

HALF-YEAR REPORT

JANUARY – JUNE 2023

COMMENTS TO THE RESULTS

JANUARY - JUNE 2023

- Rental income amounted to SEK 24 m (32). 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 12 m (16).
- Profit from associated companies was SEK -578 m (-46).
- Changes in the value of investment properties was SEK -94 m (9).
- Profit/loss before tax for the period was SEK -697 m (38).

APRIL - JUNE 2023

- Rental income amounted to SEK 12 m (12).
- Net operating income was SEK 7 m (7).
- Profit from associated companies was SEK -507 m (-46), which primarily are due to impairment of HAM Nordic-shares of SEK -502 m, to correspond with signed share purchase agreement. The remaining results from associated companies are results from Ankarhagen and Vincero Fastigheter of about SEK 1 m and SEK -6 m respectively, as per the equity method.
- Changes in the value of investment properties amounted to SEK -94 m (-19).
- Profit/loss before tax for the period was SEK -614 m (-65).

SIGNIFICANT EVENTS APRIL - JUNE 2023

- In June, Holmström Fastigheter signed an agreement with Areim to divest all shares in HAM Nordic AB; the parent company of Magnolia Bostad AB.
- During the period, shareholder loans amounting to SEK 350 m were converted into unconditional shareholder contribution, hence increasing the group equity.
- Holmström Fastigheter divested all Klippudden Fastigheter preferred stocks, at book value, to the JV-party Slättö during the period. The group still holds on to common shares in Klippudden Fastigheter, however to an insignificant amount, why Klippudden Fastigheter no longer will be part of the quarterly report.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- During Q3, Holmström Fastigheter divested part of its ownership in HAM Nordic to Areim. The remaining ownership as per publication of the quarterly report was approximately 21,8%, compared to the previous 35,5%.
- In the beginning of the third quarter, the remaining shareholder loans of SEK 104 m were repaid. The isolated effect of the repayment results in an adjusted equity ratio of 43 %.
- In August, Holmström Fastigheter refinanced 68% of existing bank debt, and hence extending the average duration of bank debt from 0.3 years to 2.7 years as of the end of August 2023.

KEY PERFORMANCE INDICATORS, THE GROUP

SEK M	2023 Apr-Jun	2022 Apr-Jun	2022 Jan-Dec
Financial KPI's			
Rental income	12	12	53
Net operating income	7	7	26
Profit/loss from shares in associated companies and joint ventures	-507	-46	-437
Change in value of investment properties, realized	0	-4	10
Change in value of investment properties, unrealized	-94	-15	-38
Operating profit/loss, rolling 12 m	-1,086	841	-448
Profit/loss before tax	-614	-65	-478
Return on equity on a yearly basis, %	-271,4%	-13,5%	-27,7%
Adjusted equity/assets ratio, %	46,2%	65,0%	61,2%
Interest coverage ratio, multiple	0.6	1.6	0.9
Property related KPI's			
Number of investment properties	25	25	25
Market value of the properties, SEK m	749	844	832
Property value, SEK per m ²	18,573	21,748	21,457
Annual rental income, SEK per m ²	1,237	1,146	1,155
Property yield, %	4,0%	3,1%	3,6%
Vacancy rate (economic), %	3,4%	4,0%	4,1%
Lettable area, m ²	38,784	38,826	38,784

Definitions are presented at the end of the report.

A WORD FROM THE CEO

Holmström Fastigheter had an eventful Q2. The most important thing was that we signed an agreement to sell our ownership in Magnolia Bostad to our JV partner Areim.

Although it was a difficult and emotional decision to make - Holmströmgruppen founded Magnolia Bostad in 2009 - it was fundamentally justified. Residential developers have had difficulty achieving profitability in the past year and we believe it will take time before a turnaround occurs. Given the current market situation, we received a good offer and we have great confidence that Areim will continue to develop Magnolia Bostad positively.

