

# Q1

# INTERIM REPORT

## JANUARY – MARCH 2026

**Holmström Fastigheter Holding AB (publ) ("Holmström Fastigheter", "The Company") is a public company in the property sector and a wholly owned subsidiary within F. Holmströmgruppen AB-conglomerate. The business is based on the ownership of residential properties and real estate-related shareholdings.**

### COMMENTS TO THE RESULTS

#### JANUARY - MARCH 2026

- Rental income amounted to SEK 12 m (12).
- Net operating income was SEK 3 m (5).
- Profit/loss from associated companies and joint ventures was SEK 0 m (-6).
- Changes in the value of realised investment properties was SEK 0 m (0). Property valuations are carried out upon divestment or annually with the valuation date of 31 December.
- Profit/loss before tax for the period was SEK -19 m (-22).

#### SIGNIFICANT EVENTS JANUARY - MARCH 2026

- Holmström Fastigheter has completed a partial redemption of its outstanding bonds in the amount of SEK 55 million.

#### SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- No significant events after the end of the quarter.

### OTHER

- Holmström Fastigheter continues to divest assets to strengthen liquidity ahead of the bond maturity in October 2026. It should be noted that divestments of shares and/or properties conducted under time constraints may impact the Company's ability to realize full market value.

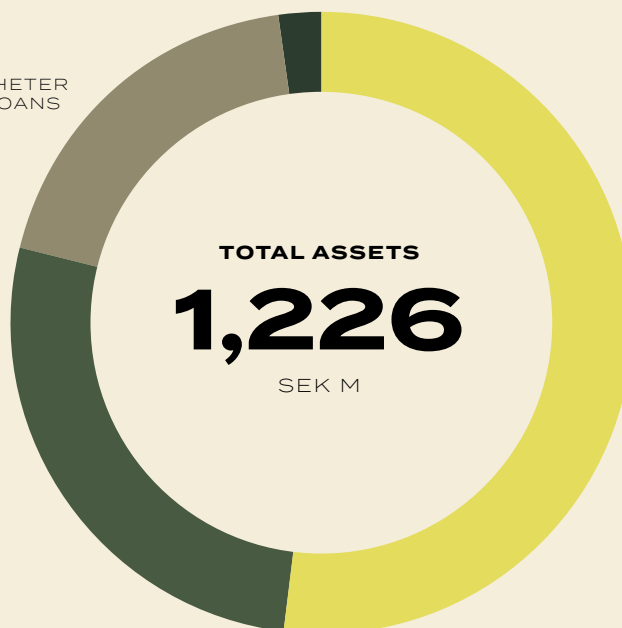
### KEY PERFORMANCE INDICATORS, THE GROUP

| SEK M  | 2026<br>Jan-Mar | 2025<br>Jan-Mar | 2025<br>Jan-Dec |
|--|-----------------|-----------------|-----------------|
| <b>Financial KPI's</b>   |                 |                 |                 |
| Rental income  | 12              | 12              | 52              |
| Net operating income   | 3               | 5               | 26              |
| Profit/loss from shares in associated companies and joint ventures | 0               | -6              | -125            |
| Change in value of investment properties                           | 0               | 0               | -41             |
| Operating profit/loss, rolling 12 months                           | -223            | 49              | -234            |
| Profit/loss before tax   | -19             | -22             | -290            |
| Return on equity on a yearly basis, %                              | -15.6%          | -13.6%          | -28.8%          |
| Adjusted equity ratio, %   | 31.6%           | 41.9%           | 31.5%           |
| Interest coverage ratio, multiple                                  | -0.2            | 0.2             | -0.4            |
| <b>Property related KPI's</b>                                      |                 |                 |                 |
| Number of investment properties                                    | 24              | 25              | 24              |
| Market value of the properties, SEK m                              | 641             | 813             | 640             |
| Property value, SEK per sqm  | 16,832          | 20,578          | 16,804          |
| Annual rental income, SEK per sqm                                  | 1,295           | 1,370           | 1,276           |
| Property yield, %  | 4.6%            | 4.1%            | 4.0%            |
| Vacancy rate (economic), %   | 7.9%            | 5.7%            | 5.2%            |
| Lettable area, sqm   | 37,316          | 38,784          | 37,316          |

Definitions are presented at the end of the report.

