

HOLMSTRÖM
FASTIGHETER HOLDING

YEAR-END REPORT
JANUARY – DECEMBER
2021



YEAR-END REPORT

JANUARY – DECEMBER 2021

Holmström Fastigheter Holding AB (publ) (“Holmström Fastigheter”) was formed in December 2020.

JANUARY – DECEMBER 2021

- Rental income amounted to SEK 84 m.
- Net operating income was SEK 52 m.
- Profit from participations in associated companies was SEK 573 mkr and is mainly attributable to the revaluation of shares in Magnolia Bostad, which took place in connection with the offer to the shareholders of Magnolia Bostad being accepted, and to an effect of reclassification of properties from development and project properties to investment properties in Vincero Fastigheter 5 AB (“Vincero Fastigheter”).
- Changes in the value of investment properties was SEK 311 m. SEK 236 m is due to value-adding investments, increased rents and lower yield requirement. SEK 74 m of the change in value is attributable to the acquisition of companies from F Holmströmgruppen Group in Q1 2021.
- The operating profit was SEK 927 m.
- Profit after financial items was SEK 898 m and net profit for the period was SEK 826 m.

OCTOBER - DECEMBER 2021

- Rental income amounted to SEK 28 m.
- Net operating income was SEK 16 m.
- Profit from associated companies was SEK 313 million. SEK 302 million relates to Vincero Fastigheter, and is mainly attributable to an effect of reclassification of properties from development and project properties to investment properties.
- Changes in the value of investment properties was SEK 182 m.

- The operating profit was SEK 508 m.
- Profit after financial items was SEK 495 m and net profit for the period was SEK 454 m.

SIGNIFICANT EVENTS OCTOBER – DECEMBER 2021

- Acquisition of two investment properties in Kalmar.
- Nasdaq Stockholm approved Holmström Fastigheter’s application for admission to trading in the bonds.
- Holmström Fastigheter and Brunswick have designed social covenants in a loan of SEK 600 m.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- Holmström Fastigheter, Slättö Core Plus AB (“Slättö”) and Latona Fastigheter AB (“Latona”) have established a JV company regarding the ownership in Klippudden Fastigheter AB, a subsidiary to Holmström Fastigheter prior to the transaction. The collaboration was established in February 2022. After the transaction, the JV company is owned (directly or indirectly) 50% by Slättö, 47.5% by Holmström Fastigheter and 2.5% by Latona. The properties are sold at the valuations available as of December 31, 2021. For properties not yet acquired, Holmström Fastigheter will receive an additional purchase price of close to SEK 50 million. Holmströmgruppen will continue to be asset manager for Klippudden Fastigheter.

KEY PERFORMANCE INDICATORS, GROUP

SEK MILLION	2021 Oct-Dec	2021 Jan-Dec
Rental income	28	84
Net operating income	16	52
Change in value of investment properties	182	311
Results from associated companies	313	573
Profit after financial items	495	898
Number of properties	67	67
Market value of the properties, SEK m	2,259	2,259
Property value, SEK per sqm	22,810	22,810
Rental income full year, SEK per sqm	1,165	1,165
Property yield, %	3.4%	3.4%
Vacancy rate (economic), %	4.1%	4.1%
Lettable area, sqm	99,038	99,038
Return on equity on a yearly basis, %	83.2%	57.4%
Adjusted equity ratio, %	56.6%	56.6%
Interest coverage ratio, multiple	1.3	1.9

Definitions are presented at the end of the report.

As the group was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the group were acquired on 19 March 2021.

A WORD FROM THE CEO

Holmström Fastigheter today reports its first full-year result and I am proud to be able to present strong figures.

Holmström Fastigheter was formed in December 2020, but many assets that we own and manage have existed a long time in the Holmströmgruppen Group, our 100% owner. Even though we are a young company on paper, our focus is long-term and our planning horizon spans decades.

As I said, 2021 was a strong year for Holmström Fastigheter. Our profit after net financial items amounts to SEK 898 million and the balance sheet total amounts to SEK 4,161 million. Both directly owned investment properties and the associated companies Magnolia Bostad and Vincero Fastigheter have contributed to the result.

INVESTMENT PROPERTIES

Our investment properties form the basis of our operations and account for approximately 54 percent of our total assets. In 2021, we expanded our property portfolio with ten new properties in Kalmar and one in Norrköping - Holmström Fastigheter owns 67 properties after these acquisitions. Attractive acquisitions during the year, investments in existing properties and a continued favourable market have contributed to a healthy value growth for our portfolio of directly owned properties.

