMAR (INCL. NYBRO), 83%
- » NORRKÖPING, 6%
- » BORGHOLM, 7%
- » LINKÖPING, 4%

MAGNOLIA BOSTAD



The Bro Mälärstrand project in Upplands-Bro.

Magnolia Bostad is an urban developer that develops and manages attractive and sustainable living environments. Magnolia Bostad mainly develops rental apartments, but also tenant-owned apartments, community service properties and hotels. Development mainly takes place in Sweden's growth areas and major cities. The investment properties of Magnolia Bostad are managed by Holmströmgruppen.

SIGNIFICANT EVENTS JANUARY - MARCH 2023

– No significant events during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

– No significant events after the end of the quarter.

For more information on Magnolia Bostad please see <https://magnoliabostad.se/>

VINCERO FASTIGHETER



The Parken project quarter 1 stage 4, Huddinge.

Vincero Fastigheter owns and manages commercial properties in attractive locations with good transport links in and around Stockholm and Uppsala. The properties often have possible added value by developing existing properties into residential buildings.

SIGNIFICANT EVENTS JANUARY - MARCH 2023

- No significant events during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- The remaining tenant-owned apartments of project Fjärdingen in Uppsala have been sold after the end of the quarter. The total number of apartments of the project amounted to 40.

For more information on Vincero Fastigheter please see <https://vincerofastigheter.se/>

ANKARHAGEN



Ankarhagen's property Östanvinden 4 in Karlstad.

Ankarhagen is a property company that acquires, manages and renovates properties, mainly focusing on warehouses and light industry. The company also manages the project development of previously unused land where it builds premises for new and current customers.

SIGNIFICANT EVENTS JANUARY - MARCH 2023

– No significant events during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

– No significant events after the end of the quarter.

For more information on Ankarhagen please see <https://www.ankarhagen.se/>

CONSOLIDATED INCOME STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2023 Jan-Mar	2022 Jan-Mar	2022 Jan-Dec
Rental income	12	20	53
Other income	4	0	0
Operating and maintenance costs	-11	-10	-26
Property tax	0	-1	-1
Net operating income	5	9	26
Central administration	-1	-3	-7
Profit/loss from shares in associated companies and joint ventures	-71	0	-437
Profit from other securities and receivables	0	0	-2
Change in value of investment properties, realized	0	28	10
Change in value of investment properties, unrealized	0	0	-38
Operating profit/loss	-67	34	-448
Financial income	2	2	10
Financial expenses	-18	-11	-40
Profit/loss before tax	-83	26	-478
Deferred tax	0	-1	24
Tax on profit/loss for the period	0	0	0
Profit/loss for the period	-83	25	-455
Other comprehensive income	-	-	-
Comprehensive income for the period	-83	25	-455
<i>Comprehensive income attributable to</i>			
Parent company shareholders	-84	24	-451
Non-controlling interests	1	1	-4

COMMENTS TO THE RESULTS JANUARY TO MARCH 2023

- Rental income amounted to SEK 12 m (20). The decrease from previous year is due to the sale of Klippudden Fastigheter to a jointly-owned JV as per 2022-02-14.
- Other income amounting to SEK 4 m (0) is a one-off insurance compensation due to a fire. Corresponding one-off costs of repairs amounting to SEK -4 m effecting the Operating and maintenance costs, i.e. a net SEK 0 m effect on Net operating income.
- Net operating income was SEK 5 m (9).
- Operating losses from associated companies was SEK -71 m (0) of which HAM Nordic AB (Magnolia Bostad) amounted to SEK -67 m, Ankarhagen amounted to SEK 1 m, Klippudden Fastigheter and Vincero Fastigheter amounted to SEK 0 m respectively SEK -5 m.
- Changes in the value of investment properties was SEK 0 m (28).
- Profit/loss for the period was SEK -83 m (25).