Although we are beginning to see the end of the Swedish Central Bank's (Riksbank) interest rate hikes, the base rate continued to rise during the spring and we assess that some further interest rate hikes will take place during the autumn. Higher base rates and underlying market rates, in turn, negatively affect the yield and thus property companies' valuations. A clear sign of this is how tentative the transaction market has been in the first half of the year. The property value of our portfolio decreased by SEK 94 m during Q2. In the last year the property yield in existing portfolio has increased from 3.1% to 4.0%.

Against the backdrop of the above events, Holmström Fastigheter's operating profit/loss for the first half of 2023 fell to SEK -664 m (-25), where the majority of the negative result stems from the write-down of the value of Magnolia Bostad due to the divestment. Our underlying operating business continues to deliver well with a high occupancy rate of 96.6% (96.0%) and solid rental growth.

EXTENDED TIED-UP CAPITAL

Holmström Fastigheter is working continuously with our capital structure and thereby our loan portfolio. We have good relationships with our banks, which is reflected in the opportuni-

ties of extending existing credit frames and expanding facilities. After the end of the quarter, for example, we refinanced 68% of our bank debt, which extended the average time to maturity from 0.3 years to 2.7 years as of the end of August 2023.

PROFITABLE SUSTAINABILITY EFFORTS

Sustainability is another important part of Holmström Fastigheter's business and it is gratifying to see that our work is yielding results. During the first half of 2023, our energy consumption has fallen by 10% compared to the same period last year, which is clear proof that sustainability also pays off financially. We also see further opportunities for profitable investments in energy savings and plan to invest around SEK 25 m next year in geothermal heating and photovoltaic power to list a few measures, and finance this with, among other things, green loans.

INTERESTING MARKET SITUATION

We have had an active first half of the year and we believe that the autumn will also be interesting from a transaction perspective. With a proven business model and skilled and competent employees, we look forward with confidence to the business opportunities that the current market situation may generate.

Stockholm, August 2023

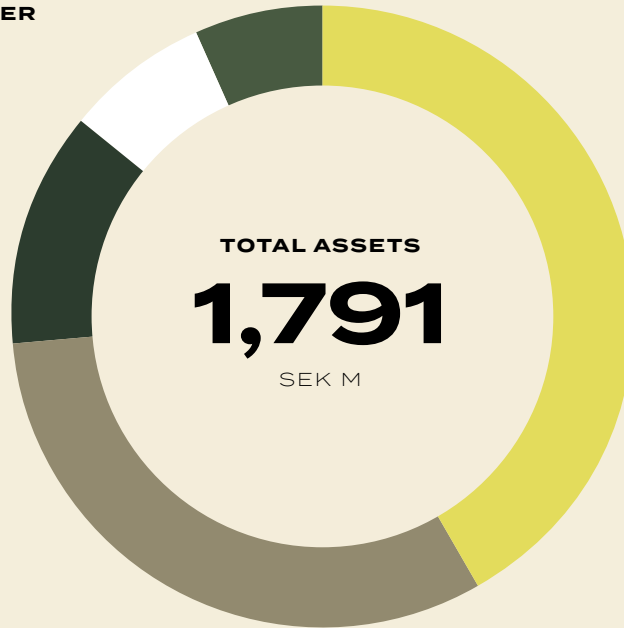
Erik Rune
CEO



*Erik Rune,
CEO, Holmström
Fastigheter.*

ASSETS, HOLMSTRÖM FASTIGHETER
BOOK VALUE

- » INVESTMENT PROPERTIES
SEK 749 M (41.8%)
- » SHARES IN VINCERO FASTIGHETER
INCLUDING SHAREHOLDER LOANS
SEK 570 M (31.8%)
- » SHARES IN HAM NORDIC
SEK 222 M (12.4%)
- » SHARES IN ANKARHAGEN
INCLUDING SHAREHOLDER LOANS
SEK 132 M (7.3%)
- » OTHER ASSETS
SEK 118 M (6.6%)



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%¹⁾ 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