**ASSETS, HOLMSTRÖM FASTIGHETER**  
BOOK VALUE

- » INVESTMENT PROPERTIES  
SEK 641 M (52%)
- » SHARES IN VINCERO FASTIGHETER  
INCLUDING SHAREHOLDER LOANS  
SEK 326 M (27%)
- » SHAREHOLDINGS  
SEK 228 M (19%)
- » OTHER ASSETS  
SEK 31 M (2%)



# THIS IS HOLMSTRÖM FASTIGHETER

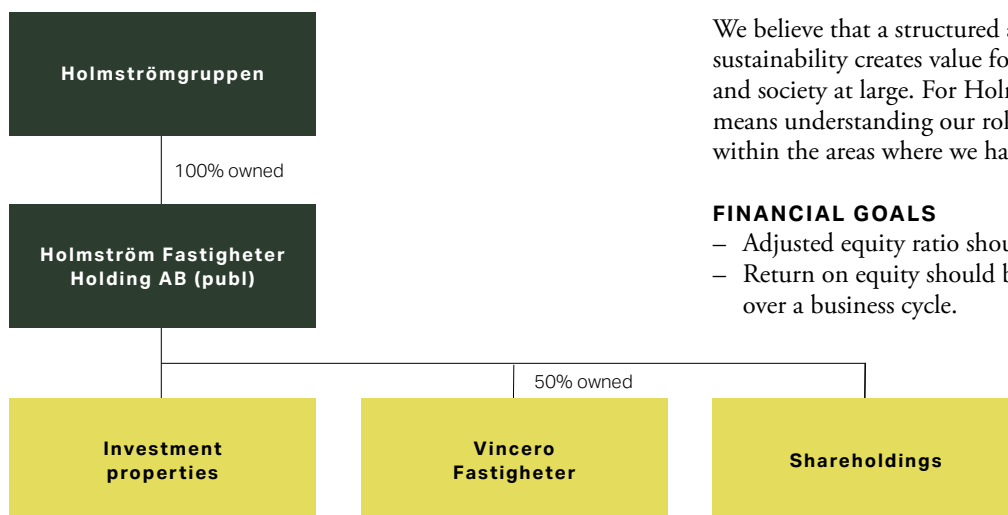
**OVERVIEW**

Holmström Fastigheter is a group company within F. Holmströmgruppen AB (“Holmströmgruppen”) and focuses on residential properties in prime locations in metropolitan as well as regional cities throughout Sweden.

Holmström Fastigheter has a 50 per cent strategic holding of shares in Vincero Fastigheter 5 AB and Vincero Fastigheter 8

AB, who specialise in commercial and residential properties in the Greater Stockholm. Holmström Fastigheter also has shareholdings in Esmailzadeh Holding AB (publ) (“EHAB”) and HAM Nordic AB (“HAM”), the parent company of Magnolia Bostad.

**SIMPLIFIED GROUP STRUCTURE**



**SUSTAINABILITY**

Holmström Fastigheter is committed to sustainable development, and sustainability considerations are an integral part of the Company’s operations and decision-making. We take responsibility for our impact on the environment and on people, with a long-term perspective that considers future generations.

We believe that a structured and responsible approach to sustainability creates value for the Company, our employees, and society at large. For Holmström Fastigheter, sustainability means understanding our role in society and acting responsibly within the areas where we have the greatest ability to influence.

**FINANCIAL GOALS**

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

# INVESTMENT PROPERTIES

Holmström Fastigheter's strategy is to directly and indirectly own and manage properties in Sweden.

## LOCATIONS

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

## OWNERSHIP

The group's properties in the Mälaren Region is owned through companies by Holmström Fastigheter to 100 per cent, while the properties in the Örnsköldsvik Region is owned through companies to 60 per cent.

## TYPE OF PROPERTIES

The portfolio consists of residential properties, with 76 per cent of the area comprising residential units and 24 per cent comprising commercial premises. The commercial premises are typically located on the ground floor of the residential buildings.



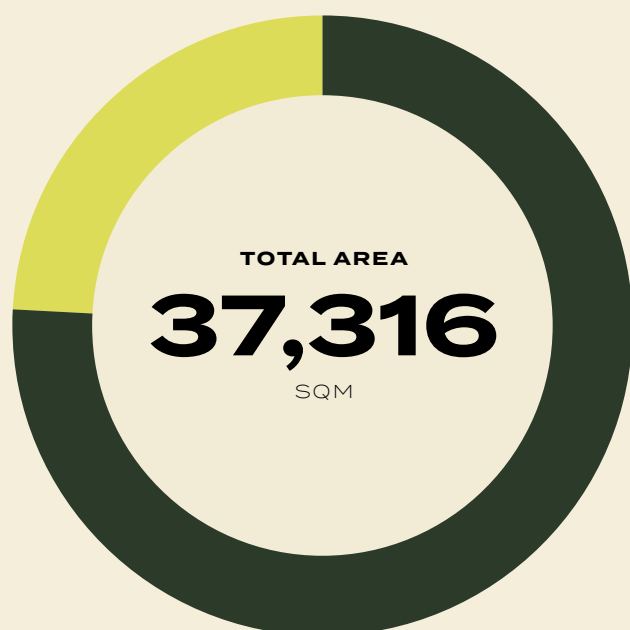
Postmästaren 2, Nynäshamn. 80 apartments, 18 commercial premises.

