Investor Presentation

Annual Results 2025

9.6% Revenue Growth Following Significant Investments

New High-Quality Assets Strengthen Stable Operations in Core Areas

Strong Real Revenue Growth

- Rental income grew by 9.6% year-on-year –real growth of 5.4%.
- EBITDA totaled ISK 10,984m, increasing by 9.3% year-on-year.
- Net profit of ISK 8,352m.
- Record leasing volume achieved during the year.

Property Development

- Garðurinn food hall opened in November at Smáralind, featuring 13 new restaurants.
- Construction commenced at Dvergshöfði 4 and on the expansion of the Sóltún nursing home.
- Invested approximately ISK 27bn during the year.
- Strong momentum in new development projects, creating long-term growth opportunities.

Strong Financial Position

- The equity ratio increased by 1.3 percentage points year-on-year.
- LTV ration decreases by 2.2 percentage points year-on-year.
- The Company secured its first international financing – a ISK 4.5 billion loan agreement with NIB.
- The largest share capital increase in the Company's history in connection with the acquisition of Gróska.

Clear Strategy in Word and in Action

- Acquisition of high-quality assets and significant investment in existing properties within core areas.
- Repurchase of treasury shares with a nominal value of ISK 54.5 million at an average price of 36.6.
- Total purchase price of treasury shares of approximately ISK 2bn.

An Eventful Year

Best Results to Date

in Employee and Customer Surveys

Record Leasing
~51,000 sqm

First Financing from an International Bank

Largest Share Capital Increase in the Company's History

ISK 9.5bn

Heimar
Rebranding of the Year

Near-Record
Acquisitions

Record Footfall at Smáralind with New Food Hall

13 Restaurants

Strong momentum in new development projects, creating long-term growth opportunities

Record Investment
in the Existing Portfolio

Heimar Environmental Company of the Year

Promises Kept: 2025 Highlights

Our Stated Objectives	What We Delivered
„Heimar will conduct share buybacks in line with its dividend policy, and total buybacks during the year may amount to up to ISK 2 billion.”	During the year, the Company repurchased 54,523,000 shares for ISK 1,998 million, representing 2.7% of issued share capital.
“Complete the acquisition of Gróska and the Exeter Hotel in line with the Company’s high-quality asset strategy.”	Gróska and Exeter Hotel acquisitions completed – consolidated into Heimar in June.
“Ensure that the most satisfied customers remain in Smáralind. Strengthen the revenue base and make Smáralind the first choice for leading brands. “	The country’s largest food hall opened in November, Smárabíó was refurbished, and six new stores opened — driving record footfall and strong year-on-year turnover growth.
"Focused work has begun on developing ancillary revenues, with a revenue plan to be released alongside the half-year report.“	Lease agreements totaling over ISK 170 million on an annualized basis were secured, and an ambitious revenue plan was published.
"Undertake significant investments in the Company’s core areas in the coming years.”	Invested ISK 27 billion during the year — almost exclusively within core areas.
„In the short term, the objective is to reduce the Company’s leverage.“	The loan-to-value ratio continued to decline and stands at 60.3%, while the equity ratio was 33.1% at year-end 2025

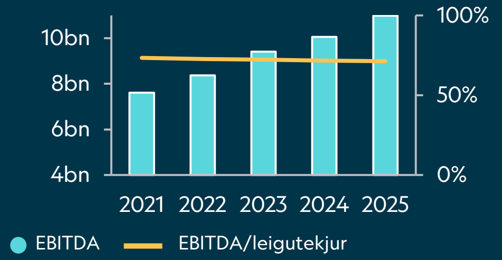
Heimar - An Attractive Investment With Solid Fundamentals

A Reliable and Responsible Investment Opportunity

Resilient Revenue Base
Inflation-linked revenues tied to long-term leases.

Strengthening Sustainable Revenues
Examples include revenues from parking, EV charging, and advertising displays.

EBITDA Development



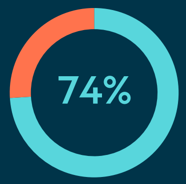
Core Areas, Clear Strategy and Strong Execution

Eight Core Areas Identified
Core areas with strong value growth potential in the capital region and Akureyri.

Diversified Assets a Key Focus
Shaping vibrant urban environments through a mix of commerce, services, housing, and leisure.

Rental Income from Core Areas

74% of rental income comes from properties located in core areas

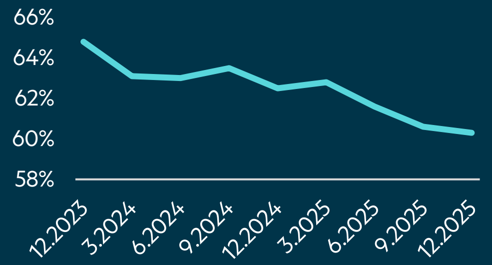


Moderate LTV Ratio

Deleveraging Objective
Reduces risk in a rising interest rate environment

Strong Financial Position
Creates increased capacity for dividends along with flexibility to seize market opportunities.

LTV Ratio



Sustainability and Social Responsibility

Driving Sustainability Forward
42% of the company's portfolio is environmentally certified, with an even higher share targeted.

Environmentally Certified Properties
Lower costs, enable green bond issuance, and boost appeal to global investors and lenders.

Key Sustainability Metrics

42%	Proportion of Green Buildings
40%	Proportion of Green Financing
-10%	Change in Carbon Footprint from 2019

Strong Revenue Growth: 5.4% Real Growth Year-on-Year

Key Operating and Balance Sheet Metrics Strengthen Further

Operations	Profitability	Financial Position	Sustainability
9.6% (5.4% real growth) Rental Income Increases year-on-year	8.4bn (8.2bn) Profit after Tax	228.5bn (191.4bn) Investment Properties	42% Environmentally Certified Square Meters of the Portfolio
9.3% (5.1% real growth) EBITDA Increases year-on-year	7.5bn (8.2bn) Fair Value Adjustment of Investment Properties	134.5bn (117.7bn) Interest-Bearing Liabilities	↓ -10% Carbon Footprint*
71.3% (71.6%) EBITDA % of Rental Income	5.4% (5.4%) Yield of Investment Properties	60.3% (62.5%) LTV Ratio	↓ -21% Electricity Consumption*
96.2% (97.0%) Occupancy Rate	12.0% (14.2%) Return on Equity	33.1% (31.8%) Equity Ratio	↓ -3% Hot water consumption*

(2024) **Reference year 2019*

Purposeful Steps Toward Clear Goals

Clear Strategic Focus Delivers Measurable Results

Properties in the Portfolio
97

Occupancy Rate
96%

Customers
430

Proportion of Green Buildings
42%

Investment Properties
229 (ma.kr.)

m^2 Located Within Core Areas
69%

Public Entities and Listed Companies
44%

Proportion of Green Financing
40%

Rental Income from Core Areas
74%

Total squaremeters
389 (thousand)

Average Lease Terms
6 years

EV Charging Stations
181 ↑ 36

The Company's Strategy is Clear and Delivers Strong Results

Disciplined Operations and Strategic Investments

	% of Rental Income	Long Term Goal	
Core Areas	74%	70 - 80%	In recent years, Heimar has focused on investing in properties in designated core areas. According to the company's investment strategy, property location is a key factor in investment decisions.
Listed companies	14%	10 - 15%	A strong client base reduces counterparty risk for Heimar. The company has invested in recent years to increase the number of listed companies among its clients
Public Entities	30%	30 - 40%	Heimar established early on a vision to place special emphasis on collaboration with public entities.
Environmentally Certified Buildings	43%	50%	Heimar are committed to being leaders in the development of core areas, with a focus on sustainable property management that promotes community welfare, improved quality of life, and the environment for residents.

Finance and Operations

Strong Nominal and Real Revenue Growth During the Year

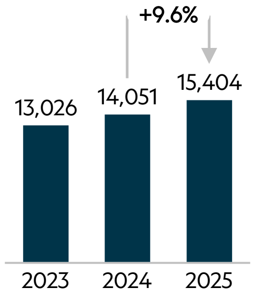
Profit Increases Year-on-Year

Income Statement, ISK million	2025	2024	Δ %
Rental Income	15,404	14,051	9.6%
Other Income	825	786	5.0%
Operating Income	16,229	14,837	9.4%
Operating Costs of Investment Properties	-3,106	-2,744	13.2%
Operations Within Real Estate	-1,254	-1,153	8.8%
Administrative Costs	-885	-886	0.0%
Operating Profit Before Fair Value Adjustment (EBITDA)	10,984	10,054	9.3%
EBITDA as Proportion of Rental Income	71.3%	71.6%	
Fair Value Change, Capital Gains and Depreciation	7,448	8,384	
Operating Profit After Valuation Change	18,432	18,438	
Net Financial Expenses	-9,054	-9,344	-3.1%
Share in the Profits of Associates	844	889	
Profit Before Income Tax	10,222	9,983	2.4%
Income Tax	-1,870	-1,751	
Profit for the Period	8,352	8,233	1.4%

