

HOLMSTRÖM
FASTIGHETER HOLDING

ANNUAL REPORT
FINANCIAL YEAR
2025



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DIRECTORS' REPORT

The Board of Directors and CEO of Holmström Fastigheter Holding AB (publ), 559286-6809 ("Holmström Fastigheter", "Company"), registered office in Stockholm, are hereby authorised to present the Annual Report for the company's second financial year, 1 January 2025 – 31 December 2025.

THE BUSINESS IN GENERAL

Parent company

The Company owns and manages the shares in F. Holmström Holding 1 AB, corp. ID number 559293-3427. The company has no employees.

THE GROUP

The Group currently owns 24 (25) properties, located in Örn-sköldsvik and the Mälardalen Region. They have a floorspace of around 37,000 m² (39,000), of which 77 per cent (77) is residential and 23 per cent (23) is commercial premises. All the properties are managed by F. Holmström Fastigheter AB.

The Group owns 50 per cent (50) of Vincero Fastigheter 5 AB and 50 per cent (50) of Vincero Fastigheter 8 AB.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR

Holmström Fastigheter has during the year worked on adapting its property portfolio and the Company's financing.

During the year, Holmström Fastigheter carried out a written procedure relating to the Company's senior secured bond loan. The written procedure meant, among other things that the planned amortisation in October was removed, that interest payments were changed from cash payments to PIK interest, that the minimum liquidity requirement was adjusted, and that terms for mandatory Cash Sweeps were introduced.

During the year, the property Fajansen 11 was divested at an agreed property value of approximately SEK 135 million.

The result from other securities has been negatively affected by a decrease in net asset value in Esmailzadeh Holding AB (publ).

The result from holdings in associates and joint ventures has been negatively affected by the performance of Vincero.

FINANCIAL POSITION AND CAPITAL STRUCTURE

During the year, the Group's capital structure changed significantly, resulting in a larger proportion of interest-bearing debt being classified as current. As of the balance sheet date, current interest-bearing liabilities amounted to SEK 580 million (245), while non-current interest-bearing liabilities amounted to SEK 263 million (639). The change is primarily attributable to completed refinancing and renegotiation of the existing debt structure, including the Group's bond financing.

As of the balance sheet date, the Group has not yet secured refinancing of its current interest-bearing liabilities amounting to a total of SEK 580 million. Against this background, the Group is actively working to optimise its capital structure, extend maturities in its debt portfolio, and ensure long-term sustainable financing.

If the measures currently being undertaken cannot be implemented, this could imply the existence of a material uncertainty that may cast significant doubt on the Group's ability to continue as a going concern. The Board of Directors and management have therefore performed an overall assessment of the Group's liquidity and financing situation, as well as the measures currently being pursued. The assessment is based on the Group's existing liquidity, forecast cash flows, and ongoing discussions with lenders.

The overall view of the Board of Directors is that there are good prospects that the planned measures will be successfully implemented and that continued financing and liquidity can thereby be secured. Against this background, the Group's financial statements have been prepared on a going concern basis.

ASSOCIATES & SECURITIES

The Group has significant exposure to associates and other financial assets, which together constitute a substantial portion of the Group's balance sheet. Changes in the value of these assets have had a significant impact on the profit for the year.

SUSTAINABILITY

Holmström Fastigheter is committed to sustainable development, and we view sustainability matters as a natural part of our operations. We take environmental and social considerations into account and assume responsibility for future generations. We are convinced that a sound approach to sustainability creates significant value for us as a company, for our employees, and for society at large. For us, sustainability is about understanding our role in society and acting responsibly in the areas where we can make an impact.

OWNERSHIP STRUCTURE

Holmström Fastigheter is a wholly-owned subsidiary of F. Holmström Fastigheter AB, corp. ID number 556530-3186, registered in Stockholm.

The parent company of the largest Group, of which the company is a subsidiary, is F. Holmströmgruppen AB, corp. ID number 556696-3590, registered in Stockholm.

CONSOLIDATED EARNINGS AND FINANCIAL POSITION

Net sales for the financial year totalled SEK 52 million (46).

Operating profit amounted to SEK -229 million (53) and includes changes in the value of investment properties of SEK -41 million (35).

Earnings from holdings in associated companies had a negative impact of SEK -125 million (-42), and income from other securities and receivables had an impact of -81 million (37).

Net financial items amounted to SEK -61 million (-78). The loss after tax for the full year amounted to SEK -283 million (-17).

The balance sheet total amounted to SEK 1,294 million (1,626). As of 31 December 2025, the Group's equity was SEK 400 million (687), which gave an adjusted equity/assets ratio

MULTI-YEAR OVERVIEW

Amounts in SEK million unless stated otherwise

CONDENSED INCOME STATEMENT	2025	2024	2023	2022
Rental income	52	46	48	53
Net operating income	26	27	27	26
Profit/loss from participations in associated companies and joint ventures	-125	-42	-749	-437
Change in value, investment properties, realised	-41	35	-74	-28
Profit/loss before tax	-290	-25	-873	-478
CONDENSED STATEMENT OF FINANCIAL POSITION	2025	2024	2023	2022
Investment properties	640	809	781	832
Participations in associated companies	177	302	428	1,396
Cash and cash equivalents	89	63	131	99
Equity including non-controlling interests	400	687	542	1,054
Balance sheet total	1,294	1,626	1,581	2,509
KPIS	2025	2024	2023	2022
Number of investment properties	24	25	25	25
Market value of the properties, SEK m	640	809	781	832
Property value, SEK per m ²	16,804	20,494	19,634	21,457
Annual rental income, SEK per m ²	1,276	1,323	1,245	1,155
Property yield, %	4.0%	4.1%	3.8%	3.6%
Vacancy rate (economic), %	5.2%	10.7%	3.8%	4.1%
Lettable area, m ²	37,316	38,784	38,784	38,784
Annual return on equity, %	-28.8%	-11.4%	-21.8%	-27.7%
Adjusted equity/assets ratio, %	31.5%	42.8%	34.3%	61.2%
Interest coverage ratio, multiple	-0.4	0.3	0.4	0.9

of 31,5 per cent (42,8). Equity attributable to non-controlling interests totalled SEK 44 million (48). In 2025, the return on equity was -29 per cent (-11).

The Group's cash flow from operating activities was SEK -18 million (-49), cash flow from investment activities amounted to SEK 34 million (67) and cash flow from financing activities was SEK 10 million (-86). Cash and cash equivalents as of 31 December 2025 amounted to SEK 89 million (63).

EVENTS AFTER THE END OF THE PERIOD

Since the end of the period, the geopolitical situation in the Middle East has increased market uncertainty, and this has been reflected in, among other things, rapid fluctuations in equity markets and oil prices, as well as increased uncertainty regarding future interest rate developments.

Holmström Fastigheter carried out a partial redemption of its outstanding secured bonds amounting to SEK 55 million. The carrying value of the assets in the financial statements is based on the currently assessed market value, reflecting a sale under normal market conditions.

The increased market uncertainty affects the Company more than usual due to planned divestments of assets. It should be noted that a time-constrained sale of shares and/or properties may make it difficult to achieve full market value. It cannot be ruled out that, in the current market environment, the disposal of assets may not only attract fewer potential buyers, but that time constraints may also prevent a normal sale process.

PROPOSED APPROPRIATION OF COMPANY PROFITS

The following is available to the Annual General Meeting, SEK:

Profit/loss carried forward	591,885,42
Profit/loss for the year	-365,373,458
	226,511,968
To be carried forward	226,511,968
	226,511,968

The company's earnings and position are otherwise shown in the following income statement and balance sheet with additional information. All amounts are expressed in SEK million unless stated otherwise.