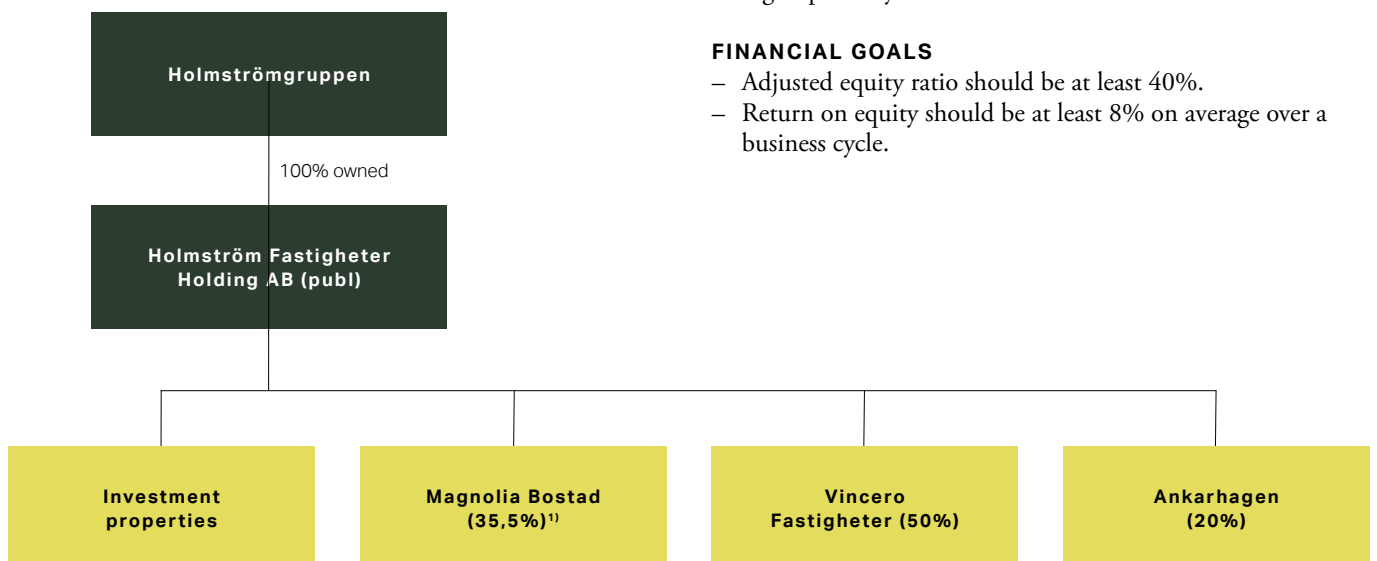
December 2022 Holmström Fastigheter also holds 20% in Ankarhagen Fastigheter AB (“Ankarhagen”), specialising in investment properties within the light industry segment.

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



¹⁾ As of July 2023, ownership is approximately 21,8%

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.



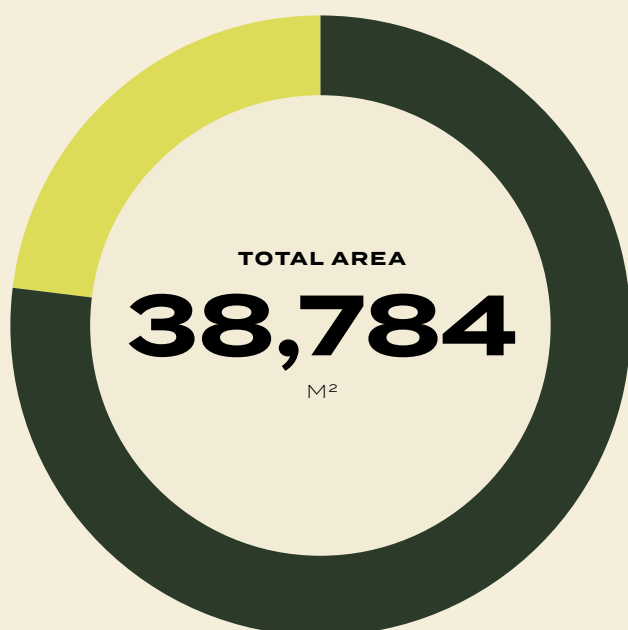
Postmästaren 2, Nynäshamn. 80 apartments, 18 commercial premises.