## SUMMARY OF PROPERTY PORTFOLIO

|                                   | 31/03/2026 |
|-----------------------------------|------------|
| Number of investment properties   | 24         |
| Properties' market value, SEK m   | 641        |
| Property value, SEK per sqm       | 16,832     |
| Annual rental income, SEK per sqm | 1,295      |
| Property yield, %                 | 4.4%       |
| Vacancy rate (economic), %        | 7.9%       |
| Lettable area, sqm                | 37,316     |

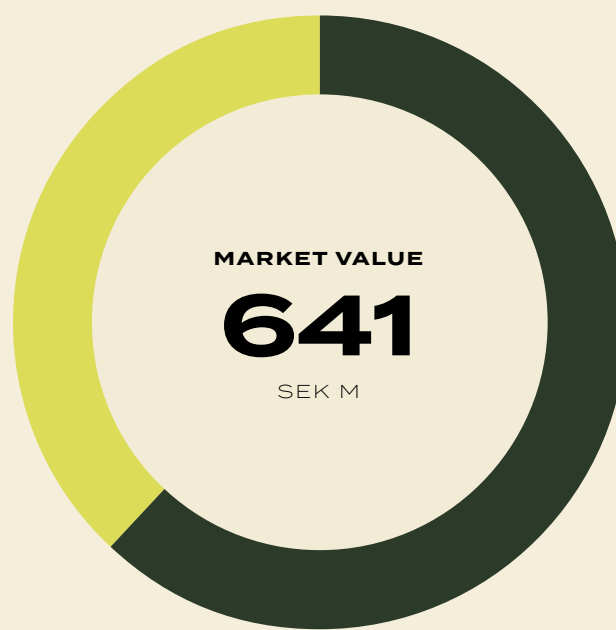
Definitions are presented at the end of the report.

## INVESTMENT PROPERTIES DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL PREMISES, 76%
- » COMMERCIAL PREMISES, 24%

## INVESTMENT PROPERTIES DISTRIBUTION BY MARKET VALUE



- » MÄLAREN REGION, 62%
- » ÖRNSKÖLDSVIK REGION, 38%

# MÄLAREN REGION

Mälaren Region has an aggregated population of around 3.2 million people or close to a third of Sweden's population. The Mälaren portfolio accounts for 62 per cent of Holmström Fastigheter's property portfolio in terms of market value.

## LOCATIONS

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

## TYPE OF PROPERTIES

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



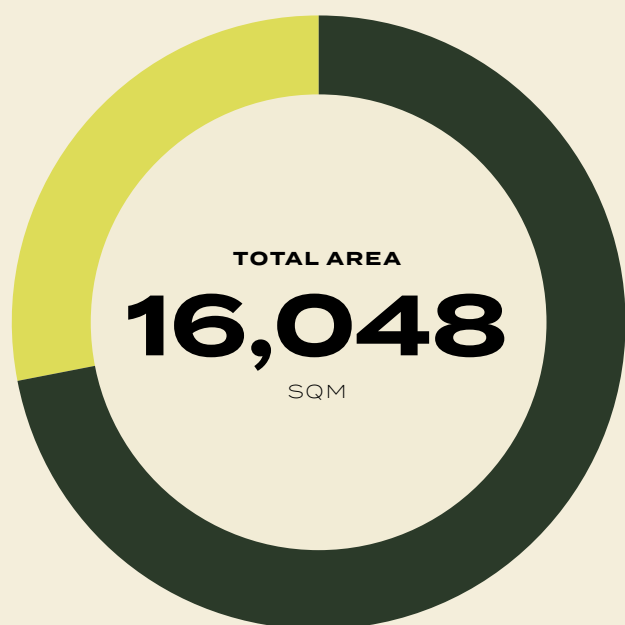
Postmästaren 2, Nynäshamn, 80 apartments.

## KPI'S, MÄLAREN REGION

|                                   | 31/03/2026 |
|-----------------------------------|------------|
| Number of investment properties   | 4          |
| Properties' market value, SEK m   | 400        |
| Property value, SEK per sqm       | 24,636     |
| Annual rental income, SEK per sqm | 1,436      |
| Property yield, %                 | 3.8%       |
| Vacancy rate (economic), %        | 13.5%      |
| Lettable area, sqm                | 16,048     |

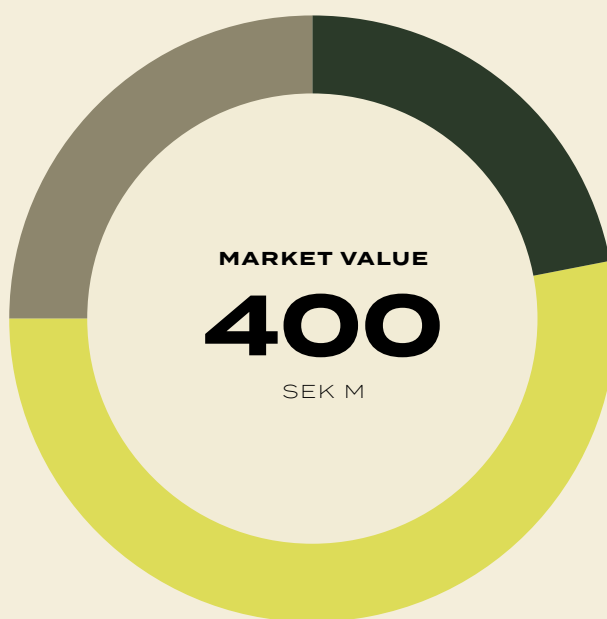
Definitions are presented at the end of the report.