CONSOLIDATED INCOME STATEMENT

AMOUNTS IN SEK MILLION	Note	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Operating income			
Rental income	4, 6	52	46
Other income	4, 6	3	2
Operating costs	5	-28	-20
Property tax	5	-1	-1
Net operating income		26	27
Central administration	5, 7, 8	-8	-5
Profit/loss from shares in associated companies and joint ventures	10	-125	-42
Profit/loss from other securities and receivables	11	-81	37
Change in value, investment properties, realised		0	10
Change in value, investment properties, unrealised	16	-41	25
Operating profit/loss		-229	53
Financial income	12	10	13
Financial expenses	13	-71	-91
Profit/loss after financial items		-290	-25
Deferred tax	14, 15	8	10
Tax on profit for the year	14	-1	-2
PROFIT/LOSS FOR THE YEAR		-283	-17
Profit/loss attributable to			
Parent company's shareholders		-283	-22
Non-controlling interests		-1	4

CONSOLIDATED STATEMENT OF COMPRE- HENSIVE INCOME

AMOUNTS IN SEK MILLION	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Profit/loss for the period	-283	-17
Other comprehensive income		
Translation differences	0	0
Total other comprehensive income	0	0
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	-283	-17
Total profit/loss attributable to		
Parent company shareholders	-283	-22
Non-controlling interests	-1	4

CONSOLIDATED BALANCE SHEET

AMOUNTS IN SEK MILLION	Note	31/12/2025	31/12/2024
ASSETS			
Fixed assets			
<i>Property, plant and equipment</i>			
Investment properties	16	640	809
Right of use assets	16	5	5
<i>Total property, plant and equipment</i>		645	814
<i>Financial fixed assets</i>			
Participations in associated companies	18, 19	177	302
Receivables from associated companies	20	148	121
Other long-term securities	21	231	318
<i>Total financial fixed assets</i>		556	741
Total fixed assets		1,201	1,555
Current assets			
<i>Current receivables</i>			
Rental receivables and accounts receivable	22	1	1
Other receivables		1	2
Prepaid expenses and accrued income	23	2	4
<i>Total current receivables</i>		4	8
<i>Cash and bank balances</i>	29	89	63
Total current assets		93	71
TOTAL ASSETS		1,294	1,626
EQUITY AND LIABILITIES			
Equity			
Share capital	24	1	1
Retained profits including profit for the year		355	638
Equity attributable to parent company's shareholders		356	639
Non-controlling interests		44	48
Total equity		400	687
Long-term liabilities			
Deferred tax liability	25	14	22
Other provisions	26	0	0
Non-current interest-bearing liabilities	27	263	639
Non-current leasing liabilities	27	5	5
Total long-term liabilities		281	666
Current liabilities			
Current interest-bearing liabilities	27	580	245
Current liabilities to parent company	27	11	10
Accounts payable		2	2
Tax liability		2	1
Accrued expenses and deferred income	28	17	15
Total current liabilities		613	273
TOTAL EQUITY AND LIABILITIES		1,294	1,626

CHANGES IN CONSOLIDATED EQUITY

AMOUNTS IN SEK MILLION	Share capital	Retained profits including net profit/loss for the year	Holdings without a controlling influence	Total equity
Opening equity 01/01/2024	1	497	44	542
Profit/loss for the year and Other comprehensive income		-22	4	-18
Transactions with owners				
Unconditional shareholder contribution		162		162
Closing equity 31/12/2024	1	638	48	687
Opening equity 01/01/2025	1	638	48	687
Profit/loss for the year and Other comprehensive income		-283	-1	-283
Transactions with owners				
Dividend			-2	-2
Closing equity 31/12/2025	1	355	44	400

CONSOLIDATED CASH FLOW STATEMENT

AMOUNTS IN SEK MILLION	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Operating activities		
Profit/loss before tax	-290	-25
<i>Adjustments for items not included in cash flow</i>		
- Less share in profits in associated companies	125	35
- Changes in value, investment properties	41	-25
Other non-liquidity-affected profit and loss items	95	-42
Income tax paid	0	-1
Cash flow from operating activities before changes in working capital	-29	-58
Cash flow from changes in working capital		
Change in current receivables	4	-6
Change in current liabilities	6	14
Cash flow from operating activities	-18	-49
Investment activities		
Investments in new builds, additions and renovations	-7	-2
Investments in associated companies and joint ventures	-28	86
Sale of property	63	0
Changes in financial assets	6	-17
Cash flow from investment activities	34	67
Financing activities		
Shareholder contribution received	0	10
Transactions with non-controlling interests	-2	0
External loans raised	16	405
Amortisation of external loans	-4	-501
Amortisation of shareholder loans	0	0
Cash flow from financing activities	10	-86
Cash flow for the year	26	-68
Cash and cash equivalents at the start of the year	63	131
Cash and cash equivalents at the end of the year	89	63

PARENT COMPANY INCOME STATEMENT

AMOUNTS IN SEK MILLION	Note	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Operating income			
Other operating income		1	0
Gross profit		1	0
Central administration	7	-3	-1
Operating profit/loss		-2	-1
Income from participations in Group companies	17	-285	0
Results from other securities and receivables classified as non-current assets		-32	0
Financial income	12	9	12
Financial expenses	13	-57	-50
Profit/loss after net financial items		-367	-39
Appropriations		1	1
Profit/loss before tax		-365	-38
PROFIT/LOSS FOR THE YEAR		-365	-38

PARENT COMPANY STATEMENT OF COMPREHENSIVE INCOME

AMOUNTS IN SEK MILLION	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Profit/loss for the year	-365	-38
Other comprehensive income for the period	0	0
Comprehensive income for the year	-365	-38

PARENT COMPANY BALANCE SHEET

AMOUNTS IN SEK MILLION	Note	31/12/2025	31/12/2024
ASSETS			
Fixed assets			
<i>Financial fixed assets</i>			
Participations in subsidiaries	17	351	636
Other long-term securities	21	120	152
Total fixed assets		471	788
Current assets			
<i>Current receivables</i>			
Receivables with Group companies	27	212	221
Prepaid expenses and accrued income	23	9	12
<i>Total current receivables</i>		222	233
<i>Cash and bank balances</i>	29	10	0
Total current assets		232	233
TOTAL ASSETS		703	1 021
EQUITY AND LIABILITIES			
Equity			
	24		
Share capital		1	1
<i>Total restricted equity</i>		1	1
<i>Non-restricted equity</i>			
Retained profits		592	630
Profit/loss for the year		-365	-38
<i>Total non-restricted equity</i>		227	592
Total equity		227	592
<i>Long-term liabilities</i>			
Non-current interest-bearing liabilities	27	0	291
<i>Total long-term liabilities</i>		0	291
<i>Current liabilities</i>			
Current interest-bearing liabilities	27	447	120
Current liabilities to Group companies	27	20	10
Accrued expenses and deferred income	28	9	8
<i>Total current liabilities</i>		476	138
TOTAL EQUITY AND LIABILITIES		703	1,021

CHANGES IN PARENT COMPANY EQUITY

AMOUNTS IN SEK MILLION	Share capital	Profit/loss carried forward	Profit/loss for the year	Total equity
Opening equity 01/01/2024	1	1008	-541	468
Disposal according to the AGM		-541	541	0
Profit/loss for the year			-38	-38
Transactions with owners				
Unconditional shareholder contribution		162		358
Closing equity 31/12/2024	1	630	-38	592
Opening equity 01/01/2025	1	630	-38	592
Disposal according to the AGM		-38	38	0
Profit/loss for the year and Other comprehensive income			-365	-365
Transactions with owners				
Unconditional shareholder contribution				
Dividend				
Group contribution provided				
Closing equity 31/12/2025	1	591	-365	227

PARENT COMPANY CASH FLOW STATEMENT

AMOUNTS IN SEK MILLION	01/01/2025 31/12/2025	01/01/2024 31/12/2024
Operating activities		
Profit/loss before tax	-367	-38
<i>Adjustments for items not included in cash flow</i>		
Change in value of shares in subsidiaries	285	0
Interest received	-9	-12
Interest paid	40	15
Cash flow from operating activities before changes in working capital	-50	-35
Cash flow from changes in working capital		
Change in current receivables	-11	-2
Change in current liabilities	53	-24
Cash flow from operating activities	-8	-61
Investment activities		
Acquisition of subsidiaries	0	0
Cash flow from investment activities	0	0
Financing activities		
Shareholder contribution received	10	10
Changes in Group receivables	8	131
Changes in shareholder loan	0	0
External loans raised	0	420
Amortisation of external loans	0	-500
Cash flow from financing activities	18	61
Cash flow for the year	10	0
Cash and cash equivalents at the start of the year	0	0
Cash and cash equivalents at the end of the year	10	0

ADDITIONAL INFORMATION

Note 1 Accounting principles

ABOUT THE COMPANY IN GENERAL

Holmström Fastigheter, corp. ID number 559286-6809, is a company registered in Stockholm. Its address is Sturegatan 6, Box 5184, 102 44 Stockholm, Sweden.

The annual accounts and consolidated accounts were approved by the Board of Directors on the date shown in our electronic signature and will be submitted to the Annual General Meeting for adoption on 15 May 2026.

REGULATIONS APPLIED

The consolidated accounts were prepared in accordance with International Financial Reporting Standards IFRS® Accounting standards issued by the International Accounting Standards Board (IASB) and interpretations from the IFRS Interpretations Committee as adopted by the EU. Furthermore, the consolidated accounts were prepared in accordance with Swedish law and the Swedish Corporate Reporting Board's recommendation RFR1, Supplementary Accounting Rules for Corporate Groups.