SUSTAINABILITY

Holmström Fastigheter puts sustainability issues high on the agenda. Sustainability is an integral part of our value creation and is an important part of our daily work. For example, we continuously invest in energy-saving measures and offer our tenants security packages that include, among other things, installation of security doors, access control systems, LED lighting and refurbishment of common areas.

During the year, we also developed a social and green business plan together with the lender Brunswick. The business plan, which is based on local conditions and development opportunities, includes a model for measurability and follow-up of social improvement. The current loan relates to SEK 600 million directed to Holmström Fastigheter's portfolio of 28 properties in the Kalmar Region.

MAGNOLIA BOSTAD

Last summer, together with Areim, we announced an offer to the shareholders of Magnolia Bostad to transfer their shares in the company to us. In September, the process was completed and Magnolia Bostad was delisted from Nasdaq Stockholm.

As a result, Holmström Fastigheter now owns 40 percent of Magnolia Bostad. Areim owns 44 percent and the Holmströmgruppen Group owns the remaining 16 percent. We intend to develop Magnolia Bostad over long-term in a private environment and Areim plans to invest SEK 2 billion in the company in the coming years, which will support Magnolia Bostad's strategy to develop properties for its own management.



VINCERO FASTIGHETER

Holmström Fastigheter owns 50 percent of Vincero Fastigheter, which owns a number of commercial properties with good communication locations in Greater Stockholm and Uppsala. The intention is to develop building rights for housing on these properties.

In 2021, the zoning was initiated in the company's project Sjödalén in Huddinge, where it is planned to build approximately 2,000 residential units. The company has decided to develop most of the properties for its own management, something that paves the way for a good future value growth.

EXCITING FUTURE

Holmström Fastigheter believes in the long-term and we strive to establish long-term collaborations with strong partners. Our collaboration with Areim regarding Magnolia Bostad is one such. At the beginning of 2022, we presented another, this time with Slättö, where we will together own and develop Klippudden Fastigheter, a company within Holmström Fastigheter. We intend to grow the company over time to a property portfolio of SEK 10 billion, where Slättö will contribute the majority of the financing of the expansion.

I would like to thank our employees, the board and our partners for a good collaboration in 2021, and I look forward to our continued journey in 2022.

Stockholm, February 2022

Erik Rune
Managing Director
CEO

THIS IS HOLMSTRÖM FASTIGHETER

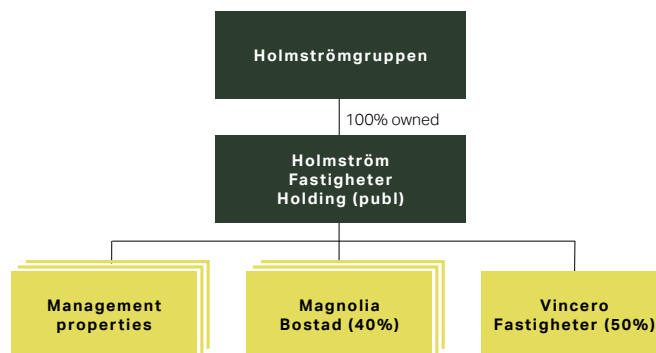
OVERVIEW

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

Holmström Fastigheter also holds approximately 40% of the shares in HAM Nordic, which holds 100% in the property developer Magnolia Bostad as well as 50% of the shares in Vincero Fastigheter 5 AB, the latter specialising in commercial and residential properties in the Greater Stockholm and Uppsala area.