## MÄLAREN REGION DISTRIBUTION BY PROPERTY SEGMENT



- » RESIDENTIAL PREMISES, 72%
- » COMMERCIAL PREMISES, 28%

## MÄLAREN REGION DISTRIBUTION BY MARKET VALUE



- » STOCKHOLM, 22%
- » NYNÄSHAMN, 53%
- » ÖSTERÅKER, 25%

# ÖRNSKÖLDSVIK REGION

Örnsköldsvik Municipality is situated in the north of Sweden with a population of around 55,000. The Örnsköldsvik region accounts for 38 per cent of Holmström Fastigheter's property portfolio in terms of market value.

## LOCATIONS

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

## TYPE OF PROPERTIES

The Örnsköldsvik region consists of residential properties situated in central locations, complemented by commercial properties.



Irland 2, Örnsköldsvik, 17 apartments.

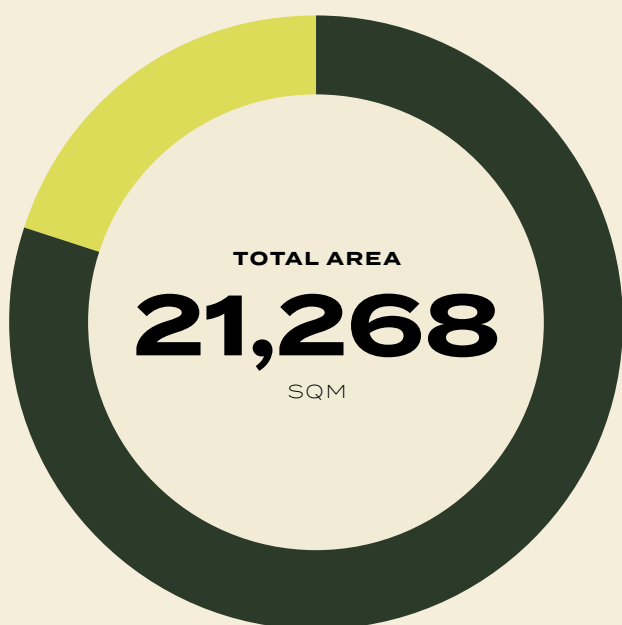
## KPI'S, ÖRNSKÖLDSVIK REGION

|                                   | 31/03/2026 |
|-----------------------------------|------------|
| Number of investment properties   | 20         |
| Properties' market value, SEK m * | 240        |
| Property value, SEK per sqm       | 10,925     |
| Annual rental income, SEK per sqm | 1,188      |
| Property yield, %                 | 5.4%       |
| Vacancy rate (economic), %        | 2.7%       |
| Lettable area, sqm                | 21,268     |

\* Holmström Fastigheter owns 60 per cent of the properties.

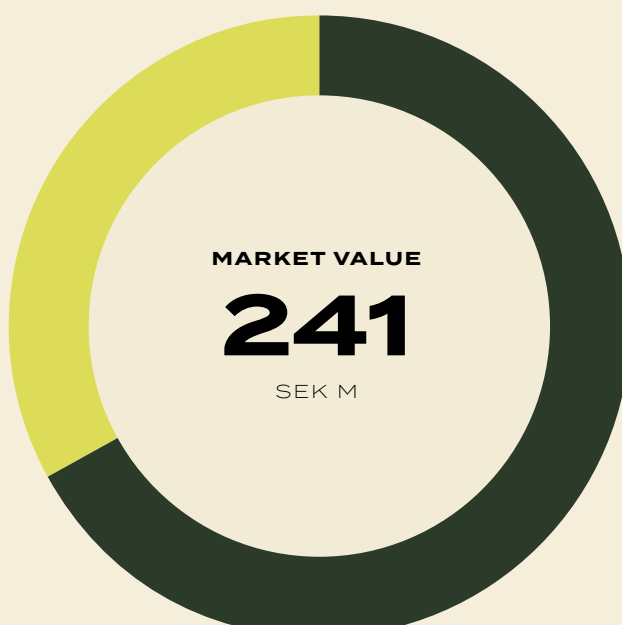
Definitions are presented at the end of the report.

## ÖRNSKÖLDSVIK REGION DISTRIBUTION BY PROPERTY SEGMENT



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

## ÖRNSKÖLDSVIK REGION DISTRIBUTION BY MARKET VALUE



- » ÖRNSKÖLDSVIK, 67%
- » HUSUM, 33%

# VINCERO FASTIGHETER



Storängen Etapp 4, Huddinge.

## VINCERO FASTIGHETER

- Vincero Fastigheter is a JV between Holmström Fastigheter and the Vincero Group which owns and manages commercial properties in attractive locations with good transport links in and around Greater Stockholm. In addition, it owns and manages a residential portfolio in Norrland through its subsidiary Lärkstaden JV AB.
- Innovative urban development to create unique large-scale housing areas with qualities for housing that contribute to sustainable urban environments.
- Long-term management of self-produced and acquired housing in the Stockholm region and other growth locations.
- Ownership: 50 per cent.