The parent company applies the same accounting principles as the Group, with the exception of the cases set out below in the section entitled "Parent company accounting principles". Deviations that arise between the parent company and the Group principles are the result of limitations to the possibilities for applying IFRS Accounting standards in the parent company due to the Annual Accounts Act and, in some cases, applicable tax regulations.

CONDITIONS FOR THE PREPARATION OF THE FINANCIAL STATEMENTS FOR THE PARENT COMPANY AND THE GROUP

The parent company's functional currency is SEK, which is also the reporting currency for the parent company and the Group. All amounts, unless stated otherwise, are rounded to the nearest million. Assets and liabilities are reported at cost, with the exception of some financial assets and liabilities that in the Consolidated Statement of Financial Position are measured at fair value. Financial assets and liabilities measured at fair value consist of derivative instruments and securities, measured at fair value via the consolidated income statement.

The Group's accounting principles have been applied consistently to the accounts and consolidation of the parent company and subsidiaries.

The reports are prepared according to the assessment of the company as a going concern.

CLASSIFICATION

Non-current assets and liabilities in the parent company and Group consist only of amounts that are expected to be recoverable or paid later than twelve months from the balance sheet date while current assets and liabilities in the parent company and the Group consist only of amounts that are expected to be recoverable or paid within twelve months from the balance sheet date.

INPUT DATA FOR FAIR VALUE MEASUREMENT

Level 1 – Listed, unadjusted, prices on active markets for identical assets or liabilities that the company has access to at the date of measurement.

Level 2 – Other input data than the listed prices that are included in Level 1, which are directly or indirectly observable for assets and liabilities.

Level 3 – Input data at Level 3 are non-observable input data for assets and liabilities.

CONSOLIDATED ACCOUNTS

The consolidated income statement and balance sheet encompass all companies in which the parent company directly or indirectly holds more than half of the share's voting rights as well as companies in which the Group in any other way has a controlling influence.

The financial statements for the parent company and the subsidiaries that are included in the consolidated accounts refer to the same period and are prepared in accordance with the accounting principles that apply to the Group. A subsidiary is included in the consolidated accounts as of the date of acquisition, which is the date the parent company acquires a controlling influence, normally more than 50 per cent of the votes, and is included in the consolidated accounts until the date on which the controlling influence ceases. Intra-Group transactions and any associated profit/loss are eliminated.

Business combinations vs. asset acquisitions

The acquisition of companies can be classified as either a business combination or an asset acquisition. The assessment is made on a case-by-case basis per acquisition. Company acquisitions, the primary purpose of which is to acquire the company's property and where the company's management organisation and administration is of subordinate importance for the acquisition, are classified as asset acquisitions. Other company acquisitions are classified as business combinations.

The difference between the cost of a business combination and the acquired share of net assets in the acquired operations is classified as goodwill and reported as an intangible asset in the balance sheet. Goodwill is measured at cost less accumulated write-downs. Goodwill is distributed among cash-generating units following an annual impairment test in accordance with IAS 36. Transaction costs are expensed directly to the period's profit/loss. When acquiring assets, the cost is distributed among the acquired net assets in the acquisition analysis.

The percentage of equity attributable to owners with a non-controlling influence is reported as an individual item under equity separate from the share of equity of the parent company's owner. A special note is also provided regarding their share of the period's profit/loss.

Reporting of associated companies and joint arrangements

Joint ventures are arrangements in which the company has joint deciding influence and the investment is reported using the equity method (see the section on associated companies below). Assets (including any goodwill and fair value adjustments) and

liabilities for acquired or divested joint arrangements during the year are included in the consolidated accounts from the date on which the joint controlling influence is acquired and removed on the date on which the joint controlling influence ceases.

The Group's holding of participations in a company that is not a subsidiary but in which the Group exercises a significant but non-controlling influence is classified as a holding of participations in associated companies. Associated companies normally arise when the Group has more than 20 per cent but less than 50 per cent of the votes in the legal entity. The Group reports participations in associated companies and joint ventures in accordance with the equity method. In the event the Group acquires additional participations in the associated company, but the company remains an associated company to the Group, the previous holding is not remeasured. When participations in associated companies are divested such that the significant influence is no longer present, the entire holding is reported as divested and any gains or losses are recognised in the consolidated income statement. In the event that participations remain anyway, they are reported as Other securities.

The equity method means that the holding is initially reported at cost. The carrying amount is increased or decreased thereafter to take into account the Group's share of profit/loss and other comprehensive income from its joint ventures after the date of acquisition. The Group's share of profit/loss from holdings reported under the equity method is included in the consolidated profit/loss and the consolidated share of other comprehensive income is included in other comprehensive income in the Group.

REVENUE RECOGNITION

Revenue recognition takes place when a performance commitment is fulfilled by transferring a promised product or service to a customer. An asset is transferred when control of the asset is transferred to the customer. When a performance commitment is met, or as a result of it being met, a company must recognise the amount of the transaction price allocated to the performance commitment.

Rental income

Rental income is announced in advance and reported in the period to which it is attributable, which is specified in the rental contract. The rental contract includes additional charges such as invoiced property tax and heating expenses.

REMUNERATION TO EMPLOYEES AND THE BOARD OF DIRECTORS

The Group has had no employees during the financial year. Consequently, no employee benefit expenses in accordance with IAS 19 have been recognised in the consolidated financial statements, and no Board fees have been paid.

FINANCIAL INCOME AND EXPENSES

Financial income consists of interest-bearing income on bank balances, receivables and financial investments. Interest income is reported using the effective interest method. When the value of a receivable classified as a loan receivable and accounts receivable or a loan liability has been impaired, the Group lowers the carrying amount to the recoverable amount, which is determined by the forecast cash flow discounted by the original effective interest rate for the instrument, and continues to dissolve the discounting effect as interest income. Interest income on impaired loan receivables and accounts receivable are reported at the original effective interest rate.

Financial expenses consist of interest expenses and other borrowing costs. Interest expenses are reported using the effective interest method. Financial expenses are reported in the period to which they refer.

LEASING - LESSOR

Lease agreements are classified as either finance or operating leases. Finance leases occur when the economic risks and rewards attributable to the leasing object in all material respects are transferred to the lessee. All other leases are considered to be operating leases. The Group does not have any material finance lease agreements and all lease agreements are therefore reported as operating lease agreements, which means that the lease fee is distributed on a straight-line basis over the term of the lease.

LEASING - LESSEE

As the lessee, rights of use and leasing liabilities for the vast majority of leasing agreements are recognised in the balance sheet. Depreciation of rights of use and interest costs for leasing liabilities are reported in the income statement. In the cash flow analysis, payments attributable to the amortisation of leasing debt are reported in financing operations and payments attributable to interest in operating activities.

The lease liability is valued at the acquisition date at the present value of unpaid leasing fees at the commencement date. Subsequently, the lease liability increases with interest costs and decreases with paid lease fees. The right of use is initially reported at acquisition value, i.e. the original value of the lease liability. The right of use then depreciates over the period of use. Leasing fees are discounted by the marginal loan interest rate. The Group applies the exceptions that the standard allows for short-term leases and leases for which the underlying asset is of low value. These lease agreements are reported as other expenses. After the start date, the lease liability is revalued to reflect re-evaluations and changes to the lease agreement.

The revaluation of the lease liability is adjusted against the right of use. Profits or losses attributable to changes in lease agreements are recognised in the income statement.

TAXES

Income tax consists of current tax and deferred tax. Income tax is reported in the income statement, except when the underlying transaction is reported under Other comprehensive income, or directly against Equity, whereupon the related tax effect is also reported under either Other comprehensive income or Equity.

Current tax is tax that must be paid or received for the year in question, under application of the tax rates that have been decided or in practice were decided as of the balance sheet date. This also includes adjustments to current tax attributable to previous periods. Deferred tax is calculated in accordance with the balance sheet method and is based on temporary differences between reported and taxable values of assets and liabilities. Deferred tax is not reported for temporary differences that arise during the initial reporting of assets and liabilities that are asset acquisitions and which at the time of the transaction affect neither reported nor taxable profit/loss. Furthermore, temporary differences are not considered to be attributable to participations in subsidiaries and associated companies that are not expected to be reversed within the foreseeable future. Deferred tax is calculated using the tax rates and tax rules that have been decided or in practice are decided as of the balance sheet date.

Deferred tax assets for deductible temporary differences and loss carry-forwards are only reported to the extent that it is probable they will be used. The value of deferred tax assets is

written down when it is no longer judged to be probable that they can be used.

INVESTMENT PROPERTIES

Investment properties are properties held for the purpose of collecting rental income or for an increase in value or a combination of the two. Initially, investment properties are reported at acquisition cost, including costs attributable to the acquisition. Investment properties are normally reported on the balance sheet from the contract date if the transfer from the seller is not made on a different date. If ownership of the property is transferred on a different date, this second date is used for the reporting of the investment property.