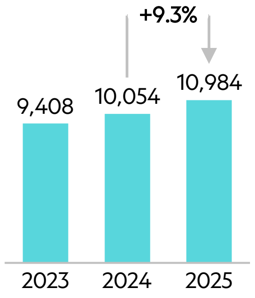
8.4 billion

Profit for the Year

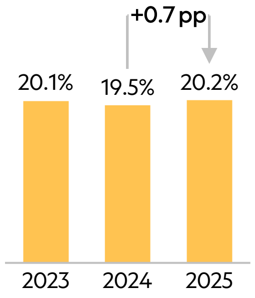
Rental Income
ISK million



EBITDA
ISK million



Operating Costs of Investment Properties
% of Rental Income



Board Proposal for Profit Allocation in Line with the Company's Dividend Policy

One-third of net profit distributed through dividends or share buybacks

ISK 0.40 Per Share (~ ISK 790m)
Dividend Payment

Up to ISK 2 billion
Share buybacks*

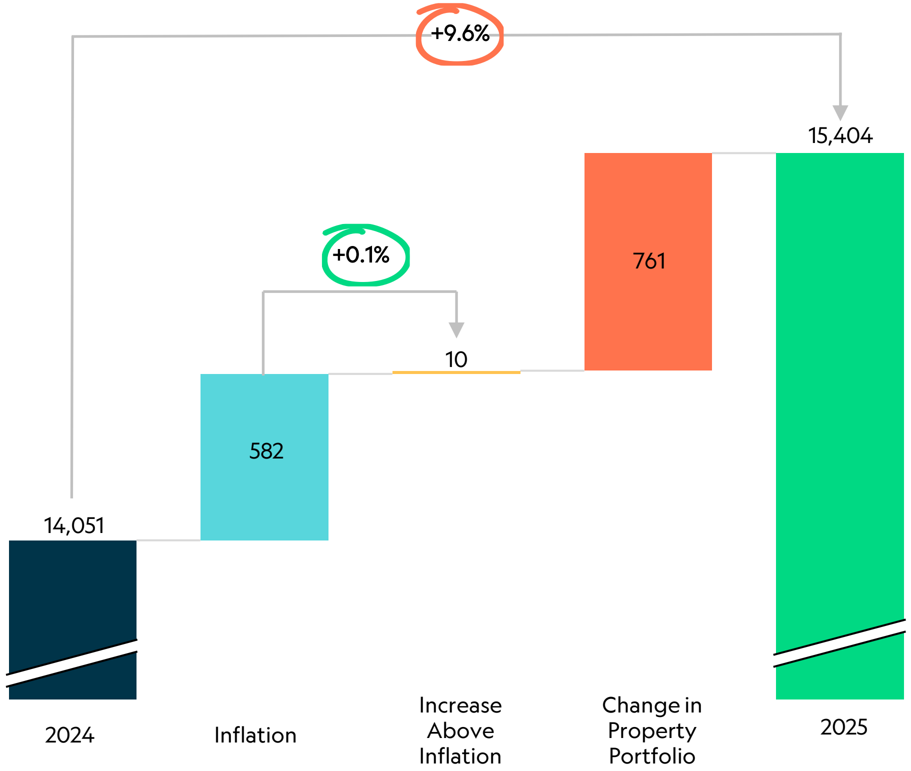
*based on market conditions

Real Revenue Growth

Gróska and Exeter Consolidated in June 2025

Revenue Development

Million ISK 2024 – 2025



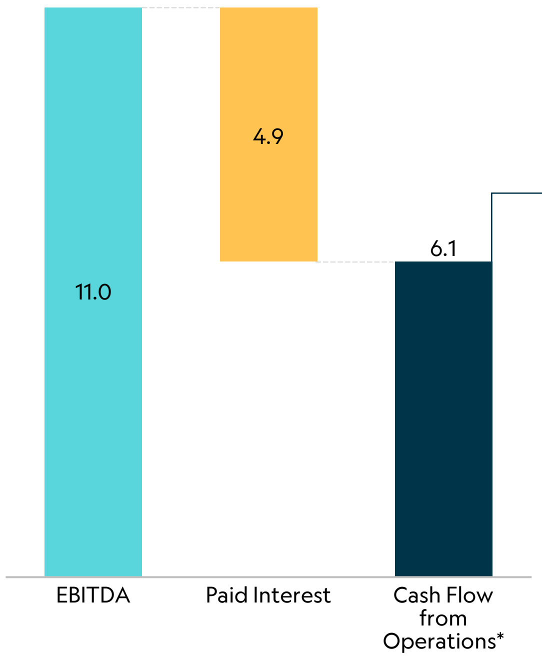
- Rental income grew by 9.6% year-on-year.
- Price levels increased by 4.2% year-on-year.
- Changes in the property portfolio positively affect year-on-year revenue growth.
- Real revenue growth of 5.4% year-on-year.
- Real revenue growth of 0.1% on a like-for-like portfolio.
- 23 lease agreements were signed in Q4 2025 for just under 7,100 square meters.

Operating Assets Generate Strong Cash Flow

Equity Adjusted for Non-Operating Assets

Cash Flow From Operations 2025

ISK Billion

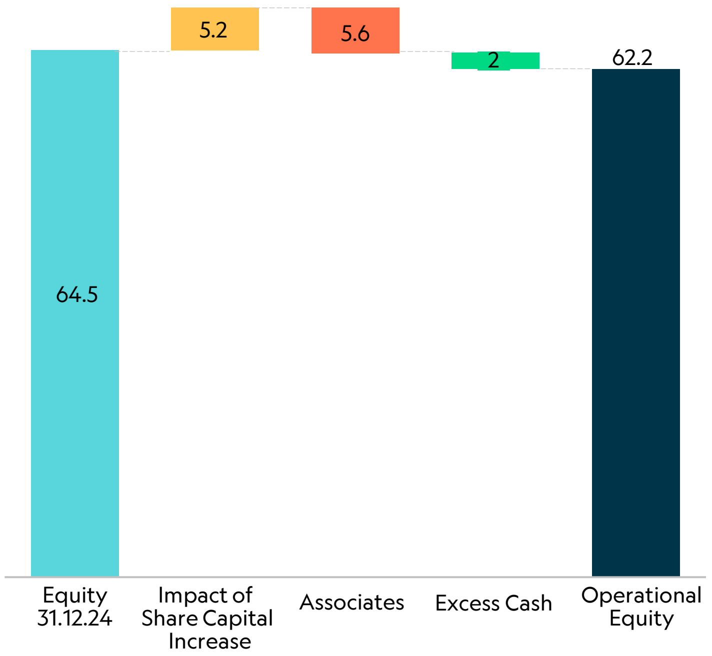


Funds used for:

- Payment of debts and installments
- Investments
- Dividend Payments
- Share Buybacks

Operational Equity

ISK Billion



Return on Operational Equity

$$\frac{\text{Cash flow from operations}}{\text{Operational Equity}}$$

9.8%

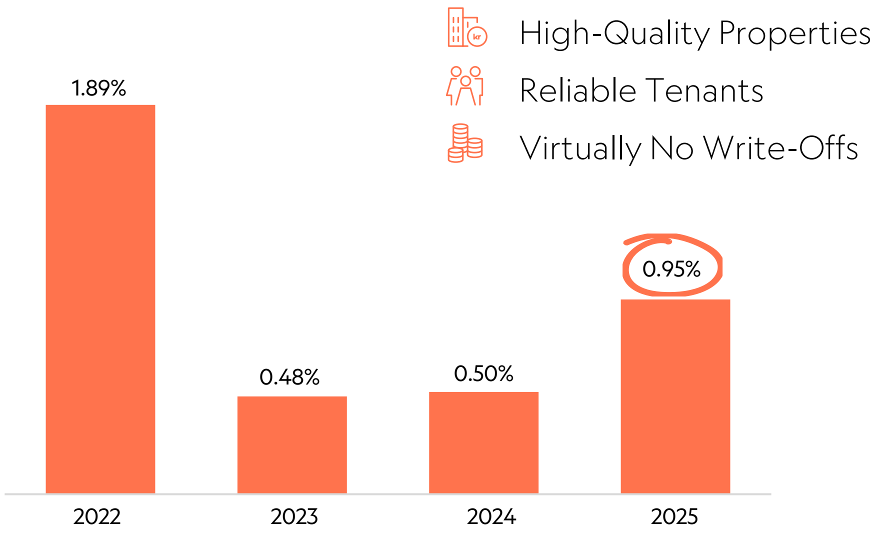
*Excluding Changes in Operational Assets and Liabilities