## SIGNIFICANT EVENTS JANUARY – MARCH 2026

- No significant events during the quarter.

## SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- After the end of the quarter, Lärkstaden sold the Property Paulinehem 1. No other significant events have occurred.

For further information about Vincero Fastigheter please see: <https://vincerofastigheter.se/>

# SHAREHOLDINGS

**Holmström Fastigheter has a number of shareholdings, of which the majority is allocated in EHAB and HAM Nordic, with a total consideration of approximately SEK 228 m, as per Q1 2026.**

## EHAB

Esmailzadeh Holding AB (publ) ("EHAB") is an entrepreneurially-driven investment company that invests in and develops sustainable companies in the long-term within selected sectors with defined niches. The company's primary focus is investments in operational company groups with the possibility of both organic and acquisition-based growth. Holmström Fastigheter owns 2.5 per cent of the shares in EHAB.

For more information on EHAB please see: <https://ehab.group/>

# SEK 74 M

The value of Holmström Fastigheter's shareholding in EHAB amounted to SEK 74 m as of 31 March 2026.



*Fredrik Holmström, CEO Holmström Fastigheter, and Saeid Esmailzadeh, chairman of the investment company EHAB.*

## HAM NORDIC

Holmström Fastigheter has shareholdings in HAM Nordic AB ("HAM Nordic"), the parent company of Magnolia Bostad, which are under contract to be divested to Areim.

Magnolia Bostad is an urban developer that creates new neighbourhoods and residential areas. The company develops rental and tenant-owned apartments, community service properties and hotels in Sweden's growth areas and metropolitan cities, partly for sale and partly for self-management.

In connection with the signing of the agreement, Areim obtained full control of Magnolia Bostad and Holmströmgruppen owns 30.8 per cent of the shares in HAM Nordic, but it has been agreed that these will gradually be divested when Areim raises capital intended for Magnolia Bostad.

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

# SEK 150 M

The value of Holmström Fastigheter's shareholding in HAM Nordic amounted to SEK 150 mkr as of 31 March 2026.

# MAGNOLIA

# CONSOLIDATED INCOME STATEMENT IN SUMMARY

| AMOUNTS IN SEK M   | 2026<br>Jan-Mar | 2025<br>Jan-Mar | 2025<br>Jan-Dec |
|--|-----------------|-----------------|-----------------|
| Rental income  | 12              | 12              | 52              |
| Other income   | -1              | 1               | 3               |
| Operating costs  | -8              | -8              | -28             |
| Property tax   | 0               | 0               | -1              |
| <b>Net operating income</b>  | <b>3</b>        | <b>5</b>        | <b>26</b>       |
| Central administration   | -1              | -1              | -8              |
| Profit/loss from shares in associated companies and joint ventures | 0               | -6              | -125            |
| Profit from other securities and receivables                       | -3              | -5              | -81             |
| Change in value of investment properties                           | 0               | 0               | -41             |
| <b>Operating profit/loss</b>                                       | <b>-1</b>       | <b>-7</b>       | <b>-229</b>     |
| Financial income   | 3               | 2               | 10              |
| Financial expenses   | -21             | -17             | -71             |
| <b>Profit after financial items</b>                                | <b>-19</b>      | <b>-22</b>      | <b>-290</b>     |
| <b>Profit/loss before tax</b>                                      | <b>-19</b>      | <b>-22</b>      | <b>-290</b>     |
| Deferred tax   | 0               | 0               | 8               |
| Tax on profit/loss for the period                                  | 0               | 0               | -1              |
| <b>Profit/loss for the period</b>                                  | <b>-19</b>      | <b>-23</b>      | <b>-283</b>     |
| <i>Comprehensive income attributable to</i>                        |                 |                 |                 |
| Parent company shareholders  | -19             | -22             | -283            |
| Non-controlling interests  | 0               | 0               | -1              |

## COMMENTS TO THE RESULT JANUARY TO MARCH 2026

- Rental income amounted to SEK 12 m (12). SEK 10 m (10) are residential income, and the remaining arrive from commercial premises.
- Net operating income was SEK 3 m (5).
- Profit from associated companies was SEK 0 m (-6), from which mainly refers to results from Vincero Fastigheter.
- Changes in the value of realised investment properties amounted to SEK 0 m (0).
- Operating profit for the period was SEK -19 m (-22).
- Comprehensive income for the period amounted to SEK -19 m (-22).