Additional expenditure that provides an economic benefit to the company, i.e. that increases its value, and that can be measured reliably is capitalised as an asset. Expenses for repair and maintenance are reported in the period they occur.

Investment properties are reported 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 unrealised and realised changes in value are reported in the income statement as a part of the operating profit.

Income from the sale of investment properties is normally reported on the contract date if the transfer to the buyer is not made on a different date. The transfer of the asset may have occurred at a different time to the contract date. If this is the case, the revenue is reported under this other date. When assessing the revenue recognition date, consideration is given to what has been agreed between the parties regarding risks and benefits and involvement in day-to-day management.

INVENTORIES

Property, plant and equipment are reported as an asset in the balance sheet when, on the basis of available information, it is probable that the future economic benefit associated with the holding will flow to the company and the cost for the asset can be calculated in a reliable manner. Property, plant and equipment are reported at cost after deductions for depreciation according to plan and any write-downs.

IMPAIRMENT PRINCIPLES FOR INTANGIBLE ASSETS AND INVENTORIES

Depreciation according to plan is based on the original cost less the estimated residual value. Depreciation/amortisation occurs on a straight-line basis over the estimated useful life of the asset.

Licences	5 years
Inventories	3–5 years

IMPAIRMENT LOSSES

Carrying amounts for the company's assets are tested every balance sheet date to assess whether there is a need for impairment. If such an indication is present, the asset's recoverable amount is calculated as the higher of the value in use and the net realisable value. Impairment losses are applied if the recoverable amount is less than the carrying amount. An impairment loss is only reversed if the asset's carrying amount after the reversal does not exceed the carrying amount that the asset would have had if no impairment loss had been applied. For goodwill and intangible assets with indefinite useful lives, the impairment test is conducted annually.

PROVISIONS AND CONTINGENT LIABILITIES

A provision is reported in the balance sheet when the company has an existing legal or informal obligation following the occurrence of an event and it is probable that an outflow of economic resources will be required to settle the obligation and it is possible to reliably estimate the amount. Where the effect of when the payment will occur is significant, provisions are calculated by discounting the expected future cash flow at an interest rate before tax that reflects current market conditions of the value of the money and, where appropriate, the risks associated with the debt. Provisions are retested at every period end. Contingent liabilities are possible obligations that derive from the occurrence of events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the company. Contingent liabilities also include claims deriving from the occurrence of events, but which are not reported as a liability or provision since it is probable that an outflow of resources will be required to settle the claim and/or it is not possible to reliably estimate the amount.

FINANCIAL INSTRUMENTS

A financial asset or financial liability is recognised in the balance sheet when the company becomes party to the instrument's contractual terms and conditions. Financial assets are derecognised from the balance sheet when the rights of the agreement are realised, fall due or the company in any other way loses control over them. Financial liabilities are derecognised from the balance sheet when the obligations in the agreement are discharged or in any other way extinguished.

Financial instruments reported in the balance sheet include cash and cash equivalents, accounts receivable, other long-term receivables, other receivables and derivatives and securities. Liabilities include accounts payable, loans, other liabilities and derivatives. The company does not apply hedge accounting.

Financial instruments are initially reported at cost corresponding to the instrument's fair value at the time of acquisition including transaction costs for all financial instruments except those that belong to the category Financial asset reported at fair value in the income statement, which are reported without transaction costs. Reporting thereafter depends on how they are classified in accordance with the categories stated below.

The financial assets category consists of three sub-groups:

- financial assets measured at fair value through the income statement,
- financial assets measured at accrued acquisition value and
- financial assets measured at fair value via Other comprehensive income.

Financial assets measured at accrued acquisition value

Assets held for the purpose of collecting contractual cash flows that only constitute payments of principal amounts and interest, and which are not identified as valued at fair value through profit or loss, are valued at accrued acquisition value. The carrying amount of these assets is adjusted with any reported expected credit losses. Interest income from these financial assets is reported in net financial items using the effective interest method.

Customer receivables are reported at the amount that is expected to be received after deductions for doubtful receivables that have been assessed individually. The expected maturity of rental receivables is short, which is why the value is reported at a nominal amount without discounting. Receivables are reported at cost less any impairment losses. A receivable is tested individually for its estimated probability of default and recognised at

the amount expected to be received. Write-downs are made for bad debts and are reported under operating expenses.

Financial assets measured at fair value through the income statement

Assets that do not meet the criteria for accrued acquisition value are measured at fair value through the income statement. Profits or losses due to a debt instrument that after initial recognition are valued at fair value through profit or loss and are not included in a hedging relationship are recognised in net financial items when they arise. Interest income from these financial assets is reported in net financial items using the effective interest method.

Cash and cash equivalents and blocked accounts

Cash and cash equivalents consist of cash and immediately accessible balances at banks and equivalent institutions. Amounts in blocked accounts are funds serving as collateral for repayment of loans or the financing of investments in properties as well as rent deposits and are reported as Other receivables.

Liability instruments are reclassified only when the Group's business model for managing these assets changes.

Equity instruments are instruments that meet the definition of equity from the issuer's perspective, which means instruments without a contractual obligation to pay and which deposit a residual right in the issuer's net assets. Profits or losses due to equity instruments measured at fair value via the balance sheet are recognised in net financial items.

Financial assets measured at fair value through the income statement

Investments in participations in companies other than Group companies, joint ventures and associated companies are included in assets measured at fair value through the income statement.

The financial liabilities category consists of two sub-groups: financial liabilities measured at fair value through the income statement and financial liabilities measured at amortised cost.

Financial liabilities measured at fair value through the income statement

Financial liabilities measured at fair value through the income statement consist of derivative instruments. Derivative instruments are measured in the consolidated accounts at fair value with changes in value reported in the income statement.

Financial liabilities measured at accrued acquisition value

Refers to all other financial liabilities, such as borrowing, accounts payable, accrued costs for services and goods that are settled in cash. Financial liabilities (interest-bearing loans and other financing), with the exception of short-term liabilities where the interest rate effect is insignificant, are measured initially at fair value, and thereafter at amortised cost when applying the effective interest method. Accounts payable and other liabilities with short-term expected maturities are measured without discounting to a nominal amount. Liabilities are reported when the counterparty has delivered and a contractual payment obligation arises, even if the invoice has not yet been received. Accounts payable are reported when the invoice has been received.

A financial asset and a financial liability are netted and reported as a net amount in the balance sheet only in the presence of a legal right to net the amounts and to settle the items with a net amount or simultaneously realise the asset and settle the liability.

CASH FLOW STATEMENT

The indirect method is applied to the preparation of the cash flow statement. The reported cash flow only includes transactions that result in incoming or outgoing payments.

PARENT COMPANY ACCOUNTING PRINCIPLES

The parent company prepared its annual accounts in accordance with the Swedish Annual Accounts Act (1995:1554) and the Swedish Corporate Reporting Board's recommendation RFR 2, Accounting for Legal Entities. The Swedish Corporate Reporting Board's statements for listed enterprises also apply. Under RFR 2, in the annual accounts for the legal entity the parent company shall apply all the IFRS and statements approved by the EU to the extent possible within the framework of the Swedish Annual Accounts Act and with consideration given to the link between accounting and taxation. The recommendation states which exceptions and additions may be made in relation to IFRS.

Shares in Group companies

Participations in Group companies are reported using the cost method. Costs related to the acquisition of subsidiaries are included as part of the cost for participations in Group companies. The carrying amount for participations in Group companies are tested for any impairment need when such indications arise.

Group contributions, dividends and shareholders' contributions

The company reports Group contributions according to the principle rule, which entails that Group contributions received or paid are reported directly in equity. Anticipated dividends are reported as financial income by the recipient. Shareholders' contributions are reported directly under equity by the recipient and capitalised in shares and participations by the issuer to the extent a write-down is not required. Shareholder's contributions received are reported as an increase in unrestricted equity.

CHANGED REPORTING PRINCIPLES

No standards, amendments or interpretations that became effective during 2025 are assessed to have a material impact on the Group's financial statements.

New and amended standards not yet applied by the Group

IFRS 18, which replaces IAS 1, was published in April 2024 and becomes effective on 1 January 2027. The standard introduces changes to the presentation of the income statement, the classification of income and expenses, and the disclosure of the management's own performance measures.

The company is currently analysing the impact of IFRS 18. The initial assessment is that the standard will mainly affect the presentation and scope of disclosures, but that no material impact on results or financial position is expected.

In other respects, accounting principles and calculation methods are unchanged compared with the previous year's Annual Report.