Accounts Receivable: Strong Tenant Mix Mitigates Risk

High-Quality Tenant Base with Strong Oversight

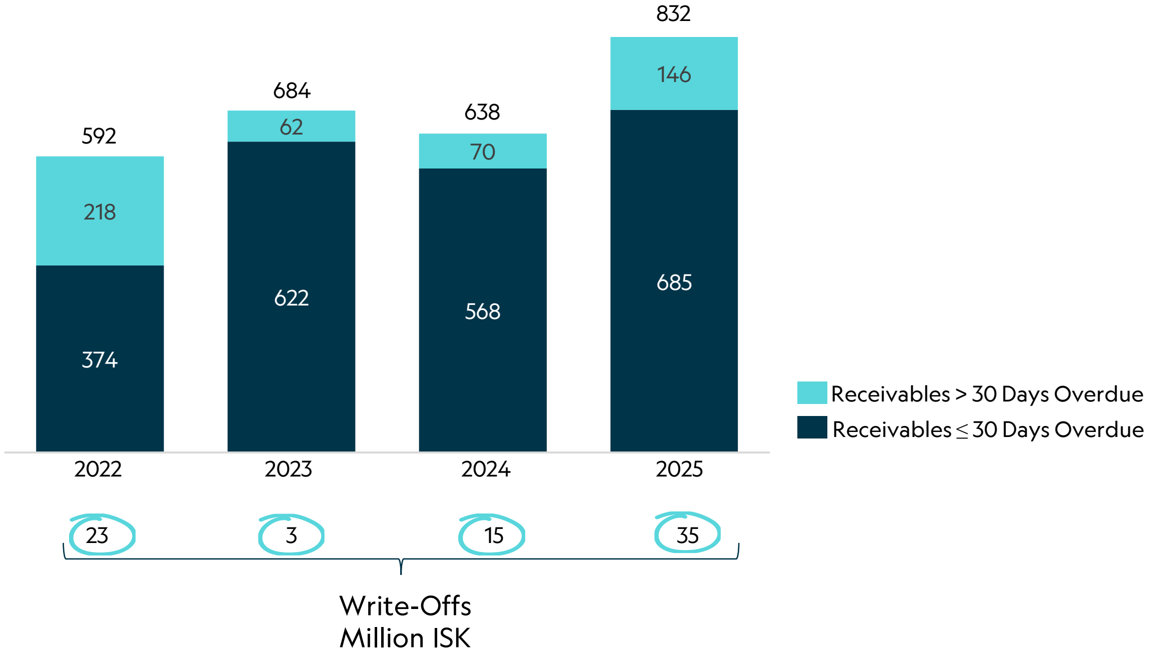
Accounts Receivable Overdue by More Than 30 Days (Net)

As % of Rental Income



Accounts Receivable

Million ISK



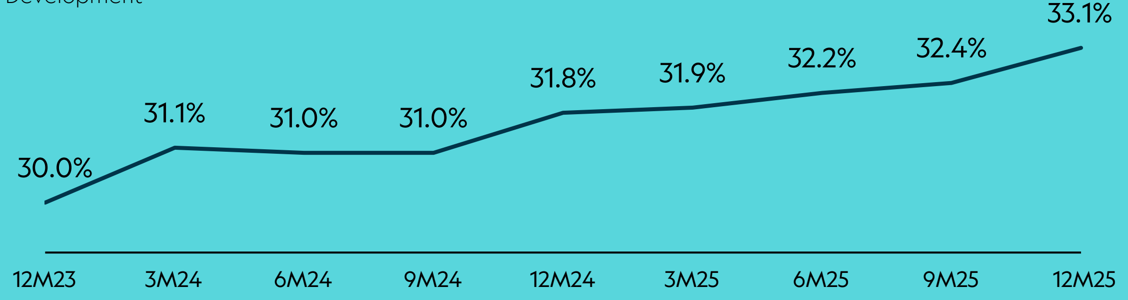
Rising Equity Ratio and Decreasing Leverage Ratio

Balance Sheet
Million ISK

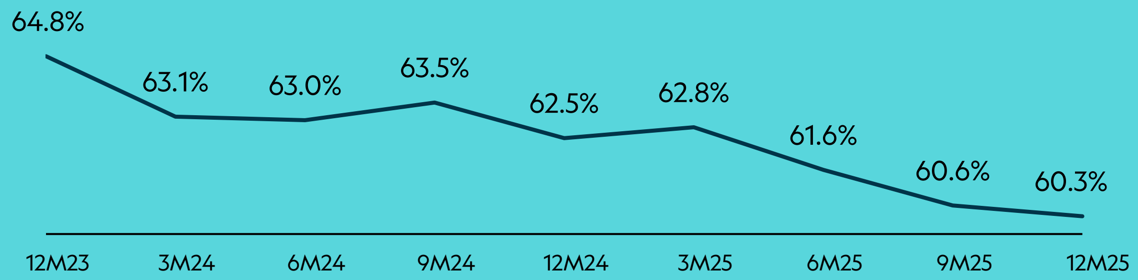
	31.12.25	31.12.24
Investment Properties and Associates	234,621	196,985
Other Assets	1,036	1,171
Current Assets	4,748	4,707
Total Assets	240,405	202,862
Interest-Bearing Liabilities	134,468	117,688
Other Liabilities	26,455	20,654
Total Liabilities	160,922	138,341
Equity	79,483	64,521

+23%

Equity Ratio
Development



Leverage Ratio
Development



Positive Fair Value Adjustment of ISK 7.5bn in 2025

- Inflation the primary driver of valuation changes.
- WACC at year-end 2025 is 6,48%, compared to 6,46% at year-end 2024.
- Total investment in 2025 amounted to ISK **27bn.**

Interest Rate Reductions Positively Impact Portfolio Valuations and Lower Interest Expenses

Question: What impact would declining interest rates have on the operations and financial position of Heimar?

A simple example of the impact of an interest rate reduction

Impact on the Value of Investment Properties

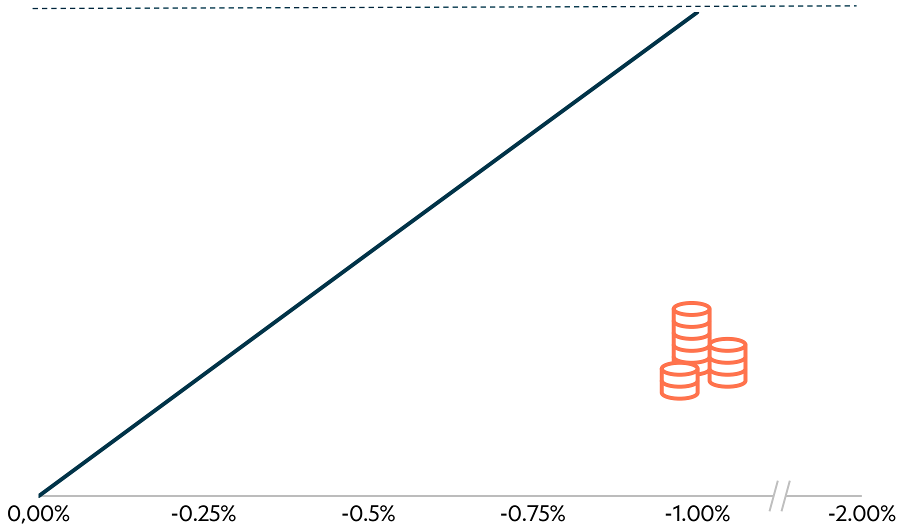
Interest Rate Reduction → Lower Yield Requirement

Yield Requirement – WACC ↓ **0.50%**

Valuation of Investment Properties ↑ **ISK 14 billion**

Impact on Interest Payments

ISK 0-362 million

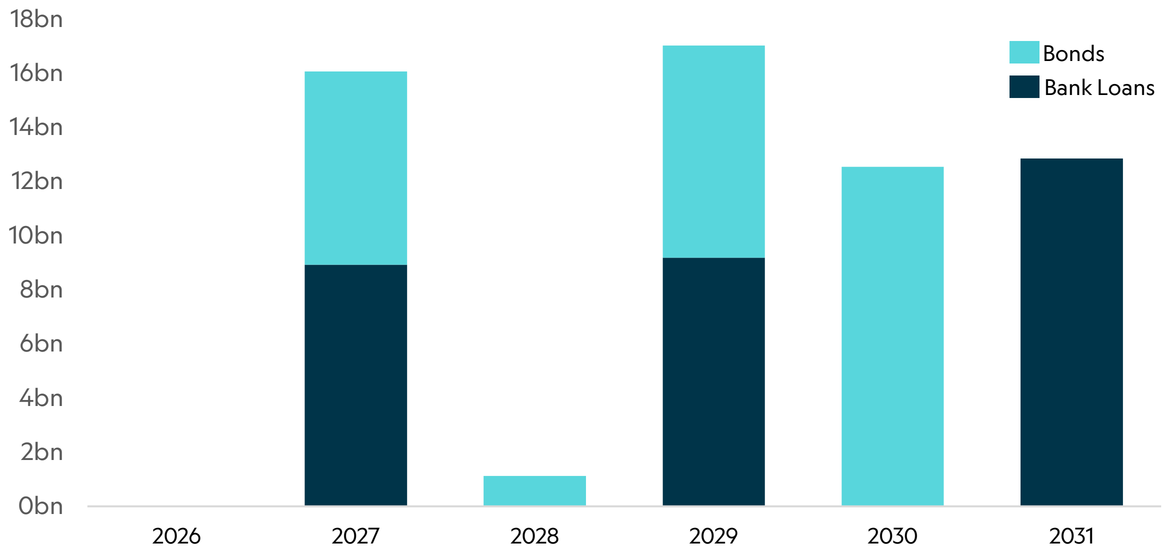


No Refinancing Need in 2026

Two New Green Bond Series Issued During the Year

Refinancing Plan*

2026-2031



*Refinancing due in 2032-2050 not included in the graph

- No refinancing requirement through year-end 2026.
- Heimar issued two new bond series in Q4 2025.
  - HEIMAR230628 GB – floating-rate, non-indexed.
  - HEIMAR301036 GB – fixed-rate, indexed.
- New borrowings in 2025 amounted to ISK 18.9bn, while repayments totaled ISK 12.9bn.
- Green financing accounts for 40% of total interest-bearing debt.
- Approximately 29% of interest-bearing loans are bank loans.
- The effective average interest rate on indexed loans was 3.44% at year-end 2025.