SUMMARY OF PROPERTY PORTFOLIO

	30/06/2023
Number of investment properties	25
Properties' market value, SEK m	749
Property value, SEK per m ²	18,573
Annual rental income, SEK per m ²	1,237
Property yield, %	4,0%
Vacancy rate (economic), %	3,4%
Lettable area, m ²	38,784

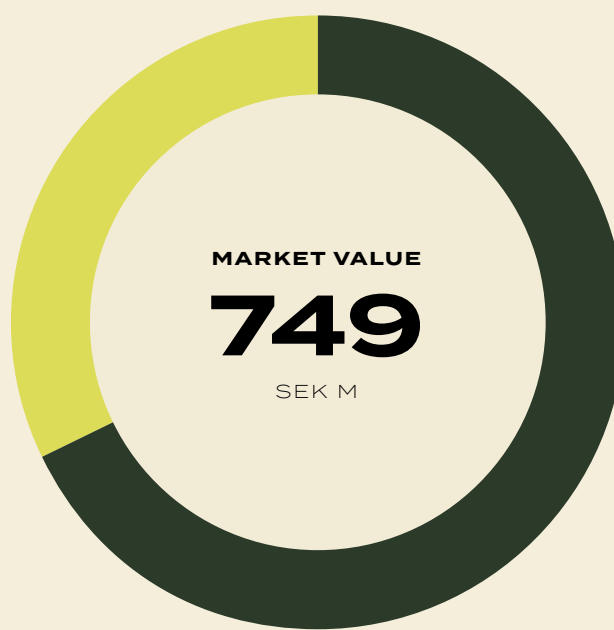
Definitions are presented at the end of the report.

INVESTMENT PROPERTIES DISTRIBUTION BY PROPERTY SEGMENT



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

INVESTMENT PROPERTIES DISTRIBUTION BY MARKET VALUE



- » MÄLAREN REGION, 68%
- » ÖRNKÖLDSVIK REGION, 32%

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 68% 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.



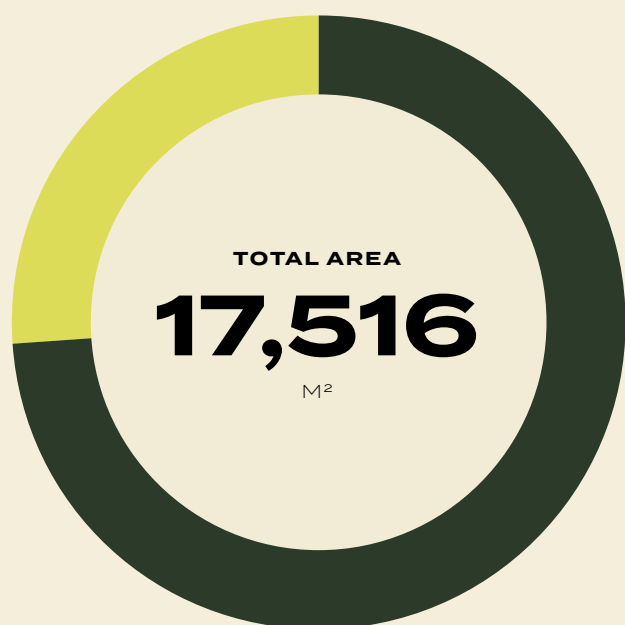
Fajansen 11, Stockholm, 26 apartments.

KPIs, MÄLAREN REGION

	30/06/2023
Number of investment properties	5
Properties' market value, SEK m	510
Property value, SEK per m ²	27,810
Annual rental income, SEK per m ²	1,459
Property yield, %	3,3%
Vacancy rate (economic), %	5,3%
Lettable area, m ²	17,516