Note 2 Critical assessments and estimations

The preparation of the financial statements in accordance with IFRS requires that the Board of Directors and executive management make assessments, estimations and assumptions that affect the application of the accounting principles and the reported amounts of assets, liabilities, income and expenses. The estimations and assumptions are based on historical experiences and a number of other factors that given the current circumstances are deemed to be reasonable. The results of these estimations and assumptions are then used to assess the carrying amounts for assets and liabilities that otherwise are not clearly evident from other sources. The actual outcome may deviate from these estimations and assessments. The estimations and assumptions are reviewed regularly.

Note 3 Financial risks and finance policy

Through its operations, the Group is exposed to different types of financial risks. Financial risks refer to fluctuations in the company's profit/loss and cash flow as a result of changes in, for example, interest rates. The company is primarily exposed to liquidity risk, financing risk, interest rate risk and credit risk. The Group's finance policy for management of financial risks has been drawn up and decided by the Board of Directors. The finance policy forms a framework of guidelines and rules in the form of risk mandates and limits for the financial operations. The company's financial risk-taking and position can be derived from, for example, the equity/assets ratio, interest coverage ratio and loan-to-value ratio.

LIQUIDITY RISK

Liquidity risk refers to the risk that there would not be sufficient liquidity to meet future payment obligations. Internal liquidity forecasts are prepared on a regular basis for the coming twelve months, where all items affecting the cash flow are analysed in aggregate. The aim of the liquidity forecast is to verify the need for capital.

FINANCING RISK

Financing risk refers to the risk that either no financing can be obtained or financing can only be obtained at much higher prices. In order to manage this risk, the finance policy contains rules regarding the spread of capital tie-up for the credit stock and the size of unutilised loan facilities and investments. The refinancing risk is reduced through a structured and early start to the refinancing process. For large loans, the process is begun 9 months prior to the maturity date. The Group has an equity/assets ratio target of at least 30 per cent.

PROPERTY VALUATION

Property and property-related assets are inherently difficult to value due to the specific nature of each property and the fact that it is not necessarily a liquid market. As a result, valuations may be subject to considerable uncertainty. There is no guarantee that the estimates resulting from the valuation process will reflect actual sale prices. Valuations are based on an estimate of future receipts and payments and a discounting of these, taking into account a risk-free interest rate and risk premium. All these factors are therefore future estimates and are subject to uncertainty. See also Note 16 Investment properties.

CREDIT RISK

Credit risk refers to the risk that a counterparty or issuer cannot discharge its obligations to the company. At the end of the year, past due accounts receivable amounted to SEK 0 million (0).

GROUP, SEK M	31/12/2025	31/12/2024
Long-term receivables	148	121
Current receivables	4	8
Cash and cash equivalents	89	63
Maximal exposure for credit risk	241	192

MARKET RISK

Interest rate risk

Interest rate risk can consist in part of a change in fair value as a result of changes in interest rates (price risk) and changes in cash flow (cash flow risk). Fixed interest periods are an important factor that influence the interest rate risk. Long fixed interest periods mean a higher price risk and short fixed interest period mean higher cash flow risk. The Group strives to have a short interest rate adjustment period.

CATEGORISATION OF FINANCIAL INSTRUMENTS

The book value of financial assets and financial liabilities by measurement category in accordance with IFRS 9 are shown in the table below.

GROUP, SEK M	Financial liabilities	
	31/12/2025	31/12/2024
Maturity structure of financial liabilities, including interest		
Due within 0-3 months	3	3
Due within 4-6 months	1	1
Due within 6-12 months	590	1
Due within 12-18 months	262	252
Due within 18-24 months	5	377
Due after more than 24 months	0	267
Total	861	901

GROUP, SEK M	Financial assets/ liabilities measured at fair value through the income statement	Accrued acquisition value
Financial assets in the balance sheet 31/12/2025		
Receivables from associated companies		148
Other long-term securities	231	
Accounts receivable		1
Prepaid expenses and accrued income		2
Cash and cash equivalents		89
Total	231	240
Financial liabilities in the balance sheet 31/12/2025		
Non-current interest-bearing liabilities		263
Other non-current liabilities		5
Current interest-bearing liabilities		580
Current liabilities to parent company		11
Accounts payable		2
Tax liability		2
Accrued expenses and deferred income		17
Total	0	880

GROUP, SEK M	Financial assets/ liabilities measured at fair value through the income statement	Accrued acquisition value
Financial assets in the balance sheet 31/12/2024		
Receivables from associated companies		121
Other long-term securities	318	
Accounts receivable		1
Prepaid expenses and accrued income		4
Cash and cash equivalents		63
Total	318	190
Financial liabilities in the balance sheet 31/12/2024		
Non-current interest-bearing liabilities		639
Other non-current liabilities		5
Current interest-bearing liabilities		245
Current liabilities to parent company		10
Accounts payable		2
Tax liability		1
Accrued expenses and deferred income		15
Total	0	917

VALUATION AT FAIR VALUE

The carrying amounts of all financial assets and liabilities are not expected to differ significantly from their fair values. Accounts receivable, other receivables, cash and cash equivalents, accounts payable and some other liabilities have a remaining life of less than six months, which is why the carrying amount is considered to reflect the fair value. The majority of the interest-bearing bank loans have a variable interest rate, and the carrying amount is thus considered to reflect fair value.

The Group's investment properties are valued at fair value according to level 3.

MANAGEMENT OF CAPITAL RISK

The Group's goal with regard to its capital structure is to secure the Group's ability to be a going concern, so it is able to continue to generate returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to keep capital costs low. In order to maintain or adjust the capital structure, the Group can change the dividend paid to share-

holders, repay capital to shareholders, issue new shares or sell assets to decrease liabilities.

The Group assesses its capital on the basis of the adjusted equity/assets ratio. This key figure is calculated as equity, including holdings without a controlling influence and subordinated shareholder loans, as a percentage of the balance sheet total.

During 2025, the Group's strategy was to maintain an equity/assets ratio of at least 40 per cent. The adjusted equity/assets ratio on 31 December 2025 was 31.5 per cent (42.8).

The Group's strategy is unchanged compared to the previous year. Certain of the Company's financing agreements include financial covenants that the Company is required to comply with on a quarterly basis. These covenants are based on undertakings relating to interest coverage ratio, equity ratio, equity and loan-to-value ratio.

During the year, the Company has complied with all covenants under its financing agreements.

Note 4 Net sales per business area

GROUP, SEK M	2025	2024
Rental income	52	46
Other income	3	2
Total	55	48

Consolidated sales refers in its entirety to Sweden. Property activities consist mainly of residential leases. These are normally concluded for an indefinite period, with tenants having the option to terminate with three months' notice.

Note 5 Costs for the business broken down by cost type

GROUP, SEK M	2025	2024
Property maintenance and service agreements	-6	-4
Tariff-related costs	-14	-12
Ongoing maintenance	-7	-4
Property tax	-1	-1
Other external costs	-7	-6
Total	-35	-26

Note 6 Leasing - lessor

Rental contracts in the company can be viewed from an accounting perspective as operational leasing contracts. The contracts refer to rental of commercial premises and residential units. Below are the agreed future minimum lease fees within each interval. Residential contracts are considered to be of indefinite duration.

GROUP, SEK M	2025	2024
Contractual rental income within one year	47	48
Contractual rental income between one and five years	11	17
Total	58	65

Note 7 Disclosures regarding fees and cost reimbursement to the auditor

Central administration includes the auditor's fees and reimbursement of expenses to the auditor of:

GROUP, SEK M	2025	2024
Ernst & Young AB _ audit assignment	1	1
Total	1	1

PARENT COMPANY, SEK M	2025	2024
Ernst & Young AB _ audit assignment	1	0
Total	1	0

Audit assignment refers to the auditor's remuneration for the statutory audit. The work includes auditing the annual accounts and financial statements, the management work performed by the Board of Directors and the CEO, and the fees for audit consulting in connection with the audit assignment.

Note 8 Remuneration to employees

The Group does not have salary costs for the Board, CEO or senior executives as the management is employed by the owner company F. Holmström Fastigheter AB.

Note 9 Average number of employees

THE GROUP	2025	2024
The average number of employees divided into gender is:		
Women	0	0
Men	0	0
Total	0	0

Note 10 Profit/loss from participations in associated companies and joint ventures

GROUP, SEK M	2025	2024
Revaluation to fair value	0	-35
Profit/loss from shares in associated companies	-125	-7
Total	-125	-42

For information on associated companies, see Note 19.