SUSTAINABILITY

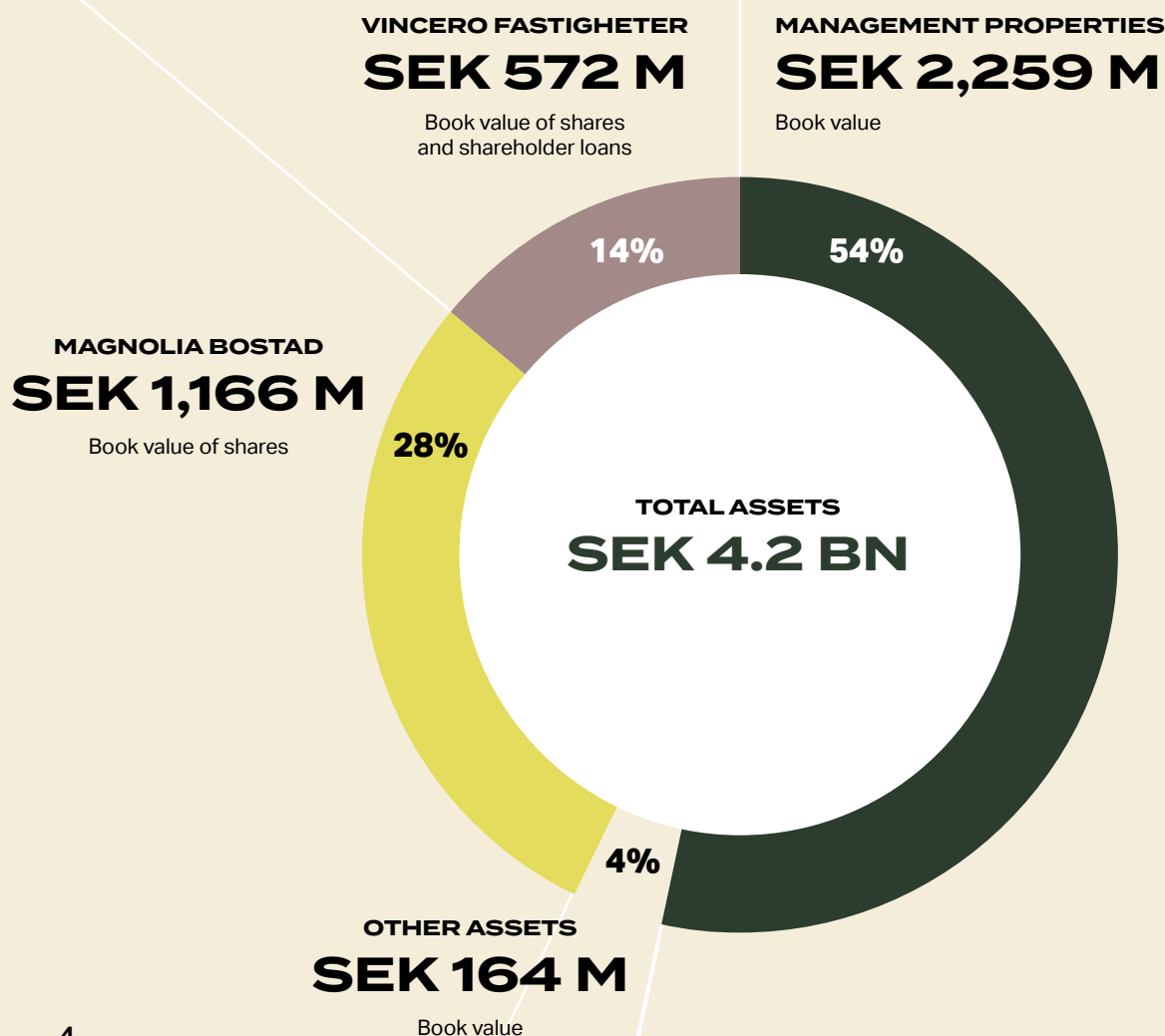
Holmström Fastigheter works for sustainable development and we see sustainability issues as a natural part of our work. We take into account the environment and people and take responsibility for future generations. We are convinced that a healthy approach to sustainability issues brings great benefits for us as a company, for our employees and for the outside world as a whole. For us, sustainability is about understanding



our role in society and acting responsibly in the areas where we can influence.

FINANCIAL GOALS

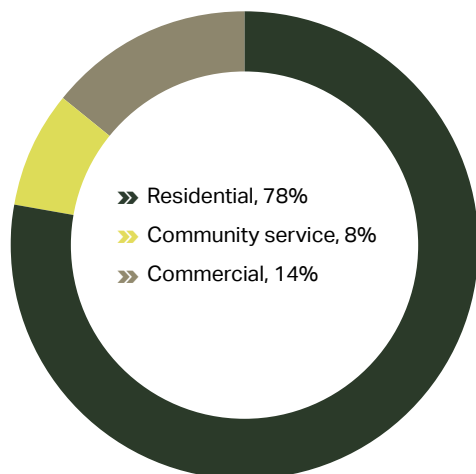
- Adjusted equity asset ratio should be at least 40%.
- Return on equity should be at least 8% on average over a business cycle.