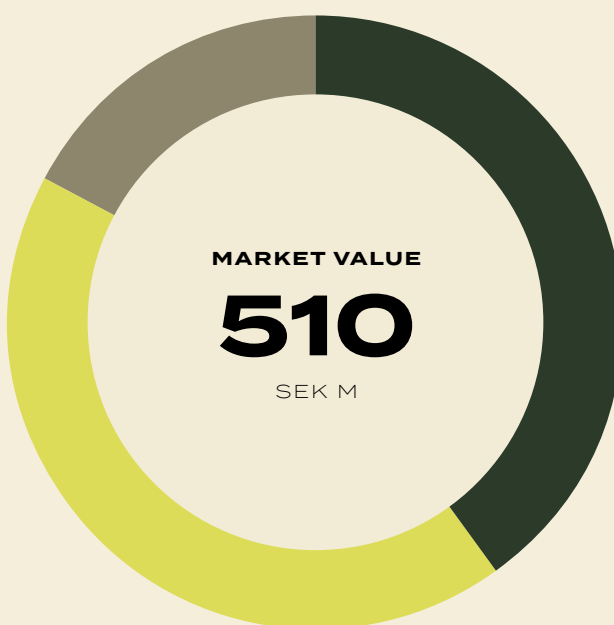
Definitions are presented at the end of the report.

MÄLAREN REGION DISTRIBUTION BY PROPERTY SEGMENT



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

MÄLAREN REGION DISTRIBUTION BY MARKET VALUE



- » STOCKHOLM, 40%
- » NYNÄSHAMN, 43%
- » ÖSTERÅKER, 17%

ÖRNSKÖLDSVIK REGION

Örnsköldsvik is situated in the north of Sweden with a population of around 33,000. The Örnsköldsvik region accounts for 32% 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.



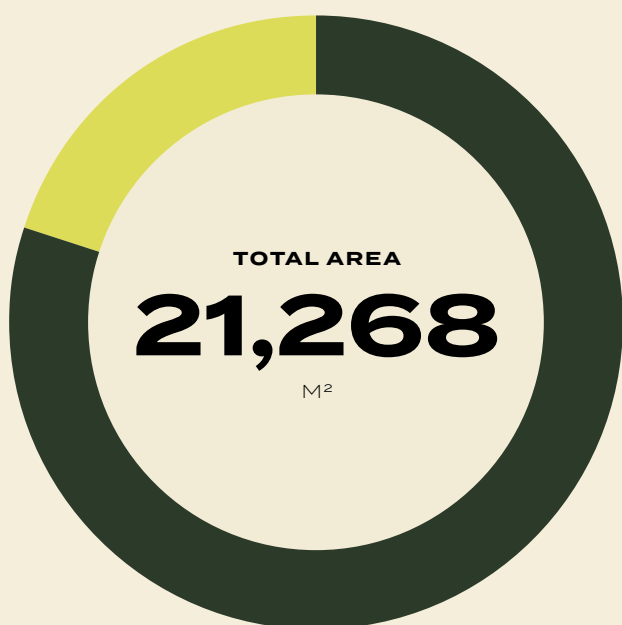
Irland 2, Örnsköldsvik, 17 apartments.

KPIs, ÖRNSKÖLDSVIK REGION

	30/06/2023
Number of investment properties	20
Properties' market value, SEK m *	239
Property value, SEK per m ²	10,876
Annual rental income, SEK per m ²	1,054
Property yield, %	5,5%
Vacancy rate (economic), %	1,3%
Lettable area, m ²	21,268

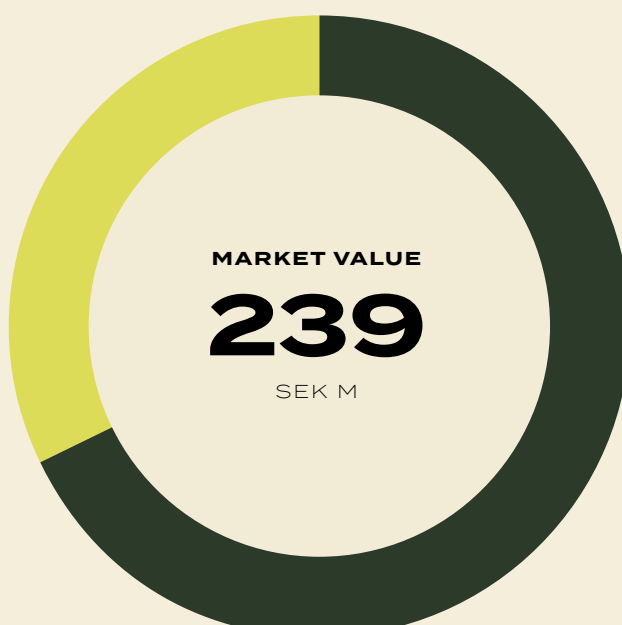
* Holmström Fastigheter owns 60% of the properties.
Definitions are presented at the end of the report.