Note 11 Profit/loss from other securities and receivables

GROUP, SEK M	2025	2024
Revaluation to fair value	-81	48
Impairment of receivables	0	-11
Dividends	0	0
Total	-81	37

Note 12 Financial income

GROUP, SEK M	2025	2024
Interest income, associated companies	9	9
Interest income, other	1	4
Total	10	13

PARENT COMPANY, SEK M	2025	2024
Interest income, Group companies	9	12
Total	9	12

Note 13 Financial expenses

GROUP, SEK M	2025	2024
Interest expenses, Group companies	0	0
Interest expenses, other	-52	-70
Other financial expenses	-18	-21
Total	-70	-91

PARENT COMPANY, SEK M	2025	2024
Interest expenses, Group companies	-1	0
Interest expenses, other	-32	-43
Other financial expenses	-24	-7
Total	-57	-50

Note 14 Tax on profit/loss for the year

GROUP, SEK M	2025	2024
Current tax		
- tax on profit for the year	-1	-2
Deferred tax		
- relating to temporary difference between carrying amounts and taxable values of buildings	8	10
Total	7	8

Note 15 Reconciliation of effective tax

GROUP, SEK M	2025	2024
Profit/loss before tax	-290	-25
Tax according to current tax rate, 20.6%	60	5
Tax effect of non-deductible interest expenses	12	0
Tax effect of other non-deductible expenses	-43	-27
Tax effect of Group contributions made	0	0
Tax effect of non-taxable income	2	30
Tax effect of temporary differences	0	0
Reported effective tax	7	8

Note 16 Investment properties

GROUP, SEK M	31/12/2025	31/12/2024
Opening fair value	814	781
Investments and acquisitions	7	2
Unrealised changes in value	-41	25
Disposals	-139	0
Rights-of-use	5	5
Closing fair value	645	814

The number of investment properties amounted to 24 (25).

Investment properties are reported in accordance with IFRS as fair value. Fair value is based on market valuations performed by independent valuation agencies. Normally, a cash flow model is used, in which the operating surplus less remaining investments is calculated at present value over a five-year or ten-year calculation period to determine fair value. The calculation interest rate constitutes a nominal interest rate requirement for total

capital before tax. The interest requirement is based on assessments of the market's return requirements for similar objects. In the valuations, a long-term inflation assumption of 2.0 per cent has been used. The direct yield requirement is in the range of 2.5 per cent to 6.5 per cent. Investment properties are valued according to level 3.

SENSITIVITY ANALYSIS PROPERTY VALUE	Effect on property values (SEK m)	Effect in per cent
Investment properties		
Property yield +0.25%	-46	-5,9%
Property yield -0.25%	52	6,6%
Inflation +0.5%	3	0,4%
Inflation -0.5%	-3	-0,4%
Long-term vacancy rate +1%	-9	-1,1%
Long-term vacancy rate -1%	9	1,1%

SENSITIVITY ANALYSIS PER REGION	Effect on property values (SEK m)	Effect in per cent
Mälaren Region		
Property yield +0.25%	-38	-7,1%
Property yield -0.25%	44	8,1%
Inflation +0.5%	2	0,4%
Inflation -0.5%	-2	-0,4%
Long-term vacancy rate +1%	-6	-1,1%
Long-term vacancy rate -1%	6	1,1%

Örnsköldsvik Region		
Property yield +0.25%	-10	-4,2%
Property yield -0.25%	11	4,5%
Inflation +0.5%	1	0,3%
Inflation -0.5%	-1	-0,3%
Long-term vacancy rate +1%	-3	-1,1%
Long-term vacancy rate -1%	3	1,1%

CHANGE IN VALUE BEFORE TAX, %	Earnings effect (SEK m)	Adjusted equity/assets ratio, %
+10	64	30,3
0	0	31,5
-10	-64	28,2

Note 17 Participations in Group companies

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Opening acquisition value	636	636
Impairment	-285	0
Closing carrying amount	351	636

SPECIFICATION OF THE COMPANY'S SHAREHOLDINGS

NAME	Corp. ID number	Registered office	Holding in per cent *	Carrying amount
F Holmström Holding 1 AB	559293-3427	Stockholm	100%	351
				351

* Refers to both equity and ownership.

Note 18 Participations in associated companies and joint ventures

GROUP, SEK M	31/12/2025	31/12/2024
Opening acquisition value	302	428
Disposals	0	-90
Shareholder contribution	0	3
Dividend	0	-2
Share of associated companies profit/loss	-125	-37
Closing accumulated acquisition value	177	302

Note 19 Specification of the company's shareholding and ownership of associated companies

NAME	Corp. ID number	Registered office	31/12/2025		31/12/2023	
			Holding in per cent *	Carrying amount, SEK m	Holding in per cent *	Carrying amount, SEK m
Vincero Fastigheter 5 AB	559299-5467	Stockholm	50.00%	158	50.00%	286
Vincero Fastigheter 8 AB	559469-0520	Stockholm	50.00%	19	50.00%	16
				177		302

* Refers to both equity and ownership.

VINCERO FASTIGHETER 5 AB - GROUP, SEK M	2025	2024
Fixed assets	1,492	1,967
Cash and cash equivalents	75	27
Other current assets	12	23
Total assets	1,579	2,016
Equity	352	606
Long-term financial liabilities to credit institutions	27	490
Long-term financial liabilities to owner companies	253	217
Deferred tax liability	135	164
Other provisions	11	0
Other non-current liabilities	33	0
Current financial liabilities to credit institutions	691	505
Other current liabilities	77	35
Total equity and liabilities	1,579	2,016
Net sales	60	73
Operating costs	-16	-18
Net operating income	44	55
Central administration	-21	-20
Profit/loss from participations in associated companies and JV	0	0
Changes in value, investment properties	-201	-64
Change in value of interest rate derivatives	-26	-15
Other changes in value	0	0
Net financial items	-69	-92
<i>Of which interest expense to owner loan</i>	-16	-16
Appropriations	0	0
Income tax	19	13
Profit/loss for the year	-254	-123

Note 20 Receivables from associated companies, long-term and current

GROUP, SEK M	31/12/2025	31/12/2024
Carrying amount at the start of the year	121	117
Additional items	40	64
Outgoing items	-12	-61
Closing carrying amount	148	121

Note 21 Other long-term securities

GROUP, SEK M	31/12/2025	31/12/2024
Carrying amount at the start of the year	318	118
Acquisition	0	152
Revaluation to fair value	-87	48
Closing carrying amount	231	318

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Carrying amount at the start of the year	152	0
Revaluation	-32	0
Additional items	0	152
Closing carrying amount	120	152

Note 22 Rent and accounts receivable

GROUP, SEK M	31/12/2025	31/12/2024
Net rent and accounts receivable	1	1
Closing carrying amount	1	1

Rent and accounts receivable divided by due date

Rent and accounts receivable not yet due	1	1
Past due date < 30 days	0	0
Past due 31–90 days	0	0
Past due > 90 days	0	0
Total unimpaired rent and accounts receivable	1	1
Past due date and impaired rent and accounts receivable	0	0
Total rent and accounts receivable	1	1

Note 23 Prepaid expenses and accrued income

GROUP, SEK M	31/12/2025	31/12/2024
Prepaid expenses	2	4
Total	2	4

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Accrued interest income	9	12
Total	9	12

Note 24 Share capital and other contributed capital

PARENT COMPANY

The item Share capital includes the registered share capital. Number of shares amounts to 500,000 and the quotient value is SEK 1 per share (50,000 and quotient value SEK 1 per share).

Profit/loss carried forward

The profit/loss carried forward corresponds to accumulated profits and losses generated in the company with additions/deductions for allocation to the reserve fund, dividends and other shareholder contributions.