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION IN SUMMARY

| AMOUNTS IN SEK M                                  | 2026<br>Jan-Mar | 2025<br>Jan-Mar | 2025<br>Jan-Dec |
|---|-----------------|-----------------|-----------------|
| <b>Assets</b>                                     |                 |                 |                 |
| <b>Fixed assets</b>                               |                 |                 |                 |
| Investment properties                             | 641             | 813             | 640             |
| Right of use assets                               | 5               | 5               | 5               |
| <b>Total tangible fixed assets</b>                | <b>646</b>      | <b>817</b>      | <b>645</b>      |
| Shares in associated companies and joint ventures | 176             | 296             | 177             |
| Receivables from associated companies             | 150             | 130             | 148             |
| Other long-term securities held                   | 228             | 313             | 231             |
| <b>Total financial fixed assets</b>               | <b>554</b>      | <b>739</b>      | <b>556</b>      |
| <b>Total fixed assets</b>                         | <b>1,200</b>    | <b>1,556</b>    | <b>1,201</b>    |
| <b>Current assets</b>                             |                 |                 |                 |
| Accounts receivable                               | 1               | 1               | 1               |
| Other receivables                                 | 0               | 2               | 1               |
| Prepaid expenses and accrued income               | 2               | 4               | 2               |
| Cash and cash equivalents                         | 23              | 45              | 89              |
| <b>Total current assets</b>                       | <b>26</b>       | <b>52</b>       | <b>93</b>       |
| <b>Total assets</b>                               | <b>1,226</b>    | <b>1,608</b>    | <b>1,294</b>    |

## COMMENTS

- Total assets amounted to SEK 1,226m.
- Investment properties amounted to SEK 641 m. No acquisitions or divestments were made during the period.
- Shares in associated companies and joint ventures amounted to SEK 176 m consisting of Vincero Fastigheter.
- Receivables from associated companies amounted to SEK 150 m and consist of a receivable to Vincero Fastigheter.
- Other long-term securities consist of shares in EHAB of SEK 74 m and remaining shares in HAM Nordic AB, SEK 150 m. The remaining SEK 4 m are other financial securities.

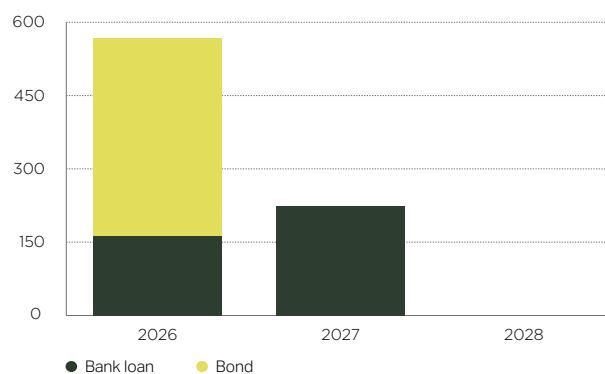
| ASSOCIATED<br>COMPANIES | Book value SEK M |             |            |
|-------------------------|------------------|-------------|------------|
|                         | Shares           | Receivables | Total      |
| Vincero Fastigheter     | 176              | 150         | <b>326</b> |
| <b>Total</b>            | <b>176</b>       | <b>150</b>  | <b>326</b> |

| AMOUNTS IN SEK M  | 2026<br>31 Mar | 2025<br>31 Mar | 2025<br>31 Dec |
|---|----------------|----------------|----------------|
| <b>Equity and liabilities</b>                               |                |                |                |
| <b>Equity</b>   | 336            | 616            | 356            |
| <b>Equity attributable to parent company's shareholders</b> | <b>336</b>     | <b>616</b>     | <b>356</b>     |
| Non-controlling interests                                   | 40             | 48             | 44             |
| <b>Total equity</b>   | <b>376</b>     | <b>664</b>     | <b>400</b>     |
| <i>Long-term liabilities</i>                                |                |                |                |
| Deferred tax liability                                      | 14             | 23             | 14             |
| Other provisions  | 0              | 0              | 0              |
| Long-term interest-bearing liabilities                      | 224            | 644            | 263            |
| Long-term leasing liabilities                               | 5              | 5              | 5              |
| <b>Total long-term liabilities</b>                          | <b>243</b>     | <b>671</b>     | <b>281</b>     |
| <i>Current liabilities</i>                                  |                |                |                |
| Accounts payable  | 3              | 2              | 2              |
| Current interest-bearing liabilities                        | 568            | 244            | 580            |
| Current liability to parent company                         | 11             | 10             | 11             |
| Tax liabilities   | 1              | 1              | 2              |
| Accrued expenses and deferred income                        | 24             | 15             | 17             |
| <b>Total current liabilities</b>                            | <b>607</b>     | <b>273</b>     | <b>613</b>     |
| <b>Total equity and liabilities</b>                         | <b>1,226</b>   | <b>1,608</b>   | <b>1,294</b>   |

#### COMMENTS

- Total equity amounted to SEK 376 m, of which SEK 40 m is attributable to non-controlling interests.
- The adjusted equity ratio was 31,6%.
- Long-term interest-bearing liabilities amounted to SEK 224 m.
- Short-term interest-bearing liabilities amounted to SEK 568 m.