ÖRNSKÖLDSVIK REGION DISTRIBUTION BY PROPERTY SEGMENT



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

ÖRNSKÖLDSVIK REGION DISTRIBUTION BY MARKET VALUE



- » ÖRNSKÖLDSVIK, 68%
- » HUSUM, 32%

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

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%¹⁾.

¹⁾ As of July 2023, ownership is approximately 21,8%



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.

MAGNOLIA BOSTAD



The Bro Mälarstrand 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.

DIVESTMENT OF MAGNOLIA BOSTAD

In June 2023, Holmström Fastigheter signed an agreement to sell all shares in Magnolia Bostad AB's (publ) holding company, HAM Nordic AB, to Areim. In July Holmström Fastigheter received an initial purchase price of approximately SEK 111 million. Payment of the Company's remaining shares in HAM Nordic AB are subject to financing and may bring in a total of approximately SEK 177 million for Holmström Fastigheter. In the event of failed financing, Holmström Fastigheter may receive up to approximately SEK 89 million from the divestment of HAM Nordic AB.

SIGNIFICANT EVENTS APRIL - JUNE 2023

- Areim signed an agreement to buy all the shares in Magnolia Bostad AB's owner company HAM Nordic AB. The agreement means that Areim has sole control of the company, with a focus going forward on creating the best possible conditions for long-term sustainable growth.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- Magnolia Bostad has signed an agreement with the municipality of Sollentuna to acquire the property Ekosystemet 3 in Väsjön.

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 APRIL - JUNE 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 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 APRIL - JUNE 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	2022	2023	2022	2022
	Apr-Jun	Apr-Jun	Jan-Jun	Jan-Jun	Jan-Dec
Rental income	12	12	24	32	53
Other income	0	0	4	0	0
Operating and maintenance costs	-4	-5	-15	-15	-26
Property tax	-1	0	-1	-1	-1
Net operating income	7	7	12	16	26
Central administration	-1	-2	-2	-5	-7
Profit/loss from shares in associated companies and joint ventures	-507	-46	-578	-46	-437
Profit from other securities and receivables	-2	0	-2	0	-2
Change in value of investment properties, realized	0	-4	0	24	10
Change in value of investment properties, unrealized	-94	-15	-94	-15	-38
Operating profit/loss	-597	-60	-664	-25	-448
Financial income	2	3	4	5	10
Financial expenses	-20	-7	-38	-18	-40
Profit/loss before tax	-614	-65	-697	-38	-478
Deferred tax	19	3	19	2	24
Tax on profit/loss for the period	0	0	0	0	0
Profit/loss for the period	-595	-62	-678	-36	-455
Other comprehensive income	-	-	-	-	-
Comprehensive income for the period	-595	-62	-678	-36	-455
<i>Comprehensive income attributable to</i>					
Parent company shareholders	-592	-62	-676	-38	-451
Non-controlling interests	-3	1	-2	2	-4

COMMENTS TO THE RESULTS APRIL TO JUNE 2023

- Rental income amounted to SEK 12 m (12). SEK 9 m (9) is from residential properties and remaining rental income is from commercial properties.
- Net operating income was SEK 7 m (7).
- Profit from associated companies was SEK -507 m (-46), which primarily are due to impairment of HAM Nordic-shares of SEK -502 m, to correspond with signed share purchase agreement. The remaining results from associated

companies are results from Ankarhagen and Vincero Fastigheter of about SEK 1 m and SEK -6 m respectively, as per the equity method.