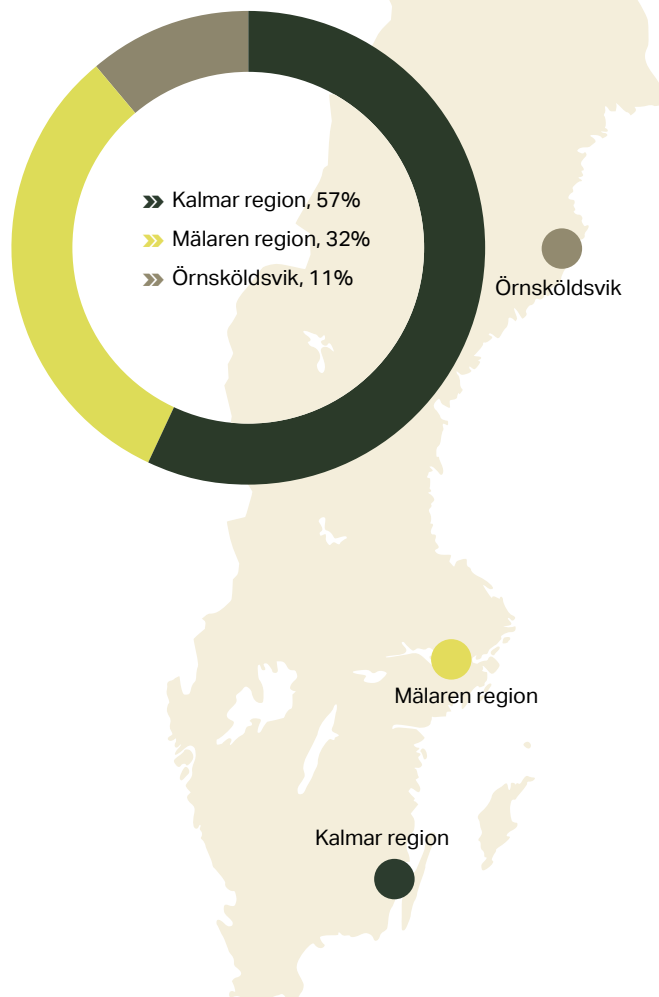
SUMMARY OF REAL ESTATE HOLDINGS

(excl associated companies)

Portfolio by gross lettable area



Percent of portfolio by market value



The portfolio consists primarily of residential properties located in the Mälaren, Kalmar and Örnköldsvik regions, and to a lesser degree of commercial and community service properties. 78% of the portfolio is low-risk residential properties, as measured by use of lettable area, a real estate segment with a low vacancy rate, less than 1% in Holmström Fastigheter's portfolio.

LOCATIONS

The properties are clustered around the regions of Mälaren, Kalmar and Örnköldsvik and thereby geographically diversified throughout Sweden.

All municipalities in which Holmström Fastigheter's properties are located have experienced population growth and housing shortages.

PROPERTY TYPES

Residential properties make up the largest segment of the portfolio, in line with Holmström Fastigheter's strategy.

Commercial spaces are typically located on the ground floor of the residential properties.

Community service properties are primarily pre-schools let to local municipalities on long-term leases.

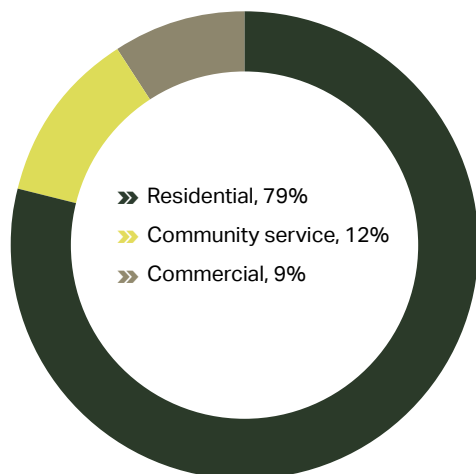
KEY METRICS

	12/31/2021
Number of properties	67
Market value of the properties, SEK m	2,259
Property value, SEK per sqm	22,810
Rental income full year, SEK per sqm	1,165
Property yield, %	3.4
Vacancy rate (economic), %	4.1
Lettable area, sqm	99,038