CONSOLIDATED STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2023 31 Mar	2022 31 Mar	2022 31 Dec
Assets			
<i>Fixed assets</i>			
Investment properties	837	849	832
Right of use assets	5	4	5
Total tangible fixed assets	842	853	837
Shares in associated companies and joint ventures	1,325	1,755	1,396
Receivables from associated companies	104	60	152
Other long-term securities held	18	10	18
Total financial fixed assets	1,447	1,825	1,566
Total fixed assets	2,289	2,678	2,403
<i>Current assets</i>			
Accounts receivable	0	1	0
Receivables from associated companies	0	6	0
Other receivables	1	12	0
Prepaid expenses and accrued income	2	2	7
Cash and cash equivalents	140	530	99
Total current assets	143	552	106
Total assets	2,431	3,230	2,509

COMMENTS

- Total assets amounted to SEK 2,431 m.
- Investment properties amounted to SEK 837 m. No acquisitions were made during the period.
- Shares in associated companies amounted to SEK 1,325 m. The balance consists of HAM Nordic, SEK 724 m, Vincero Fastigheter, SEK 501 m, Klippudden Fastigheter, SEK 9 m and Ankarhagen, SEK 90 m. HAM Nordic owns 100% of the shares in Magnolia Bostad.
- Receivables from associated companies amounted to SEK 104 m and consist of a receivable from Vincero Fastigheter of SEK 64 m, as well as Ankarhagen of SEK 40 m.

ASSOCIATED COMPANIES	Book value MSEK		
	Shares	Receivables	Totalt
HAM Nordic	724	0	724
Vincero Fastigheter	501	64	565
Klippudden Fastigheter	90	40	130
Ankarhagen	9	0	9
Total	1,325	104	1,429

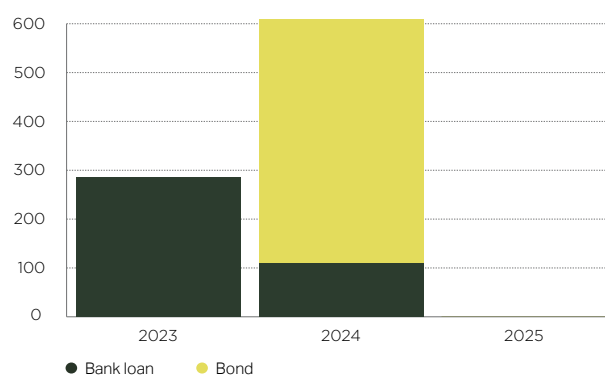
AMOUNTS IN SEK M	2023 31 Mar	2022 31 Mar	2022 31 Dec
Equity and liabilities			
Equity	919	2,188	1,003
Equity attributable to parent company's shareholders	919	2,188	1,003
Non-controlling interests	48	54	51
Total equity	968	2,242	1,054
<i>Long-term liabilities</i>			
Deferred tax liability	30	36	29
Other provisions	27	33	27
Long-term liability to parent company	0	2	0
Long-term interest-bearing liabilities	606	598	606
Long-term leasing liabilities	5	4	5
Total long-term liabilities	668	673	666
<i>Current liabilities</i>			
Accounts payable	3	2	2
Current interest-bearing liabilities	286	298	287
Current liability to parent company	484	0	481
Tax liabilities	0	0	0
Other current liabilities	0	0	0
Accrued expenses and deferred income	23	14	19
Total current liabilities	796	315	789
Total equity and liabilities	2,431	3,230	2,509

COMMENTS

- Total equity amounted to SEK 968 m, of which SEK 48 m is attributable to non-controlling interests. In addition, there is a shareholder loan of SEK 484 m that is subordinated to bondholders in accordance with the terms and conditions of the bond.

Total equity, adjusted with the addition of subordinated shareholder loans, amounted to SEK 1,452 m.

- The adjusted equity/assets ratio was 59.7%.
- Long-term interest-bearing liabilities amounted to SEK 606 m, of which SEK 500 m is a bond with a maturity date of October 14th 2024.
- Current interest-bearing liabilities amounted to SEK 286 m.