- Changes in the value of investment properties amounted to SEK -94 m (-19).
- Operating profit/loss for the period was SEK -597 m (-60).
- Comprehensive income amounted to SEK -595 m (-62).

CONSOLIDATED STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2023 30 Jun	2022 30 Jun	2022 31 Dec
Assets			
Fixed assets			
Investment properties	749	844	832
Right of use assets	5	4	5
Total tangible fixed assets	753	849	837
Shares in associated companies and joint ventures	814	1,693	1,396
Receivables from associated companies	109	131	152
Other long-term securities held	16	20	18
Total financial fixed assets	939	1,844	1,566
Total fixed assets	1,692	2,693	2,403
Current assets			
Accounts receivable	0	1	0
Receivables from associated companies	0	0	0
Other receivables	2	13	0
Prepaid expenses and accrued income	2	5	7
Cash and cash equivalents	95	108	99
Total current assets	99	128	106
Total assets	1,791	2,820	2,509

COMMENTS

- Total assets amounted to SEK 1,791 m.
- Investment properties amounted to SEK 749 m. No acquisitions were made during the period.
- Shares in associated companies amounted to SEK 814 m. The balance consists of HAM Nordic, SEK 222 m, Vincero Fastigheter, SEK 501 m and Ankarhagen, SEK 92 m. HAM Nordic owns 100% of the shares in Magnolia Bostad.
- Receivables from associated companies amounted to SEK 109 m and consist of a receivable from Vincero Fastigheter of SEK 69 m, as well as Ankarhagen of SEK 40 m.

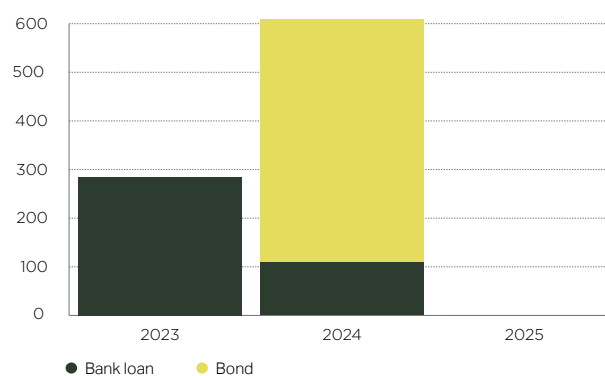
ASSOCIATED COMPANIES	Book value MSEK		
	Shares	Receivables	Total
Vincero Fastigheter	501	69	570
HAM Nordic	222	0	222
Ankarhagen	92	40	132
Total	814	109	924

AMOUNTS IN SEK M	2023 30 Jun	2022 30 Jun	2022 31 Dec
Equity and liabilities			
Equity	677	1,427	1,003
Equity attributable to parent company's shareholders	677	1,427	1,003
Non-controlling interests	46	54	51
Total equity	723	1,481	1,054
<i>Long-term liabilities</i>			
Deferred tax liability	10	34	29
Other provisions	27	25	27
Long-term liability to parent company	0	352	0
Long-term interest-bearing liabilities	607	685	606
Long-term leasing liabilities	5	4	5
Total long-term liabilities	649	1,101	666
<i>Current liabilities</i>			
Accounts payable	3	3	2
Current interest-bearing liabilities	285	222	287
Current liability to parent company	104	0	481
Tax liabilities	0	0	0
Other current liabilities	0	0	0
Accrued expenses and deferred income	28	13	19
Total current liabilities	419	238	789
Total equity and liabilities	1,791	2,820	2,509

COMMENTS

- Total equity amounted to SEK 723 m, of which SEK 46 m is attributable to non-controlling interests. In addition, there is a shareholder loan of SEK 104 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 827 m.
- The adjusted equity ratio was 46.2%.
- Long-term interest-bearing liabilities amounted to SEK 607 m, of which SEK 500 m is a bond with a maturity date of October 14th 2024.
- Current interest-bearing liabilities amounted to SEK 285 m.
- In August, Holmström Fastigheter refinanced 68% of existing bank debt, and hence extending the average duration of bank debt from 0.3 years to 2.7 years as of the end of August 2023.