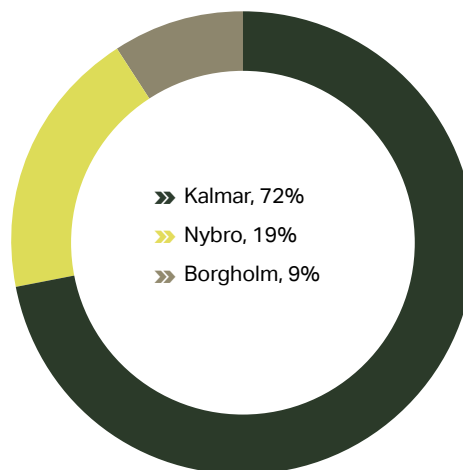
Definitions are presented at the end of the report.

KALMAR REGION

Portfolio by gross lettable area



Percent of portfolio by market value



The Kalmar region portfolio is the largest of Holmström Fastigheter’s three sub-portfolios, accounting for 57 % of the market value of the properties.

LOCATIONS

The properties are situated in three regions, Kalmar, Nybro and Borgholm, all of which are part of Kalmar county, located in the southeast of Sweden with a population of approximately 245,000. Borgholm and Nybro are smaller cities located 30 minutes and 40 minutes respectively from Kalmar by car.

PROPERTY TYPES

Residential properties make up the largest segment of the portfolio, 79%.

Commercial spaces are typically located on the ground floor of the residential properties. Community service properties are primarily pre-schools let to local municipalities on long-term leases.

KEY METRICS, KALMAR REGION

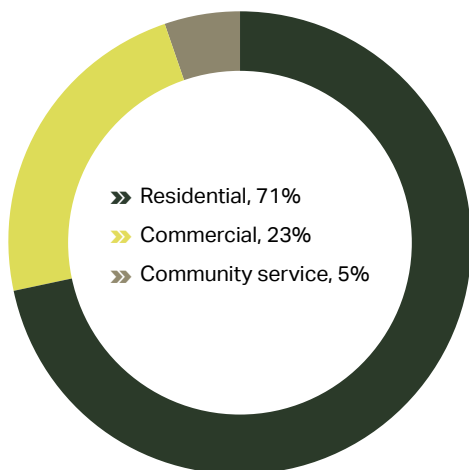
	12/31/2021
Number of properties	39
Market value of the properties, SEK m	1,295
Property value, SEK per sqm	22,825
Rental income full year, SEK per sqm	1,172
Property yield, %	3.4
Vacancy rate (economic), %	4.1
Lettable area, sqm	56,723

Holmström Fastigheter owns 95% of the properties. Definitions are presented at the end of the report.

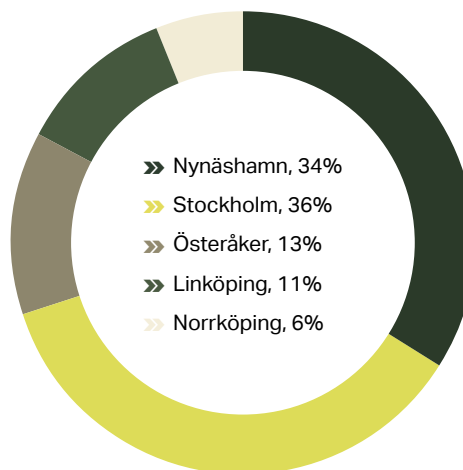


MÄLAREN REGION

Portfolio by gross lettable area



Percent of portfolio by market value



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

The Mälaren portfolio accounts for 32% of Holmström Fastigheter's property portfolio in terms of market value.

LOCATIONS

The Mälaren portfolio is concentrated around the urban areas of Nynäshamn, Stockholm, Österåker, Linköping and Norrköping, all situated within a 2.5 hour drive of the capital Stockholm.

PROPERTY TYPES

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

KEY METRICS, MÄLAREN REGION

	12/31/2021
Number of properties	8
Market value of the properties, SEK m	709
Property value, SEK per sqm	33,663
Rental income full year, SEK per sqm	1,324
Property yield, %	2.4
Vacancy rate (economic), %	5.5
Lettable area, sqm	21,047