Maturity structure, SEK m

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY IN SUMMARY

AMOUNTS IN SEK M	Share capital	Retained profits incl. net profit/loss for the year	Non-controlling interests	Total equity
Opening equity 01 Jan 2022	1	2,163	70	2,234
Net profit/loss for the period		-451	-4	-455
Other comprehensive income		-	-	-
Transactions with shareholders				
Acquisition of non-controlling interest		-3	-15	-18
Dividend		-700		-700
Given group contribution		-7		-7
Closing equity 31 Dec 2022	1	1,003	51	1,054
Opening equity 01 Jan 2023	1	1,003	51	1,054
Net profit/loss for the period		-84	1	-83
Other comprehensive income		-	-	-
Transactions with shareholders				
Dividend			-3	-3
Closing equity 31 Mar 2023	1	918	48	968

COMMENTS

- Share capital amounted to SEK 0.5 m.
- The share of equity attributable to non-controlling interests amounted to SEK 48 m. Profit for the period attributable to non-controlling interests amounted to SEK 1 m.
- The accumulated loss for the period was SEK -83 m.

CONSOLIDATED CASH FLOW STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2023 Jan-Mar	2022 Jan-Mar	2022 Jan-Dec
Operating activities			
Profit/loss before tax	-83	26	-478
Adjustments for non-cash items			
- Profit/loss from participations in associated companies and joint ventures	71	0	437
- Fair value changes, investment properties	0	-28	28
Other profit/loss items that do not affect liquidity	3	-2	2
Income tax paid	0	-1	-1
Cash flow from operating activities before changes in working capital	-9	-6	-13
Decrease (+)/increase (-) in current receivables	5	-12	2
Decrease (-)/increase (+) in current liabilities	5	6	13
Cash flow from operating activities	1	-12	2
Investing activities			
Investments in new builds, extensions and conversions	-5	-4	-30
Acquisition of investment properties	0	0	0
Sale of investment properties	0	559	533
Investment in financial assets	49	-30	-207
Cash flow from investing activities	44	525	296
Financing activities			
Dividend to shareholders	0	0	-700
Transactions with non-controlling interest	-3	-17	0
New external borrowings	0	32	32
Repayment of borrowings	-1	-1	-4
New shareholder loans	0	2	821
Repayment of shareholder loans	0	-120	-470
Cash flow from financing activities	-4	-104	-320
Cash flow for the period	41	409	-22
Cash and cash equivalents at the beginning of the period	99	121	121
Cash and cash equivalents at the end of the period	140	530	99

COMMENTS ON CASH FLOW JANUARY TO MARCH 2023

- Cash flow from operating activities was SEK 1 m.
- Cash flow from investing activities was SEK 44 m.
- Cash flow from financing activities was SEK -4 m.
- In the Q3 2022 report, reclassifications were carried out

within the cash flow statement, which affected individual lines, and so also comparative figures per Q1 2022. The reclassification does not affect total cash at the end of the comparison period.

PARENT COMPANY'S INCOME STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2023 Jan-Mar	2022 Jan-Mar	2022 Jan-Dec
Net sales	0	0	0
Total earnings	0	0	0
Central administration	0	0	-1
Operating profit/loss	0	0	-1
Financial income	5	2	5
Financial expenses	-15	-7	-33
Profit/loss after financial items	-10	-5	-29
Appropriations	0	0	1
Profit/loss before tax	-10	-5	-28
Tax on profit/loss for the period	0	0	0
Profit/loss for the period	-10	-5	-28

PARENT COMPANY'S STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2023 31 Mar	2022 31 Mar	2022 31 Dec
Assets			
<i>Financial fixed assets</i>			
Shares in subsidiaries	1,139	1,139	1,139
Total fixed assets	1,139	1,139	1,139
<i>Current assets</i>			
Receivables from Group companies	490	728	494
Prepaid expenses and accrued income	5	2	5
Cash and cash equivalents	0	7	0
Total current assets	495	737	500
Total assets	1,635	1,876	1,639