Ancillary Revenues

From a Pilot Project to a Standalone, Indexed Revenue Stream

Q4 2024

Analysis of opportunities and challenges related to ancillary revenue implementation commenced.

35 ISK million

Annualized Ancillary Revenue

Q2 2025

An ambitious plan for ancillary revenue development was published alongside the interim results

100 ISK million

Annualized Ancillary Revenue

Q4 2025

Ancillary revenue in 2025 amounted to approximately ISK 100 million – nearly tripling year-on-year

170 ISK million

Annualized Ancillary Revenue

2028

- Expanded use of LED advertising screens
- Implementation of paid parking at key properties
- Increase in EV Charging Stations

2-3% of Total Revenue

Annualized Ancillary Revenue

Ancillary Revenues
Enhanced Service and New Revenue Streams

Transition from limited pilot projects to a standalone and growing revenue stream.

Rapid and targeted development in 2025 is reflected in approximately ISK 100 million in ancillary revenue.

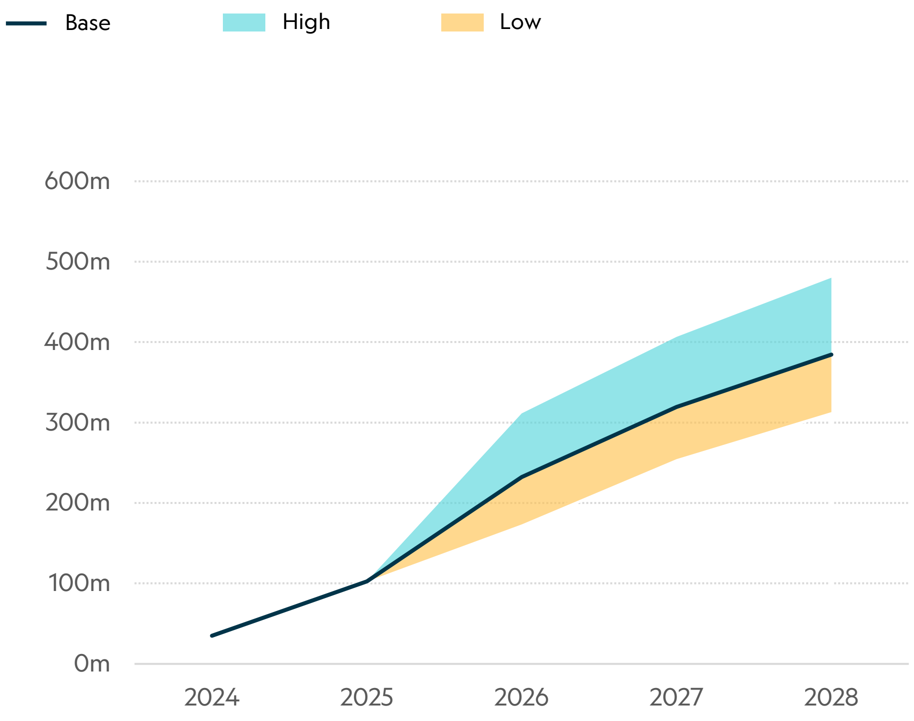
Indexed long-term agreements secure at least ISK 170 million in annual ancillary revenue.

With increased utilization of advertising screens and the implementation of paid parking, it is realistic for ancillary revenue to exceed ISK 200 million during the year, before factoring in further development.

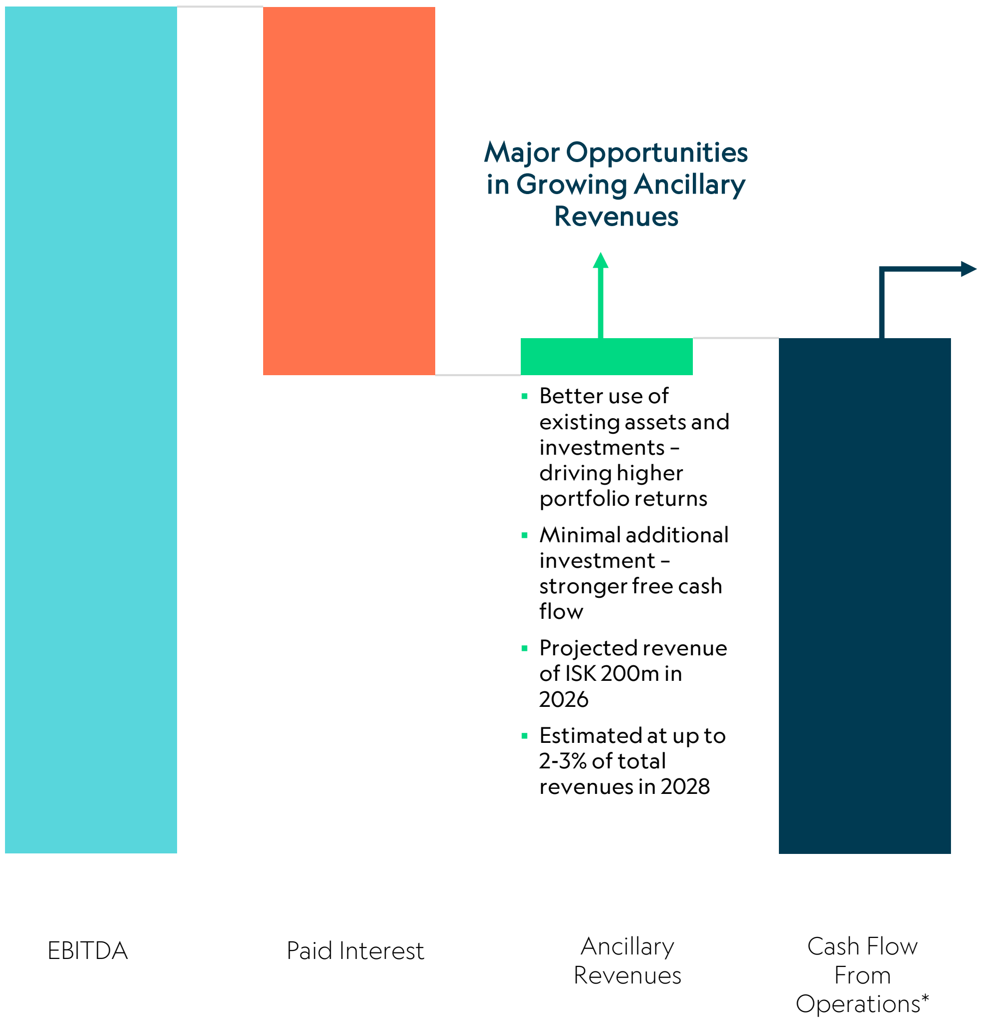
The long-term outlook is based on the phased implementation of new solutions and contractually driven growth in existing revenue streams.

The ancillary revenue forecast is based on pragmatic implementation within existing properties and infrastructure, requiring limited investment and low operating costs.

Ancillary Revenue Forecast



Increased Ancillary Revenues Flow Directly to Profit and Enhance Free Cash Flow



Ancillary Revenues Increase the Capital Available to be Used for:

- Payment of Debts and Installments
- Investments
- Dividend Payments
- Share Buybacks

* Excluding Changes in Operational Assets and Liabilities

Operations on a Solid Foundation Where the Whole Is Greater Than the Sum of Its Parts

- Core Operations
- Ancillary Revenues
- Klasi

Core Operations

Ancillary Revenues

ISK 100 – 500m

Klasi

ISK 700 – 900m

ISK 800 – 1,400m
Impact on Annual Profit

Sustainability

Environmental Company of the Year

- Heimar received one of the highest environmental recognitions in Icelandic business when the company was named Environmental Company of the Year 2025 at the Icelandic Business Environmental Awards.
- The award is presented to companies that excel in environmental and climate matters, demonstrating how targeted initiatives, innovation, and responsible governance deliver tangible results.
- Heimar received a score of 84 in Reitun's 2025 sustainability assessment, ranking above average across all categories.
- These recognitions confirm Heimar's success in building a platform that creates long-term value for society, customers, and investors.
- Sustainability is a key driver of long-term value creation at Heimar.

Shareholders

Earnings Guidance for 2026

ISK 16,600 – 16,950m
Estimated Rental Income

- Based on the Company's portfolio at year-end 2025.
- Year-on-year inflation projected at 4.0%.

ISK 11,800 – 12,150m
Estimated EBITDA

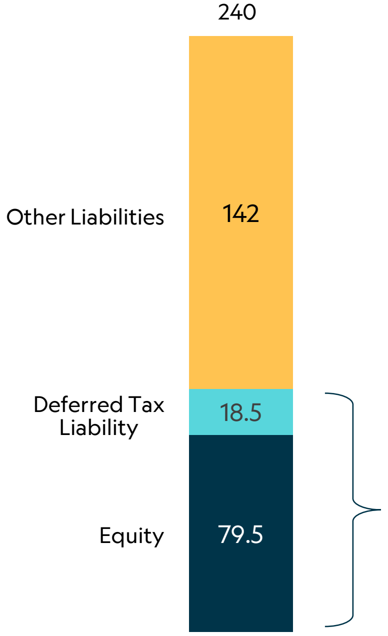
- EBITDA is operating profit before fair value adjustment .