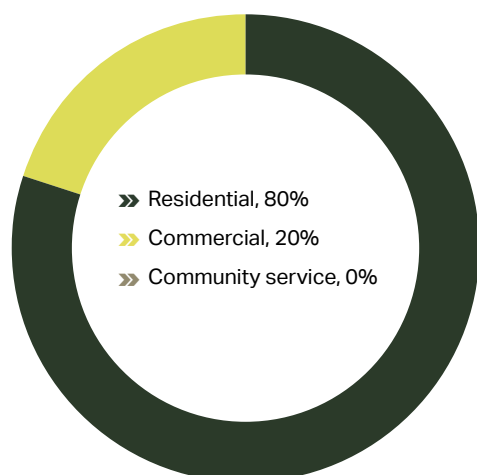
Properties are owned by Holmström Fastigheter to 100% except for properties in Linköping and Norrköping which are owned to 95%. Definitions are presented at the end of the report



Norrbackagatan 28, Stockholm, 26 units.

ÖRNSKÖLDSVIK

Portfolio by gross lettable area



Örnsköldsvik is a city situated in the north of Sweden with a population of approximately 33,000. Örnsköldsvik sub-portfolio accounts for 11% of Holmström Fastigheter's property portfolio in terms of market value.

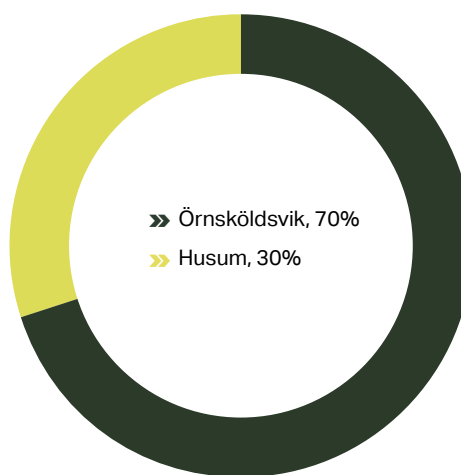
LOCATIONS

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

PROPERTY TYPES

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

Percent of portfolio by market value



KEY METRICS, ÖRNSKÖLDSVIK

	12/31/2021
Number of properties	20
Market value of the properties, SEK m	255
Property value, SEK per sqm	12,009
Rental income full year, SEK per sqm	990
Property yield, %	4.3
Vacancy rate (economic), %	2.3
Lettable area, sqm	21,268

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



Nygatan 21, Örnsköldsvik, 8 units.

ASSOCIATED COMPANIES

MAGNOLIA

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

SIGNIFICANT EVENTS OCTOBER – DECEMBER 2021

- Won two land allocation competitions for a total of around 500 residential units in Kungälv.
- Sold a total of 534 residential units, in Sundbyberg and Greater Göteborg.
- Formed JV with Niam for joint development of around 350 residential units in Göteborg.
- Listed the company's second green bond on the Sustainable bond list, Nasdaq Stockholm.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- Won a land allocation competition in Skellefteå.
- Received an unconditional shareholder contribution of SEK 400 million from HAM Nordic AB.
- The Board of Directors of HAM Nordic AB has decided that all hybrid loans to Magnolia Bostad AB will be converted to unconditional shareholder contributions.
- Carl Lundin was appointed Northern Regional Director.
- Henrik Meeths was appointed as a new member of Magnolia Bostad's management team.

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



Magnolia Bostad's project Fyren in Nynäshamn consists of approximately 450 units.

VINCERO FASTIGHETER

Vincero Fastigheter 5 AB is part of the Vincero Group, and owns and manages commercial properties in attractive locations in and around Stockholm and Uppsala. The properties often have a value-add potential of developing existing properties into residential housing.

SIGNIFICANT EVENTS OCTOBER – DECEMBER 2021

- No properties were bought or sold during the fourth quarter.
- The company has decided to develop the majority of the properties for its own management, which has led to a reclassification of properties from development and project properties to investment properties.



Vincero Fastigheter's property at Instrumentvägen 29-31 in Stockholm consists of offices and storage space.

CONSOLIDATED INCOME STATEMENT

AMOUNTS IN SEK MILLION	2021 Oct-Dec	2021 Jan-Dec
Rental income	28	84
Operating and maintenance costs	-12	-31
Property tax	0	-1
Net operating income	16	52
Central administration	-3	-9
Profit/loss from participations in associated companies and joint ventures	313	573
Change in value, investment properties	182	311
Operating profit/loss	508	927
Financial income	1	4
Financial expenses	-14	-33
Profit/loss after financial items	495	898
Deferred tax	-41	-70
Income tax	0	-2
Net profit/loss for the period	454	826
<i>Profit/loss attributable to</i>		
Parent company shareholders	437	804
Non-controlling interests	17	22

The majority of the assets of the group were acquired on 19 March which explains the lower economic activity for the property business during Q1.