AMOUNTS IN SEK M	2023 31 Mar	2022 31 Mar	2022 31 Dec
Equity and liabilities			
Equity	641	1,372	651
<i>Long-term liabilities</i>			
Long-term interest-bearing liabilities	497	495	496
Total long-term liabilities	497	495	496
<i>Current liabilities</i>			
Current liabilities to Group companies	484	2	481
Accrued expenses and deferred income	14	7	11
Total current liabilities	498	9	492
Total equity and liabilities	1,635	1,876	1,639

OTHER INFORMATION

ACCOUNTING PRINCIPLES

Holmström Fastigheter follows the IFRS standards as adopted by the EU. The interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. For the parent company, the interim report has been prepared in accordance with the Annual Accounts Act, which is in accordance with the provisions set out in RFR 2.

TRANSACTIONS WITH RELATED PARTIES

The Group is subject to controlling influence from F. Holmström Fastigheter AB, co. reg. no. 556530-3186, which has its registered office in Stockholm. Transactions with related parties have occurred between the parent company and its subsidiaries and between the subsidiaries and associated companies in the form of loans of cash and cash equivalents and fees for property management services carried out on market terms.

INVESTMENT PROPERTIES

Investment properties are reported, in accordance with IFRS, at fair value on the balance sheet date. Fair value is the estimated amount that would be received in a transaction at the time of reporting between knowledgeable parties independent of each other and who have an interest in the transaction being carried out. The valuations are made at the end of each quarter and all investment properties are externally valued at least once a year. Both unrealized and realized changes in value are reported in

the income statement under the heading Changes in value of investment properties.

STATEMENT AND CERTIFICATION

The Board of Directors and CEO assert that this interim report provides a true and fair view of the company's and the Group's operations, position and results.

Stockholm, 31 May 2023,
Holmström Fastigheter Holding AB (publ)

Erik Rune
CEO

Fredrik Holmström
Chairman of the Board

Fredrik Tibell
Board member

This report has not been subject to review by the company's auditor.

DEFINITIONS

Alternative KPIs not defined within IFRS.

ADJUSTED EQUITY/ASSETS RATIO, (%)

Equity, including holdings with a non-controlling influence, and subordinated shareholder loans as a percentage of the balance sheet total.

INTEREST COVERAGE RATIO, MULTIPLE

Net operating income from the property business for the latest rolling 12-month period, divided by net interest expenses for the latest rolling 12-month period.

LETTABLE AREA

Lettable area of the properties excluding parking spaces, garaging and storage.

NET FINANCIAL ITEMS

The total of all interest expenses less all interest income, excluding:

1. interest on subordinated shareholder loans,
2. fees, costs, stamp tax, registration and other fees incurred in connection with (i) interest rate caps and interest rate options, (ii) financial indebtedness, and (iii) transactions.

PROPERTY YIELD (%)

Estimated net operating income on an annual basis in relation to the fair value of the properties at the end of the period.

RENTAL INCOME

Income from tenants after deduction of discounts and vacancies.

RENTAL VALUE

Annual rent in accordance with lease contracts plus estimated market rent for vacant units.

RETURN ON EQUITY (%)

Net profit/loss for the period as a percentage of the average equity on an annual basis.

VACANCY RATE

Rental value for vacant units in relation to rental value.

FINANCIAL CALENDAR

- Half-Year Report Jan – Jun 2023: 31 August 2023
- Interim Report Jan – Sep 2023: 30 November 2023
- Year-End Report Jan – Dec 2023: 29 February 2024
- Annual Report 2023: April 30 2024

CONTACT INFORMATION

Visiting address: Sturegatan 6

Postal address: Box 5184
102 44 Stockholm

Phone: +46 (0) 8 660 94 00

Website: www.holmstromfastigheterholding.se

ERIK RUNE, CEO

erik.rune@holmstromgruppen.se

This Interim Report is a translation of the original Swedish Interim Report, which prevails in case of discrepancies between this translation and the Swedish original.

HOLMSTRÖM
FASTIGHETER HOLDING

Sturegatan 6
Box 5184, 102 44 Stockholm
+46 (0) 8 660 94 00
www.holmstromfastigheterholding.se