Maturity structure 30/06/2023, 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	1,002	51	1,054
Opening equity 01 Jan 2023	1	1,002	51	1,054
Net profit/loss for the period		-676	-2	-678
Other comprehensive income		-	-	-
Transactions with shareholders				
Unconditioned shareholder contribution		350	-	350
Dividend		-	-3	-3
Closing equity 30 Jun 2023	1	676	46	723

COMMENTS

- Share capital amounted to SEK 0.5 m.
- The share of equity attributable to non-controlling interests amounted to SEK 46 m. Profit for the period attributable to non-controlling interests amounted to SEK -2 m.
- The accumulated loss for the period was SEK -678 m.

CONSOLIDATED CASH FLOW STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2023 Apr-Jun	2022 Apr-Jun	2023 Jan-Jun	2022 Jan-Jun	2022 Jan-Dec
Operating activities					
Profit/loss before tax	-614	-65	-697	-38	-478
Adjustments for non-cash items					
- Profit/loss from participations in associated companies and joint ventures	507	46	578	46	437
- Fair value changes, investment properties	94	19	94	-9	28
Other profit/loss items that do not affect liquidity	8	3	11	1	2
Income tax paid	0	0	0	-1	-1
Cash flow from operating activities before changes in working capital	-5	4	-14	-2	-13
Decrease (+)/increase (-) in current receivables	-2	2	3	-10	2
Decrease (-)/increase (+) in current liabilities	0	5	5	11	13
Cash flow from operating activities	-7	11	-6	-1	2
Investing activities					
Investments in new builds, extensions and conversions	-6	-10	-11	-14	-30
Acquisition of investment properties	0	0	0	0	0
Sale of investment properties	0	-33	0	526	533
Investment in financial assets	-1	-68	48	-98	-207
Cash flow from investing activities	-7	-111	37	414	296
Financing activities					
Received shareholder contributions	350	0	350	0	0
Dividend to shareholders	0	-700	0	-700	-700
Transactions with non-controlling interest	0	17	-3	0	0
New external borrowings	0	14	0	46	32
Repayment of borrowings	-1	-1	-2	-2	-4
New shareholder loans	0	698	0	700	821
Repayment of shareholder loans	-380	-350	-380	-470	-470
Cash flow from financing activities	-31	-322	-35	-426	-320
Cash flow for the period	-45	-422	-4	-13	-22
Cash and cash equivalents at the beginning of the period	140	530	99	121	121
Cash and cash equivalents at the end of the period	95	108	95	108	99

COMMENTS ON CASH FLOW APRIL TO JUNE 2023

- Cash flow from operating activities was SEK -7 m.
 - Cash flow from investing activities was SEK -7 m.
 - Cash flow from financing activities was SEK -31 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 Q2 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 Apr-Jun	2022 Apr-Jun	2023 Jan-Jun	2022 Jan-Jun	2022 Jan-Dec
Net sales	0	0	0	0	0
Total earnings	0	0	0	0	0
Central administration	0	0	0	0	-1
Operating profit/loss	0	0	0	0	-1
Financial income	5	1	10	3	5
Financial expenses	-16	-7	-31	-14	-33
Profit/loss after financial items	-11	-6	-21	-11	-29
Appropriations	0	0	0	0	1
Profit/loss before tax	-11	-6	-21	-11	-28
Tax on profit/loss for the period	0	0	0	0	0
Profit/loss for the period	-11	-6	-21	-11	-28

PARENT COMPANY'S STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2023 30 Jun	2022 30 Jun	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	451	378	494
Prepaid expenses and accrued income	10	4	5
Cash and cash equivalents	0	0	0
Total current assets	461	382	500
Total assets	1,600	1,521	1,639

AMOUNTS IN SEK M	2023 30 Jun	2022 30 Jun	2022 31 Dec
Equity and liabilities			
Equity	979	667	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	104	352	481
Accrued expenses and deferred income	20	7	11
Total current liabilities	124	359	492
Total equity and liabilities	1,600	1,521	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 August 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 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

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

CONTACT INFORMATION

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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

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