Note 25 Deferred tax

GROUP, SEK M	31/12/2025	31/12/2024
Carrying amount at the start of the year	22	15
Additional items	0	7
Outgoing items	-8	0
Closing carrying amount	14	22

Note 26 Other provisions

GROUP, SEK M	31/12/2025	31/12/2024
Carrying amount at the start of the year	0	27
Outgoing items	0	-27
Closing carrying amount	0	0

Note 27 Interest-bearing liabilities and other long-term liabilities

GROUP, SEK M	31/12/2025	31/12/2024
Non-current interest-bearing liabilities		
Bank loans	263	336
Bond loan	0	303
Lease liabilities	5	5
Total	267	644
Current interest-bearing liabilities		
Bank loans	125	125
Bond loan	456	120
Shareholder loans	11	10
Total	591	255
Total	859	889
Liabilities that fall due for payment within one year after the balance sheet date	591	255
Liabilities that fall due for payment within one and five years after the balance sheet date	267	644
Liabilities that fall due for payment more than five years after the balance sheet date	0	0
Total	859	899

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Non-current interest-bearing liabilities		
Bond loan	0	291
Total	0	291
Current interest-bearing liabilities		
Bond loan	447	120
Owner loan	20	10
Total	467	130
Total	467	421
Liabilities that fall due for payment within one year after the balance sheet date	467	130
Liabilities that fall due for payment within one and five years after the balance sheet date	0	291
Liabilities that fall due for payment more than five years after the balance sheet date	0	0
Total	467	421

Note 28 Accrued expenses and prepaid income

GROUP, SEK M	31/12/2025	31/12/2024
Deferred rental income	5	4
Accrued interest expenses	8	8
Other items	4	2
Total	17	15

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Accrued interest expenses	8	8
Other items	1	0
Total	9	8

Note 29 Cash and cash equivalents

GROUP, SEK M	31/12/2025	31/12/2024
Cash and bank balances	89	63
Total	89	63

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Cash and bank balances	10	0
Total	10	0

Note 30 Pledged assets

GROUP, SEK M	31/12/2025	31/12/2024
Property mortgages	358	429
Share deposit	622	935
Total	980	1,364

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Other pledged assets	471	788
Total	471	788

Note 31 Contingent liabilities

GROUP, SEK M	31/12/2025	31/12/2024
Other guarantee commitments	200	200
Total	200	200

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Other guarantee commitments	200	200
Total	200	200

Note 32 Transactions with related parties

THE GROUP

Transactions with related parties have occurred between the parent company, its parent company, its subsidiaries and associated companies and between the subsidiaries, in the form of loans of cash and cash equivalents and invoicing of internal services between the companies.

GROUP, SEK M	2025	2024
Purchases from owner company		
Management fees from F. Holmström Fastigheter AB	3	3
Receivables from associated companies		
Vincero Fastigheter 5 AB	142	117
Vincero Fastigheter 8 AB	6	4
Total	148	121

PARENT COMPANY

Transactions with related parties have occurred between the parent company, its parent company, its subsidiaries in the form of loans of cash and cash equivalents.

PARENT COMPANY, SEK M	2025	2024
Interest income from subsidiaries	9	12
Interest expense to owner company	-1	0
Total	9	12

PARENT COMPANY, SEK M	31/12/2025	31/12/2024
Receivables from subsidiaries	212	221
Liabilities to owner company	-20	-10
Total	192	211

Note 33 Significant events after the end of the financial year

Since the end of the period, the geopolitical situation has increased market uncertainty, and this has been reflected in, among other things, rapid fluctuations in share prices and increased uncertainty about future interest rate developments. Significant changes in market conditions are taking place rapidly at the moment, with the potential for trade wars and security policies in particular in the spotlight, but ultimately the focus is on economic developments.

The book value of the assets in the financial statements is valued using current estimated market values, based on sales in normal circumstances. The increased uncertainty in the market is affecting the company more than usual, due to planned asset disposals. In the current market situation, it cannot be ruled out that asset disposals will not only have fewer potential buyers, but also that the time aspect will make it impossible to utilise a normal sales process.

Note 34 Proposed appropriation of profits

The Board of Directors and CEO propose the following appropriation of available profits (SEK):

Profit/loss brought forward	591,885,426
Profit/loss for the year	-365,373,458
	226,511,968

To be carried forward	226,511,968
	226,511,968

Signatures

The undersigned declare that the consolidated and annual accounts have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and with generally accepted accounting principles, and give a true and fair view of the position and performance of the Group and

the company, and that the Directors' Report for the Group and the parent company gives a true and fair view of the development of the Group's and the company's business, position and performance and describes the material risks and uncertainties that the companies that make up the Group face.

The contents of this Annual Report were approved on 28 April 2026

Stockholm on the date shown in our electronic signature

Fredrik Tibell
Chair of the Board

Fredrik Holmström
Member of the Board & CEO

Marija Nikolic
Member of the Board

Our Auditors' Report was issued on the date indicated in our electronic signature.

Ernst & Young AB

Fredric Hävrén
Authorised auditor

AUDITORS' REPORT

To the Annual General Meeting of Holmström Fastigheter Holding AB (publ), corp. ID number 559286-6809

Report on the annual accounts and consolidated accounts

OPINIONS

We have audited the annual accounts and consolidated accounts of Holmström Fastigheter Holding AB (publ) for 2025.

In our opinion, the annual accounts have been prepared in accordance with the Swedish Annual Accounts Act and give a true and fair view, in all material respects, of the financial position of the parent company as of 31 December 2025 and of its financial performance and cash flow for the year in accordance with the Swedish Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Swedish Annual Accounts Act and give a true and fair view, in all material respects, of the financial position of the Group as of 31 December 2025 and of its financial performance and cash flow for the year in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU, and the Swedish Annual Accounts Act.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the Group.

BASIS FOR OPINIONS

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's responsibilities section. We are independent of the parent company and the Group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

MATERIAL UNCERTAINTY RELATED TO THE ASSUMPTION OF GOING CONCERN

We draw attention to the information presented in the Directors' Report on page 3 under the heading Financial Position and Capital Structure, which states that the Company has short-term interest-bearing liabilities totaling SEK 580 million maturing within the next 12 months, for which refinancing has not yet been secured.

Should refinancing not be obtained to a sufficient extent, there is a risk that the conditions for continuing operations may not be met. These circumstances indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern.

Our opinion is not modified in respect of this matter.

RESPONSIBILITIES OF THE BOARD OF DIRECTORS AND THE CEO

The Board of Directors and the CEO are responsible for the preparation and fair presentation of the annual accounts and consolidated accounts in accordance with the Swedish Annual Accounts Act and, in the case of the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the CEO are also responsible for such internal control that they determine necessary to enable the preparation of annual accounts and consolidated accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, the Board of Directors and CEO are responsible for assessing the company's ability to continue as a going concern. They disclose, where applicable, conditions that may affect the ability to continue as a going concern and to use the going concern assumption. However, the going concern assumption does not apply if the Board of Directors and CEO intend to wind up the company, cease business or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from significant misstatement, whether due to fraud or error, and to submit an Auditors' Report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit performed in accordance with ISA and generally accepted auditing standards in Sweden will always detect a material misstatement if it exists. Misstatements may arise from irregularities or errors and are considered significant if, individually or in combination, they could reasonably be expected to influence the financial decisions that users make on the basis of the annual accounts and consolidated accounts.

As part of an audit in accordance with ISA, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement in the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures, including those based on these risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our audit opinions. The risk of not detecting a material misstatement due to an irregularity is greater than for a material misstatement due to an error, as irregularities may include collusion, falsification, deliberate omissions, misrepresentation, or breach of internal control.
- obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the CEO.
- conclude on the appropriateness of the use of the going concern assumption by the Board of Directors and the CEO in the preparation of the annual accounts and consolidated accounts. We also conclude, based on the audit evidence obtained, whether there are any significant uncertainties related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a significant uncertainty exists, we must draw attention in the Auditors' Report to the disclosures in the financial statements about this significant uncertainty or, if such disclosures are inadequate, modify our opinion on the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of the Auditors' Report. However, future events or circumstances may make it impossible for a company to continue operating.
- evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- We obtain sufficient appropriate audit evidence about the financial information of the units or business activities within

the Group to express an opinion on the consolidated accounts. We are responsible for the management, supervision and execution of the Group audit. We are independently responsible for our opinions.

We are obliged to inform the Board of Directors of, among other things, the planned scope and focus of the audit and its timing. We are also obliged to disclose significant observations made during the audit, including any significant deficiencies in internal control that we have identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, measures or counter-measures taken to eliminate these threats.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, which are therefore the key audit matters. We describe these matters in the Auditors' Report unless law or other regulations preclude disclosure of the matter.

Report on other legal and regulatory requirements

THE AUDITOR'S REVIEW OF THE ADMINISTRATION AND THE PROPOSED APPROPRIATION OF THE COMPANY'S PROFIT OR LOSS

OPINIONS

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the CEO of Holmström Fastigheter Holding AB (publ) for 2025 and the proposed appropriation of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory Directors' Report and that the members of the Board of Directors and the CEO be discharged from liability for the financial year.

BASIS FOR OPINIONS

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are described in more detail in the Auditor's responsibilities section. We are independent of the parent company and the Group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

RESPONSIBILITIES OF THE BOARD OF DIRECTORS AND THE CEO

The Board of Directors is responsible for the proposal for appropriation of the company's profit or loss. Regarding the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the Group's type of operations, size and risks place on the size of the parent company's and the Group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the organisation and management of the company's affairs. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the Group's type of operations, size and risks place on the size of the parent company's and the Group's equity, consolidation requirements, liquidity and position in general. The CEO shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfil the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

AUDITOR'S RESPONSIBILITIES

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the CEO in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective with respect to the audit of the proposed appropriations of the Company's profit or loss, and thereby our opinion on this matter, is to assess with reasonable assurance whether the proposal is in accordance with the Swedish Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that may give rise to liability to the Company, or that a proposal for appropriations of the Company's profit or loss is not in accordance with the Swedish Companies Act.