Shareholder-Focused: Intrinsic Value is the Benchmark for Buybacks

P/B Ratio Adjusted For Non-Interest-Bearing Deferred Tax Liability

Equity and Liabilities

Billion ISK



98bn

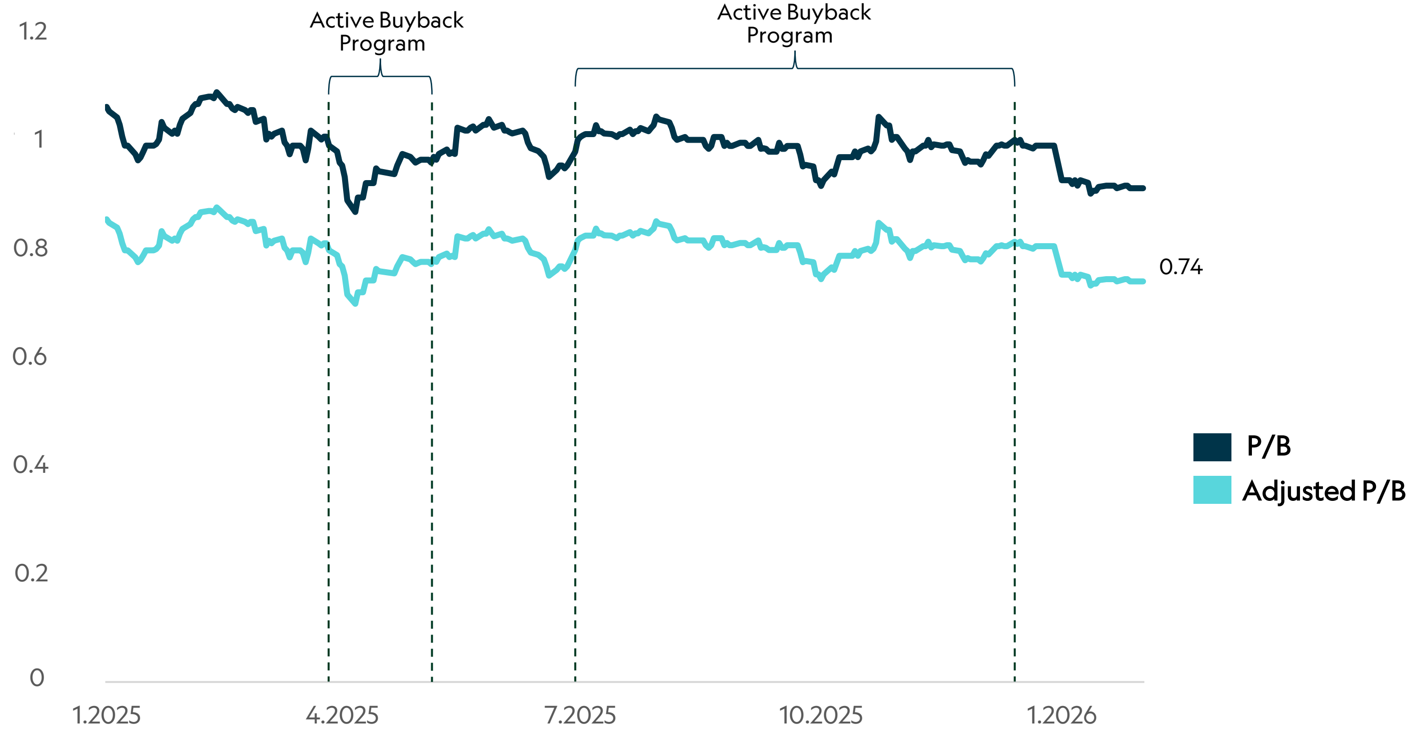
Equity + Deferred Tax Liability

49.8 ISK/Share

Intrinsic Value Adjusted For Deferred Tax Liability

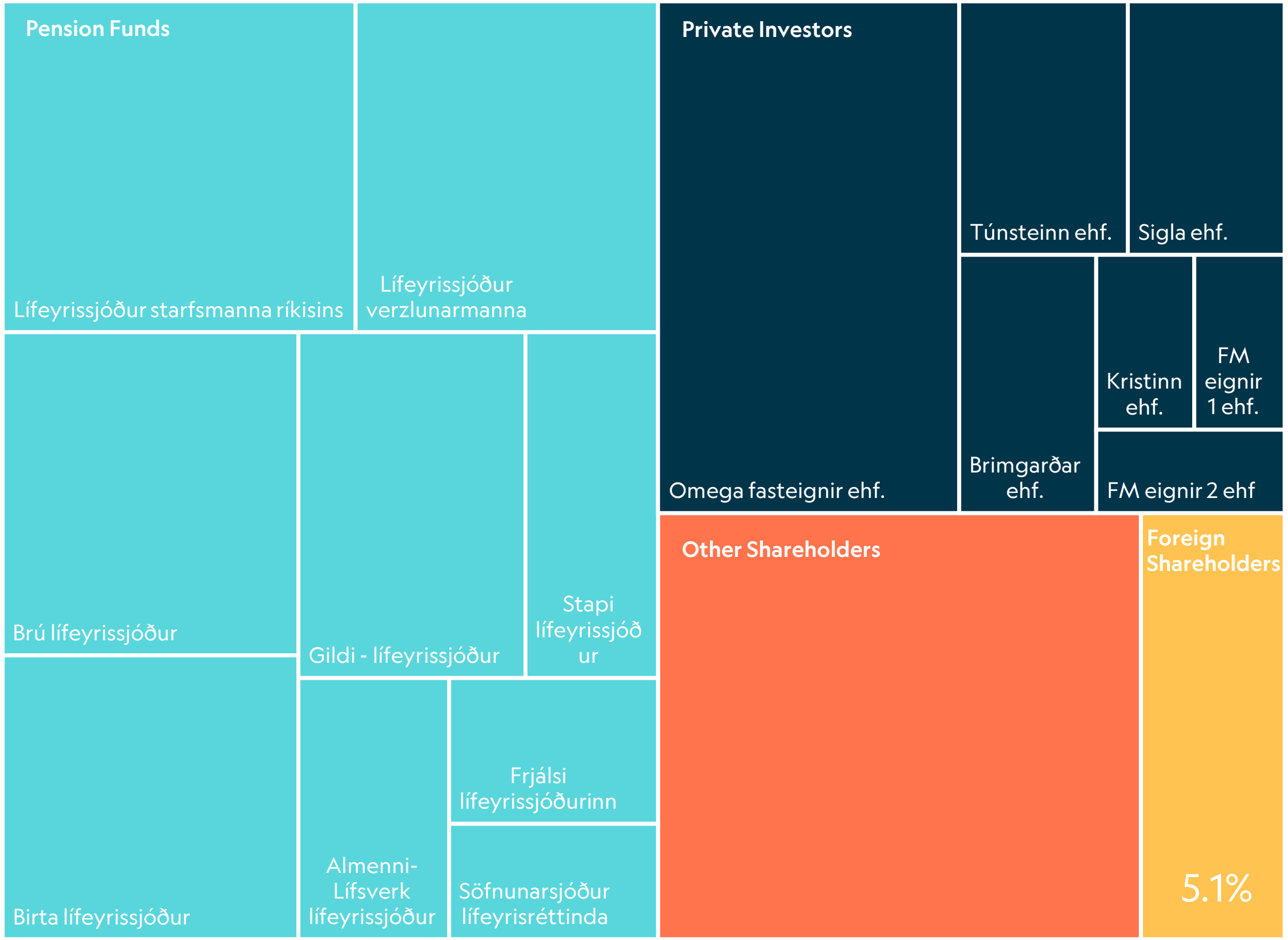
P/B Ratio

Development



20 Largest Shareholders of Heimar

Distribution



Nr.	Name	Shares	%	Δ*
1	Omega fasteignir ehf.	252,273,929	12.82%	-
2	Lífeyrissjóður starfsmanna ríkisins	191,287,919	9.72%	▲
3	Lífeyrissjóður verzlunarmanna	163,778,141	8.32%	▲
4	Brú lífeyrissjóður	156,371,937	7.95%	▼
5	Birta lífeyrissjóður	137,297,345	6.98%	▲
6	Gildi - lífeyrissjóður	128,395,988	6.53%	-
7	Stapi lífeyrissjóður	75,064,062	3.82%	▲
8	Túnsteinn ehf.	70,000,000	3.56%	-
9	Sigla ehf.	65,000,000	3.30%	-
10	Almenni-Lífsverk lífeyrissjóður	64,498,644	3.28%	▲
11	Vanguard	61,863,748	3.14%	▲
12	Brimgarðar ehf.	57,924,483	2.94%	▲
13	Frjálsi lífeyrissjóðurinn	49,836,184	2.53%	▲
14	Íslandsbanki hf.	49,044,879	2.49%	▼
15	Söfnunarsjóður lífeyrisréttinda	39,493,269	2.01%	▲
16	Arion banki hf.	32,988,888	1.68%	▼
17	Stefnir hf.	30,988,448	1.58%	▲
18	Kristinn ehf.	28,000,000	1.42%	-
19	FM eignir 1 ehf.	25,771,241	1.31%	-
20	FM eignir 2 ehf	25,771,240	1.31%	-
	20 Largest	**1,705,650,345**	**86.7%**	