#### Maturity structure 31/03/2026, SEK M



# CONSOLIDATED STATEMENT OF CHANGES IN EQUITY IN SUMMARY

| AMOUNTS IN SEK M                       | Share capital | Retained profits incl. net profit/loss for the year | Non-controlling interests | Total equity |
|--|---------------|---|---------------------------|--------------|
| <b>Opening equity 01 Jan 2025</b>      | <b>1</b>      | <b>638</b>  | <b>48</b>                 | <b>687</b>   |
| Net profit/loss for the period         |               | -283  | -1                        | -283         |
| Other comprehensive income             |               |   |                           |              |
| <b>Transactions with shareholders</b>  |               |   |                           |              |
| Unconditioned shareholder contribution |               |   |                           | -            |
| Dividend                               |               |   | -2                        | -2           |
| Group contribution paid                |               |   |                           | -            |
| <b>Closing equity 31 Dec 2025</b>      | <b>1</b>      | <b>355</b>  | <b>44</b>                 | <b>400</b>   |
| <b>Opening equity 01 Jan 2025</b>      | <b>1</b>      | <b>355</b>  | <b>44</b>                 | <b>400</b>   |
| Net profit/loss for the period         |               | -19   | 0                         | -19          |
| Other comprehensive income             |               |   |                           |              |
| <b>Transactions with shareholders</b>  |               |   |                           |              |
| Unconditioned shareholder contribution |               |   |                           |              |
| Dividend                               |               |   | -4                        | -4           |
| Group contribution paid                |               |   |                           |              |
| <b>Closing equity 31 Dec 2025</b>      | <b>1</b>      | <b>335</b>  | <b>40</b>                 | <b>376</b>   |

## COMMENTS

- Share capital amounted to SEK 1 m.
- Profit for the period attributable to non-controlling interests amounted to SEK 0 m.
- The accumulated loss for the period was SEK -19 m.
- The share of equity attributable to non-controlling interests amounted to SEK 40 m.

# CONSOLIDATED CASH FLOW STATEMENT IN SUMMARY

| AMOUNTS IN SEK M   | 2026<br>Jan-Mar | 2025<br>Jan-Mar | 2025<br>Jan-Dec |
|--|-----------------|-----------------|-----------------|
| <b>Operating activities</b>  |                 |                 |                 |
| Profit/loss before tax   | -19             | -22             | -290            |
| Adjustments for non-cash items   |                 |                 |                 |
| - Profit/loss from participations in associated companies and joint ventures | 0               | 6               | 125             |
| - Fair value changes, investment properties                                  | 0               | 0               | 41              |
| - Other profit/loss items that do not affect liquidity                       | 3               | 7               | 95              |
| Income tax paid  | -1              | 0               | 0               |
| <b>Cash flow from operating activities before changes in working capital</b> | <b>-17</b>      | <b>-9</b>       | <b>-29</b>      |
| Decrease (+)/increase (-) in current receivables                             | 1               | 2               | 4               |
| Decrease (-)/increase (+) in current liabilities                             | 12              | 1               | 6               |
| <b>Cash flow from operating activities</b>                                   | <b>-4</b>       | <b>-6</b>       | <b>-18</b>      |
| <b>Investing activities</b>  |                 |                 |                 |
| Investments in new builds, extensions and conversions                        | -1              | -3              | -7              |
| Property sale  | 0               | 0               | 63              |
| Investments in associated companies and joint ventures                       | -1              | 0               | -28             |
| Change in financial assets   | 0               | -9              | 6               |
| <b>Cash flow from investing activities</b>                                   | <b>-2</b>       | <b>-12</b>      | <b>34</b>       |
| <b>Financing activities</b>  |                 |                 |                 |
| Received shareholder contributions   | 0               | 0               | 0               |
| Dividend   | -4              | 0               | -2              |
| New external borrowings  | 0               | 0               | 16              |
| Repayment of borrowings  | -56             | -1              | -4              |
| <b>Cash flow from financing activities</b>                                   | <b>-60</b>      | <b>-1</b>       | <b>10</b>       |
| <b>Cash flow for the period</b>  | <b>-66</b>      | <b>-19</b>      | <b>26</b>       |
| <b>Cash and cash equivalents at the beginning of the period</b>              | <b>89</b>       | <b>63</b>       | <b>63</b>       |
| <b>Cash and cash equivalents at the end of the period</b>                    | <b>23</b>       | <b>45</b>       | <b>89</b>       |

## COMMENTS TO THE RESULT JANUARY TO MARCH 2026

- Cash flow from operating activities was SEK -4 m.
- Cash flow from investing activities was SEK -2 m.
- Cash flow from financing activities was SEK -60 m.