COMMENTS ON THE RESULTS OCTOBER TO DECEMBER

- Rental income for the the period amounted to SEK 28 m.
- Operating and maintenance costs amounted to SEK 12 m.
- Net operating income amounted to SEK 16 m.
- Profit from associated companies was SEK 313 million. SEK 302 million relates to Vincero Fastigheter 5 AB, and is mainly attributable to an effect of reclassification of properties from development and project properties to investment properties.
- Change in value of investment properties amounted to SEK 182 m and is due to value-adding investments, increased rents and lower yield requirement.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AMOUNTS IN SEK MILLION	2021 31 Dec	2020 31 Dec
Assets		
<i>Non-current assets</i>		
Investment properties	2,259	0
Right of use assets	6	0
Total property, plant and equipment	2,265	0
Shares in associated companies and joint ventures	1,698	0
Receivables from associated companies	40	0
Other securities held as non-current assets	1	0
Total financial assets	1,739	0
Total non-current assets	4,004	0
Current assets		
Accounts receivable	1	0
Receivables from associated companies	6	0
Other receivables	26	0
Prepaid expenses and accrued income	3	0
Cash and cash equivalents	121	0
Total current assets	157	0
Total assets	4,161	0

As the group was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the group were acquired on 19 March 2021.

COMMENTS

- Total assets amounted to SEK 4,161 m.
- Investment properties amounted to SEK 2,259 m. In Q1 the group acquired real estate companies from F Holmströmgruppen Group. In Q2 the group acquired eight properties in Kalmar and one in Norrköping. There were no acquisitions in Q3. In Q4 the group acquired two properties in Kalmar.
- Shares in associated companies and joint ventures amounted to SEK 1,698 m. The balance consists of HAM Nordic AB SEK 1,166 m and Vincero Fastigheter 5 AB, SEK 532 m. HAM Nordic AB has acquired 100% of the shares in Magnolia Bostad.
- Receivables on associated companies of SEK 40 m is a receivable on Vincero Fastigheter 5 AB.

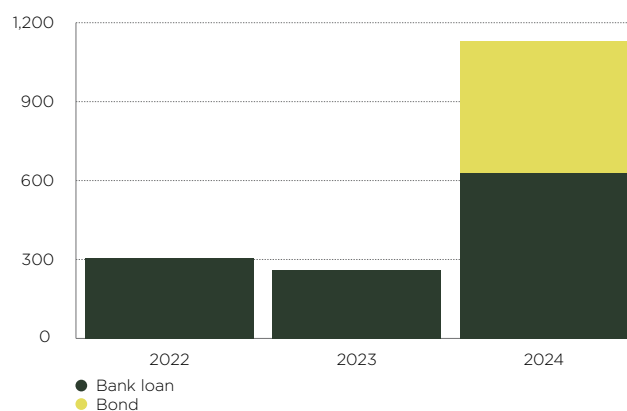
AMOUNTS IN SEK MILLION	2021 31 Dec	2020 31 Dec
Equity and liabilities		
Equity	2,164	0
Equity attributable to Parent Company shareholders	2,164	0
Non-controlling interest	70	0
Total equity	2,234	0
<i>Non-current liabilities</i>		
Deferred tax liability	70	0
Non-current interest-bearing liabilities	1,390	0
Non-current lease liabilities	7	0
Total long-term liabilities	1,467	0
<i>Current liabilities</i>		
Accounts payable	5	0
Current interest-bearing liabilities	305	0
Current liabilities to parent company	121	0
Income tax liabilities	1	0
Other current liabilities	0	0
Accrued expenses and deferred income	28	0
Total current liabilities	460	0
Total equity and liabilities	4,161	0

As the group was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the group were acquired on 19 March 2021.

COMMENTS

- Total equity amounted to SEK 2,234 m. The group received a shareholder contribution of SEK 1,389 m at the time of the acquisition of the assets of the group. In addition, there is a 121 m shareholder loan that is subordinated to bondholders. Total equity adjusted by adding subordinated shareholder loan amounted to SEK 2,355 m.
- Opening balance of subordinated shareholder loan, per 1 July, was SEK 290 m. The balance has been amortized by SEK 89 m during Q4.
- Adjusted equity ratio was 56.6%.
- Non-current interest-bearing liabilities amounted to SEK 1,390. In Q2 the group issued a bond of a nominal SEK 300 m within a framework of SEK 750 m, with a variable interest rate of Stibor 3m + 5.0% maturing in October 2024. In Q3 an additional bond of a nominal SEK 200 m within the same framework was issued.
- Current interest-bearing liabilities amounted to SEK 305.