Shareholders on 05.02.2026

* Change in equity holding since 16.10.2025

Heimar – One of the Market's Most Traded Stocks

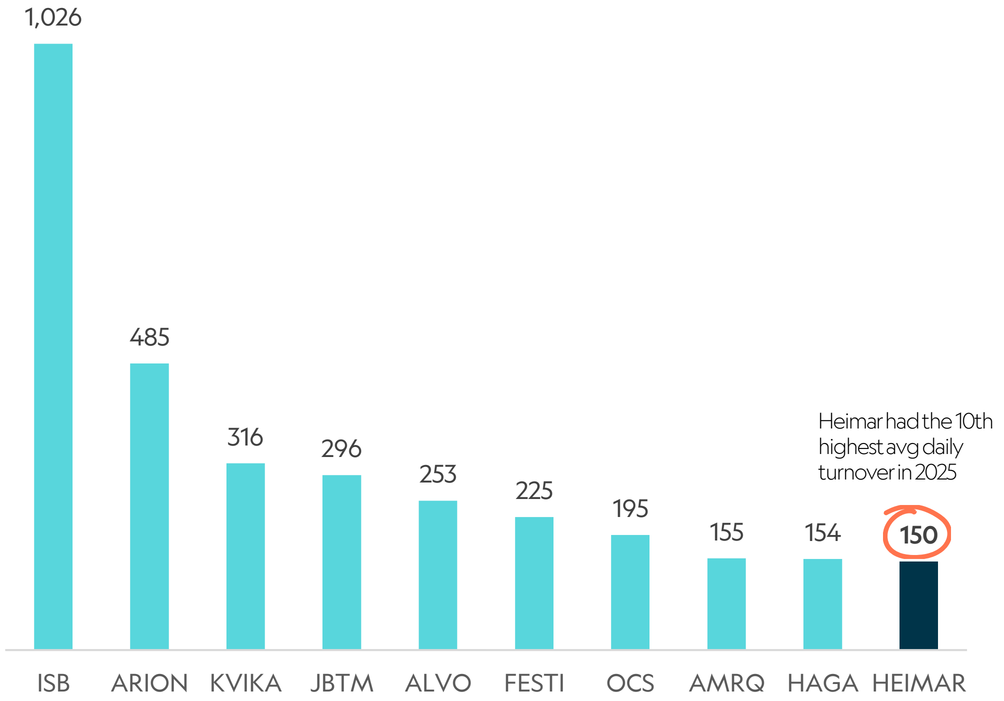
Share Price Down 4.6% in 2025

Heimar's Share Price

Closing Price in ISK – 2025

Most Actively Traded Shares on Nasdaq Iceland

Average Daily Turnover in million ISK - 2025



Heimar's Financial Calendar

Annual General Meeting 2026	March 9,2026
Q1 2026 Results	May 12, 2026
Q2 2026 Results	August 27, 2026
Q3 2026 Results	November 5, 2026
Annual Results 2026	February 11, 2027
Annual General Meeting 2027	March 11, 2027

Building Tomorrow Today

APPENDIX
Development of the Property Portfolio

59% of Portfolio Value Within Three Core Areas

Downtown Reykjavík – 22%

The area is shaped by diverse uses and high pedestrian traffic, where retail, dining, culture, and hospitality create a cohesive urban experience.

Among the Company's key assets in the area are Hafnartorg, a vibrant retail and service hub with a wide selection of shops and restaurants; Gróska, an innovation community and one of the country's most ambitious office buildings; as well as several of the most popular hotels in the city centre.

Square Meters
51.000 sqm

Property Value
49bn

Borgartún – 20%

Borgartún is one of Heimar's core areas. The district benefits from a prime location in the heart of the capital region and is characterized by strong commercial activity and a diverse service offering.

Among the Company's largest assets in the area are Katrínartún 2, Borgartún 8–16, Hótel Klettur, and the Sóltún nursing home.

Square Meters
66.000 sqm

Property Value
45bn

Smárinn Kópavogur – 16%

In Smárinn, Heimar has developed a diverse mix of space for retail, restaurants, leisure, and office use. Smáralind, the country's largest shopping centre, serves as the heart of the area.

In recent years, the Company has undertaken substantial investments in the area, with further investments planned in the years ahead.

Square Meters
77.000 sqm

Property Value
37bn

Major Development Projects in Full Progress

Sóltún 2

- In June 2025, a new long-term lease agreement was signed for the Sóltún nursing home.
- The agreement includes a 3,500 sqm expansion of the existing nursing home, adding 67 care rooms and bringing the total number of rooms to 159 upon completion.
- Construction has commenced, with completion scheduled for autumn 2027.

Dvergshöfði 4

- Dvergshöfði 4 will be a 10,300 sqm high-quality office building across seven floors, plus a parking basement, totaling approximately 14,000 sqm.
- The building is ideally located within Heimar's new core area at Borgarhöfði.
- The first lease spaces are expected to be delivered in early 2027, based on signed lease agreements.

Portfolio Development Opportunities

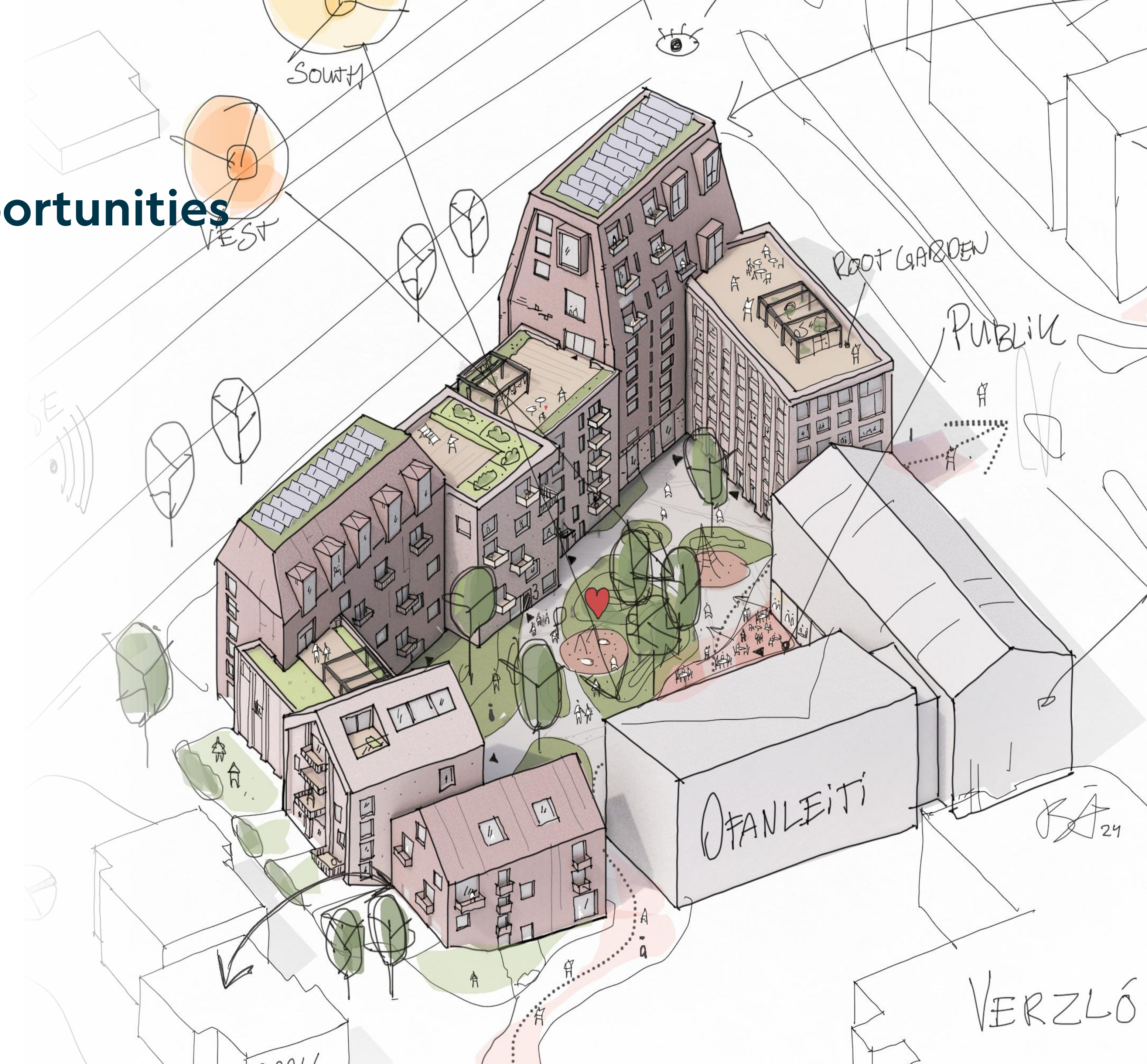
Garðatorg

- In cooperation with the Municipality of Garðabær, work is underway to amend the town center's zoning plan, which will strengthen Garðatorg.
- The primary objective is to further support the development of the town center with a diverse mix of services, retail, public spaces, and residential units.
- At the end of last year, the Municipal Council published a proposal to amend the town center's zoning plan.
- The proposal includes a five-storey residential building with 40–45 apartments and the extension of the existing commercial building to four storeys, adding approximately 6,600 sqm of above-ground building rights, as well as a new underground parking garage.
- In parallel with the development, the Garðatorg pedestrian street will be upgraded, and a vibrant, sunlit public square will be created adjacent to Garðatorg 1.
- The proposal is available **here**.