# PARENT COMPANY'S INCOME STATEMENT IN SUMMARY

| AMOUNTS IN SEK M   | 2026<br>Jan-Mar | 2025<br>Jan-Mar | 2025<br>Jan-Dec |
|--|-----------------|-----------------|-----------------|
| Net sales  | 0               | 0               | 1               |
| <b>Total earnings</b>                                    | <b>0</b>        | <b>0</b>        | <b>1</b>        |
| Central administration                                   | 0               | 0               | -3              |
| <b>Operating profit/loss</b>                             | <b>0</b>        | <b>0</b>        | <b>-2</b>       |
| Share of profit from group companies                     | 0               | 0               | -285            |
| Result from other securities and non-current receivables | 0               | 0               | -32             |
| Financial income   | 3               | 2               | 9               |
| Financial expenses                                       | -22             | -14             | -57             |
| <b>Profit/loss after financial items</b>                 | <b>-19</b>      | <b>-12</b>      | <b>-367</b>     |
| Appropriations   | 0               | 0               | 1               |
| <b>Profit/loss before tax</b>                            | <b>-19</b>      | <b>-12</b>      | <b>-365</b>     |
| Tax on profit/loss for the period                        | 0               | 0               | 0               |
| <b>Profit/loss for the period</b>                        | <b>-19</b>      | <b>-12</b>      | <b>-365</b>     |

# PARENT COMPANY'S STATEMENT OF FINANCIAL POSITION IN SUMMARY

| AMOUNTS IN SEK M                    | 2026<br>31 Mar | 2025<br>31 Mar | 2025<br>31 Dec |
|-------------------------------------|----------------|----------------|----------------|
| <b>Assets</b>                       |                |                |                |
| <i>Financial fixed assets</i>       |                |                |                |
| Shares in subsidiaries              | 351            | 636            | 351            |
| Other long-term securities held     | 120            | 152            | 120            |
| <b>Total fixed assets</b>           | <b>471</b>     | <b>788</b>     | <b>471</b>     |
| <i>Current assets</i>               |                |                |                |
| Receivables from Group companies    | 224            | 224            | 212            |
| Prepaid expenses and accrued income | 0              | 2              | 9              |
| Cash and cash equivalents           | 10             | 0              | 10             |
| <b>Total current assets</b>         | <b>234</b>     | <b>226</b>     | <b>232</b>     |
| <b>Total assets</b>                 | <b>705</b>     | <b>1,015</b>   | <b>703</b>     |

| AMOUNTS IN SEK M                       | 2026<br>31 Mar | 2025<br>31 Mar | 2025<br>31 Dec |
|--|----------------|----------------|----------------|
| <b>Equity and liabilities</b>          |                |                |                |
| <b>Equity</b>                          | <b>208</b>     | <b>580</b>     | <b>227</b>     |
| <i>Long-term liabilities</i>           |                |                |                |
| Long-term interest-bearing liabilities | 0              | 297            | 0              |
| <b>Total long-term liabilities</b>     | <b>0</b>       | <b>297</b>     | <b>0</b>       |
| <i>Current liabilities</i>             |                |                |                |
| Current interest-bearing liabilities   | 400            | 120            | 447            |
| Current liabilities to Group companies | 80             | 10             | 20             |
| Accrued expenses and deferred income   | 17             | 7              | 9              |
| <b>Total current liabilities</b>       | <b>497</b>     | <b>138</b>     | <b>476</b>     |
| <b>Total equity and liabilities</b>    | <b>705</b>     | <b>1,015</b>   | <b>703</b>     |

# OTHER INFORMATION

## ACCOUNTING PRINCIPLES

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

## TRANSACTIONS WITH RELATED PARTIES

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

## INVESTMENT PROPERTIES

Investment properties are reported, in accordance with IFRS, at fair value on the balance sheet date. Fair value is the estimated amount that would be received in a transaction at the time of reporting between knowledgeable parties independent of each other and who have an interest in the transaction being carried out. The company's investment properties are valued annually on the balance sheet date by an independent external valuation consultant, in order to ensure a fair assessment of the prop-

erties' market value. Both unrealised and realised changes in value are recognised in the income statement under the heading "Change in value of investment properties."

## STATEMENT AND CERTIFICATION

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

Stockholm, 29 May 2026

Holmström Fastigheter Holding AB (publ)

Fredrik Holmström  
*CEO*

Fredrik Tibell  
*Chairman of the Board*

Marija Nikolic  
*Board member*

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

# DEFINITIONS

Alternative KPIs not defined within IFRS.

## **ADJUSTED EQUITY RATIO (%)**

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

## **INTEREST COVERAGE RATIO, MULTIPLE**

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

## **LETTABLE AREA**

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

## **NET FINANCIAL ITEMS**

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

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

## **PROPERTY YIELD (%)**

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

## **RENTAL INCOME**

Income from tenants after deduction of discounts and vacancies.

## **RENTAL VALUE**

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

## **RETURN ON EQUITY (%)**

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

## **VACANCY RATE (%)**

Rental value for vacant units in relation to rental value.

# FINANCIAL CALENDAR

- Interim Report Jan – Jun 2026: 28 August 2026
- Interim Report Jan – Sep 2026: 27 November 2026
- Interim Report Jan – Dec 2026: 26 February 2027
- Year-End Report Jan – Dec 2026: 29 April 2027

# CONTACT INFORMATION

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**FREDRIK HOLMSTRÖM, CEO**

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