As part of an audit performed in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional skepticism throughout the audit. The audit of the administration and the proposed appropriations of the Company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment, with consideration given to risk and materiality.

This means that we focus the audit on such actions, areas and matters that are material to the operations and where deviations and violations would be of particular significance to the Company's situation. We examine and test decisions taken, supporting documentation, actions undertaken and other matters that are relevant to our opinion regarding discharge from liability.

As a basis for our opinion on the Board of Directors' proposed appropriations of the Company's profit or loss, we have examined whether the proposal is in accordance with the Swedish Companies Act.

Stockholm on the date shown in our electronic signature.

Ernst & Young AB

Fredric Hävrén
Authorised auditor

CORPORATE GOVERNANCE STATEMENT

Holmström Fastigheter Holding AB (publ) is a Swedish public company with its registered office in Stockholm. Since 15 December 2021, the company has had a bond listed on Nasdaq Stockholm.

CORPORATE GOVERNANCE

The 2025 Corporate Governance Statement has been prepared as part of the company's compliance with the Swedish Companies Act and the Swedish Annual Accounts Act.

ARTICLES OF ASSOCIATION

The Articles of Association, together with applicable laws, regulate operations and governance. The company shall directly or indirectly own and manage property and securities and perform related activities. The financial year is the calendar year. The company's Articles of Association do not contain any specific provisions on the appointment and dismissal of directors or on amendments to the Articles of Association. The Articles of Association can be found on the company's homepage.

SHARES AND SHARE OWNERSHIP

On 31 December 2025, the share capital amounted to SEK 500,000, divided into 500,000 shares, 100 per cent of which are owned by F. Holmström Fastigheter AB.

ANNUAL GENERAL MEETING

The Annual General Meeting will be held on 15 May 2026. Fredrik Holmström was elected Chair of the Annual General Meeting.

BOARD OF DIRECTORS

The Board shall consist of a minimum of 3 and a maximum of 10 members with a maximum of 10 deputies. The Board of Directors is elected by the Annual General Meeting and as of 31 December 2025 consisted of three members: Fredrik Holmström, Fredrik Tibell and Marija Nikolic. The role of the Board is to be responsible for the company's organisation and management, to assess the company's financial situation on an ongoing basis and to ensure that there are effective systems for monitoring and controlling the company's activities and compliance with laws and other regulations. The tasks of the Board of Directors are conducted through organised cooperation with the company's Executive Management. The Board

complies with the assessment obligations imposed by law via submitted reports. In addition to this, the work performed by the Board of Directors is governed by guidelines issued by the Annual General Meeting and by the Board's work plan.

CHAIR OF THE BOARD

The Chairman of the Board is Fredrik Tibell. The Chair of the Board, in close cooperation with the CEO, shall monitor the company's performance and chair Board meetings. The Chair is responsible for ensuring that the other members of the Board receive sufficient information to carry out their work effectively.

CEO AND EXECUTIVE MANAGEMENT

The CEO is responsible for operational management, day-to-day administration and managing the business in accordance with the guidelines, instructions and decisions of the Board.

On 31 December 2025, the company's Executive Management consisted of Fredrik Holmström, Marija Nikolic and Oscar Stibeck.

AUDITORS

The company's external auditors are appointed by the Annual General Meeting. The auditors are tasked with reviewing on behalf of the shareholders the Board of Directors' and the CEO's management of the company and ensuring that the annual accounts have been prepared in accordance with applicable laws and regulations. At the Annual General Meeting on 15 May 2026, F. Holmström Fastigheter AB proposes the re-election of the registered audit firm Ernst & Young AB as auditors for the period until the Annual General Meeting in 2027. Fredric Hävrén, Authorized Public Accountant at Ernst & Young AB, is proposed as auditor in charge. In addition to the audit assignment, Ernst & Young AB was engaged for additional services in 2025, mainly accounting matters. Such services have always and only been provided to the extent consistent with the rules of

the Auditing Act and FAR's Code of Professional Conduct regarding auditor impartiality and independence.

INTERNAL CONTROLS

Under the Swedish Companies Act, the Board of Directors is responsible for internal control. The purpose of internal control is to achieve, with reasonable assurance, effective and efficient operations, reliable financial reporting and information about the business, and compliance with applicable laws, regulations, policies and guidelines. The Corporate Governance Statement on the company's internal control relates to the company's financial reporting.

Control environment

The allocation and delegation of responsibilities has been documented and communicated in the following governing internal documents: Formal work plan of the Board of Directors, Instructions to the CEO, Authorisation Order and other internal governance documents. The company's work on internal control aims to identify high-risk areas and minimise these risks. All internal governance documents are reviewed annually and updated when necessary, such as changes in legislation, accounting standards or listing requirements.

Risk assessment

The risk of material misstatement in financial reports is assessed annually by the company's Board of Directors, Executive Management and external auditors. The CEO, in collaboration with various departments within the company, is responsible for structured risk mapping across all business activities. Company risks are divided into three main types: (1) external risks, (2) operative risks and (3) organisational risks.

Control activities

Control activities are designed on the basis of the risk analysis to address any significant risks that are identified. These are both of a preventive nature, in other words actions aiming to avoid losses or errors in reports and in the nature of detection. The controls must also ensure that any errors are corrected. The company's financial system is structured in such a way that the payment of invoices has to follow the procedures set out in the internal governance documents. In addition to these control structures, a range of control activities are undertaken to further detect and correct errors and anomalies. Such control activities consist of monitoring at various levels of the organisation, such as review and comparison of profit and loss items, account reconciliations, and approval and accounting of business transactions by the finance department.

Information about communication

The guidelines for communication are that correct information should be provided in a correct and timely manner and in compliance with the law and Nasdaq Stockholm's regulations for issuers (interest-bearing instruments). Internal govern-

ance documents clarify who is responsible for what and the daily interaction between the people involved ensures that relevant information and communication reach all stakeholders. All new employees at Holmströmgruppen receive information about the governing documents and the company holds information sessions where the values and the Code of Conduct are discussed.

Follow-up

Follow-ups take place on many different levels within the company. The company's budget is determined by the Board each year. The Board receives regular summary financial information and, at least once a quarter, financial reports with comments. The company's external auditor reports its findings from reviews and assessments of internal control to the Board of Directors. The company has procedures to ensure that action is taken to address any deficiencies and that highlighted actions are followed up.

Auditor's opinion on the Corporate Governance Statement

*To the Annual General Meeting of Holmström Fastigheter Holding AB (publ),
corp. ID number 559286-6809*

ENGAGEMENT AND RESPONSIBILITY

It is the Board of Directors that is responsible for the Corporate Governance Statement for the year 2025 (financial year 1 January 2025–31 December 2025) on pages 32–33 and that it has been prepared in accordance with the Annual Accounts Act.

THE SCOPE OF THE AUDIT

Our examination has been conducted in accordance with FAR's auditing standard RevR 16. The auditor's examination of the Corporate Governance Statement. This means that our examination of the Corporate Governance Statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

OPINIONS

A Corporate Governance Statement has been prepared. Disclosures in accordance with chapter 6 section 6, second paragraph, points 2–6 of the Annual Accounts Act and chapter 7 section 31, second paragraph of same law are consistent with the annual accounts and the consolidated accounts and are in accordance with the Annual Accounts Act.

Stockholm on the date shown in our electronic signature.

Ernst & Young AB

Fredric Hävrén
Authorised auditor

DEFINITION OF KPIs

RETURN ON EQUITY, %

Profit/loss for the year as a percentage of average equity.

ADJUSTED EQUITY/ASSETS RATIO, %

Equity, including holdings without a controlling influence, and subordinated shareholder loans as a percentage of the balance sheet total.

INTEREST COVERAGE RATIO, MULTIPLE

Net operating income divided by net financial items.

NET FINANCIAL ITEMS

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

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

RENTAL INCOME

Income from tenants after deduction of discounts and vacancies.

RENTAL VALUE

Contracted annual rents with a supplement for assessed market rent for unleased areas.

VACANCY RATE (ECONOMIC)

The rental value of unleased contracts divided by the rental value of the entire portfolio.

LETTABLE AREA

Lettable area of the properties excluding parking, garage and storage.

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.

FINANCIAL CALENDAR

- Interim Report Jan–Mar 2026: 29 May 2026
- Half-yearly Report Jan–Jun 2026: 28 August 2026
- Interim Report Jan–Sept 2026: 28 November 2026
- Year-end Report Jan–Dec 2026: 26 February 2027
- Annual Report 2026: 29 April 2027

CONTACT INFORMATION

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