Portfolio Development Opportunities

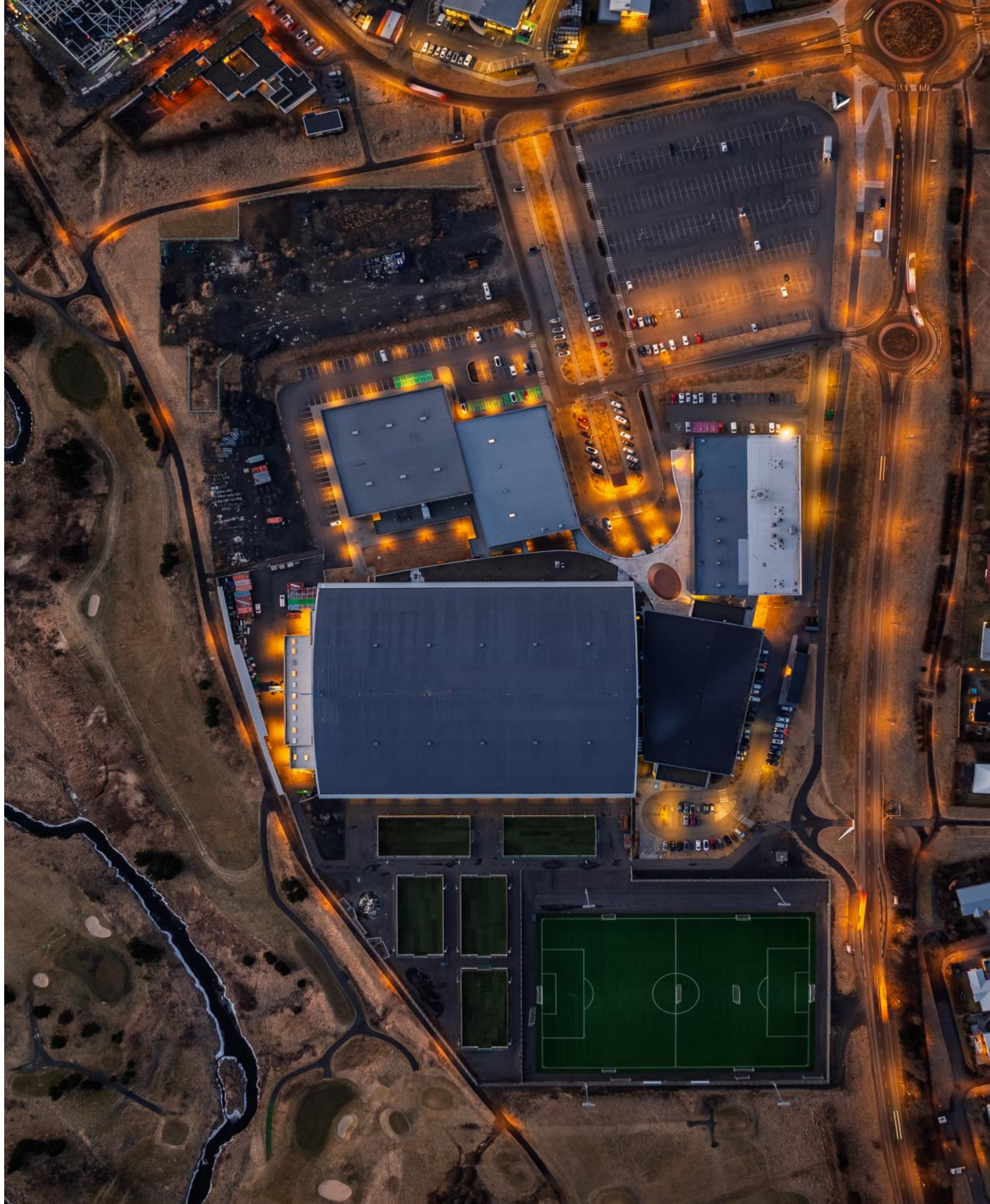
Ofanleiti

- Heimar is working, in cooperation with the City of Reykjavík, on amendments to the detailed zoning plan for the Ofanleiti 2 site.
- The proposal includes 170–200 residential units with ground-floor commercial space, while the existing office building remains unchanged.
- Heimar's objective is to develop the site in line with ongoing area development, ensuring cohesive and coordinated urban growth.
- The focus will be on well-designed apartments with strong daylight access and sound insulation, with the new buildings also given distinct architectural identities.



Portfolio Development Opportunities
Egilshöll

- The Egilshöll area is one of Heimar's most exciting development sites, comprising nearly 10 hectares of land with a current floor area ratio (FAR) of only 0.3.
- Work is underway with international advisors to assess development potential and review the site's utilization.
- Heimar's objective is to develop the Egilshöll area into a high-quality urban hub — a place where people want to live, play, and work.
- Heimar's vision is to create a mixed-use community at Egilshöll, where sports, health, and active lifestyles are integrated into daily life, alongside diverse services and high-quality public spaces.



Continued Development of Smárinn

A New Town Centre in Kópavogur

- Heimar and Klasi are jointly developing the southern area of Smáralind.
- Heimar contributed the site to Klasi upon acquiring a one-third ownership stake in the company and holds a purchase option for all commercial property upon completion of the development.
- The zoning proposal provides for 22,970 sqm of above-ground mixed-use development, including office and commercial space as well as 80 residential units. In addition, up to 20,000 sqm may be constructed underground across two levels to accommodate parking serving both the new buildings and Smáralind.
- The proposal is available here.

Transformation of Smáralind

The Best Year in Smáralind's History

- 19 new operators commenced operations at Smáralind during the year – six retail stores and 13 food and beverage outlets.
- Additional screens were added at Smárabíó and existing auditoriums were refurbished, resulting in record attendance following the upgrades.
- A record was set at the Midnight Opening event, with ISK 8 million raised for the Pink Ribbon campaign.
- The opening of Garðurinn has significantly strengthened Smáralind's competitive position
  - 16% increase in footfall in December and 25% increase in January.
  - Tenant turnover in December increased by 12% year-on-year, while card turnover rose by 6%
  - Tenant turnover in January increased by 20% year-on-year.
- Smáralind's development continues, with three new stores opening in the coming months, additional seating and enhanced guest services.

TOP WINGS
serrano
ABUELA LOLA
SKINCARELAB
FUNKY BHANGRA
MANGO
Djúsí sushi
KLUKKAN
SUBWAY
mayoral
hjá höllu
NÓÓ PIZZA
yuzu
SBARRO
GGEALEATTAO
ZENATO LA TRATTORIA
SPICE by XO
HÚRRA

Garðurinn Food Hall

Iceland's Most Ambitious Food Hall

- Garðurinn food hall opened in Smáralind at the end of November, following just 10 months of construction.
- Garðurinn features 13 diverse food operators in a space that previously accommodated four venues.
- Improved utilization of the food and beverage area creates capacity for 4–5 new retail units in space previously occupied by restaurants.
- Food and beverage sales at Smáralind have more than **doubled** following the opening of Garðurinn, with **approximately 100,000 guests** dining there in December.

Heimar's Core Areas

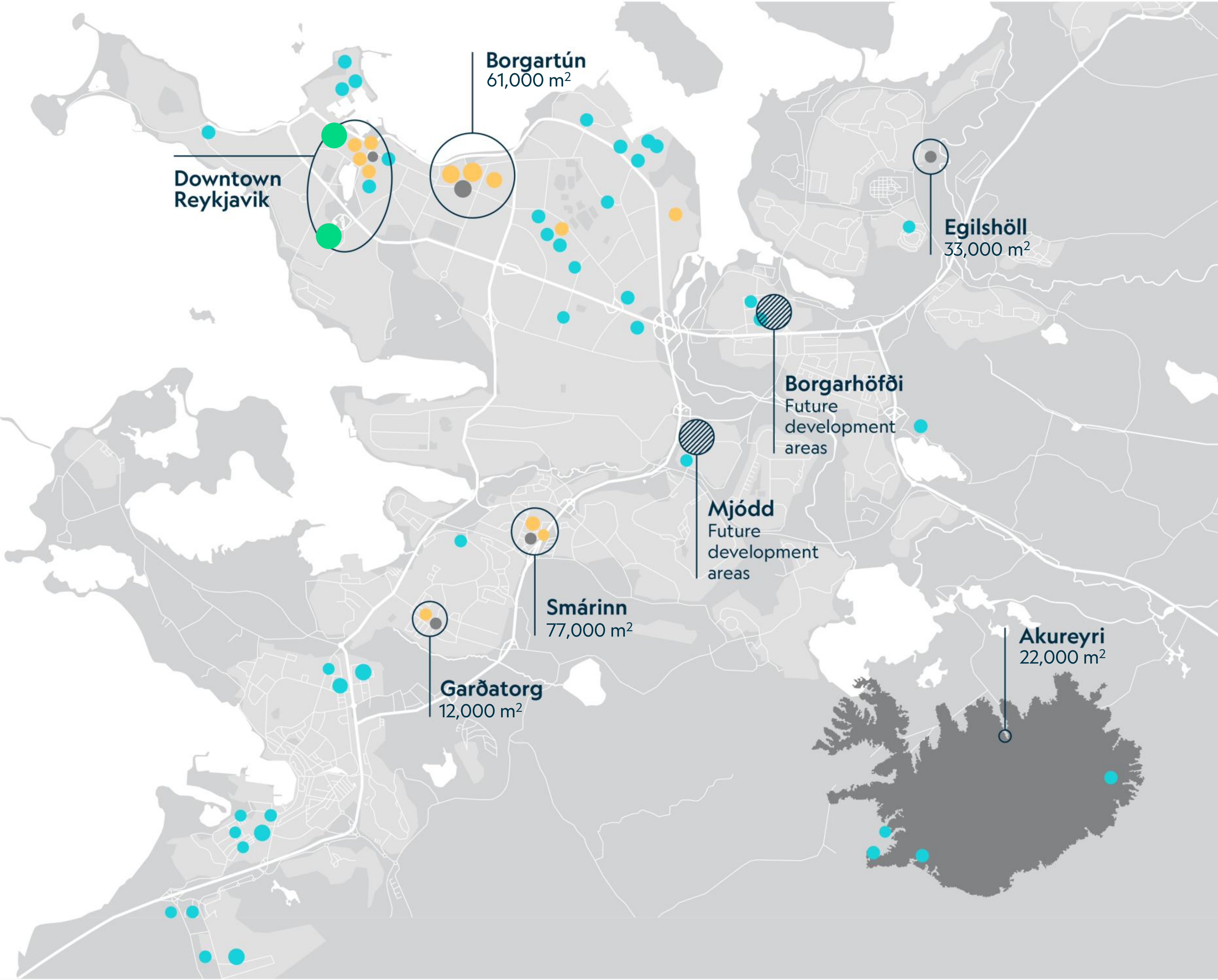
96%

96%
Acquired Properties
Within Core Areas

98%

98%
Sold Properties
Outside Core Areas

- Properties acquired from 2018
  85,000 m² I 16 properties
- Sold Properties
  41,000 m² I 42 properties
- Properties acquired in 2025
- Properties in Core Areas
  Acquired/Built Before 2018



Heimar's Largest Properties are in the Heart of Core Areas

Key Properties in the Capital Area

Smáralind

Iceland's largest shopping center – 62,100 m²

Höfðatorg

Offices – 37,867 m²

Gróska

Offices, Retail and Services – 24,800 m²

Egilshöll

Sport and entertainment – 33,057 m²

Hafnartorg

Retail and services – 11,354 m²

Other Significant Assets
High-Quality Properties in Prime Locations

Mjölnisholt 12-14
Hotels and Tourism – 6,742 m^2

Litlatún 3
Retail and Services – 5,261 m^2

Austurstræti 16
Hotels and Tourism – 2,773 m^2

Áslandsskóli
Eduaction and Sports – 6,162 m^2

Tryggvagata 14
Hotels and Tourism – 5,004 m^2

Suðurhraun 3
Offices – 5,963 m^2

Diverse Properties for Public Entities

Number of Properties in Core Areas Leased and Operated for Public Entities

Schools

Primary Schools:
- Áslandsskóli in Hafnarfjörður

Preschools:
- Tjarnarás Hafnarfirði
- Hörðuvellir Hafnarfirði
- Sjáland Garðabæ
- Múlaborg Reykjavík

Sport Facilities

Egilshöll in Reykjavík:

- Football Hall
- Gymnastics Center
- Multipurpose Sports Hall
- Ice Rink
- Shooting Range
- Track and Field Facilities
- In addition to leasing the Egilshöll facility, Heimar manages all operations and staffing.

Offices

Number of institutions rent offices from Heimar for their operations:
- Reykjavíkurborg
- Akureyrarbær
- Landsvirkjun
- Vegagerðin
- Sýslumaðurinn á höfuðborgarsvæðinu
- Tryggingastofnun
- RARIK

Other

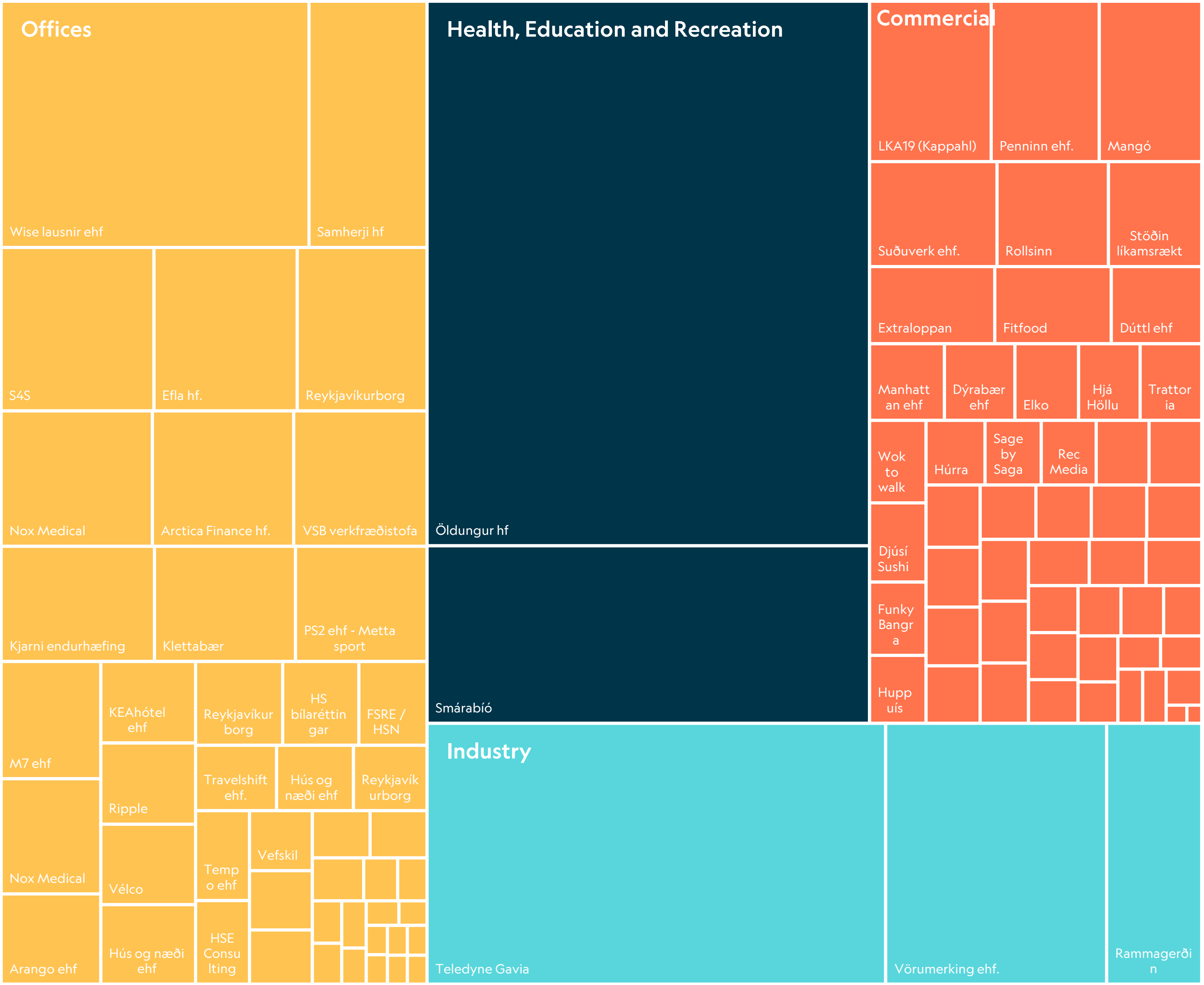
- The National Museum – Conservation and Research Center, Tjarnarvellir 11
- Guesthouse for Refugees and Asylum Seekers.
- Icelandic Museum of Design and Applied Art, Garðabær
- Sóltún Nursing Home

103 Lease Agreements Signed in 2025

22 Renewed Agreements
~10,800 m²

81 New Agreements
~40,040 m²

103 Total Agreements
~50,840 m²



New Revenue

Upcoming Deliveries

Tenant	Property	Square Meters	Revenue Generating
Reykjavíkurborg	Ármúli 6	914.1	Q1
Samherji hf.	Hagasmári 1	1,255	Q1
Klukkan	Smáralind	121	Q1
Reykjavíkurborg	Borgartún 8-16	208.6	Q1
Reykjavíkurborg	Borgartún 8-16	314	Q1
Culiacan	Hafnartorg	11.6	Q1
Rollsinn	Hafnarstræti 18	503.1	Q2
Metta Sport	Sunnusmári 2	653.7	Q2
Arango ehf.	Silfursmári 12	387.6	Q2
Stöðin líkamsrækt	Miðhraun 4	422	Q2
M7 ehf.	Silfursmári 12	503.1	Q2
HSE Consulting	Silfursmári 12	194.5	Q2
FRSE/HSN	Sunnuhlíð 12	246.5	Q3
Elko	Smáralind	210	Q3
Wise lausnir ehf.	Dvergshöfði 4	3,266.8	Q1 27
Öldungur, stækkun	Sóltún 2	3,512.5	Q3 27

12,724 m^2

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