Debt maturity profile, SEK million



In 2024 we have an option to extend a bank loan of SEK 594 m with an additional three years.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

AMOUNTS IN SEK MILLION	Share capital	Other capital contributions	Retained profits incl. net profit/loss for the year	Non-controlling interests	Total equity
Opening equity 01 Dec 2020					0
Net profit/loss for the period					0
Closing equity 31 Dec 2020	0	0	0	0	0
Opening equity 01 Jan 2021	0	0	0	0	0
Rights issue	0				0
Shareholder contribution		1,389			1,389
Acquisition of non-controlling interest				57	57
Dividend				-8	-8
Given group contribution			-29	-1	-30
Net profit/loss for the period			804	22	826
Closing equity 31 Dec 2021	0	1,389	775	70	2,234

As the group was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the group were acquired on 19 March 2021.

COMMENTS

- Share capital amounted to SEK 0.5 m.
- The group received a shareholder contribution of SEK 1,389 m at the time of the acquisition of the assets of the group. In addition, there is a SEK 121 m shareholder loan that is subordinated to bondholders. Total equity, adjusted by adding subordinated shareholder loan, amounted to SEK 2,355 m.
- Accumulated net profit for the year was SEK 826 m.

CONSOLIDATED CASH FLOW STATEMENT

AMOUNTS IN SEK MILLION	2021 Oct-Dec	2021 Jan-Dec
Operating activities		
Operating profit/loss	508	927
Adjustments for non-cash items		
- Profit/loss from participations in associated companies and joint ventures	-313	-573
- Fair value changes, investment properties	-182	-311
Interest received	0	1
Interest paid	-12	-21
Income tax paid	0	-1
Cash flow from operating activities before changes in working capital	1	22
Decrease (+)/increase (-) in current receivables	-25	-36
Decrease (-)/increase (+) in current liabilities	-118	116
Cash flow from operating activities	-142	102
Investing activities		
Acquisition of investment properties	-105	-1,948
Investment in financial assets	116	-1,166
Cash flow from investing activities	11	-3,114
Financing activities		
Received shareholder's contribution	0	1,389
Transactions with non-controlling interest	0	49
Borrowings	77	1,972
Repayment of borrowings	-3	-277
Cash flow from financing activities	74	3,133
Cash flow for the period	-57	121
Cash and cash equivalents at the beginning of the period	178	0
Cash and cash equivalents at the end of the period	121	121

As the group was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the group were acquired on 19 March 2021.

COMMENTS ON CASH FLOW OCTOBER TO DECEMBER

- Cash flow from operating activities before changes in working capital was SEK 1 m.
- Cash flow from investing activities was SEK 11 m.
- Cash flow from financing activities was SEK 74 m.

PARENT COMPANY INCOME STATEMENT

AMOUNTS IN SEK MILLION	2021 Oct-Dec	2021 Jan-Dec
Net sales	0	0
Gross profit/loss	0	0
Central administration	0	-1
Operating profit/loss	0	-1
Financial income	2	6
Financial expenses	-9	-18
Profit/loss after financial items	-7	-13
Income tax	0	0
Net profit/loss for the period	-7	-13

As the company was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the company were acquired on 19 March 2021.

PARENT COMPANY STATEMENT OF FINANCIAL POSITION

AMOUNTS IN SEK MILLION	2021 31-dec	2020 31-dec
Assets		
<i>Non-current assets</i>		
Shares in subsidiaries	1,139	0
Total non-current assets	1,139	0
<i>Current assets</i>		
Receivable from group companies	856	0
Prepaid expenses and accrued income	6	0
Cash and cash equivalents	1	0
Total current assets	863	0
Total assets	2,002	0
Equity and liabilities		
Equity	1,378	0
<i>Non-current liabilities</i>		
Non-currents interest-bearing liabilities	494	0
Total long-term liabilities	494	0
<i>Current liabilities</i>		
Current liabilities to group company	121	0
Accrued expenses and deferred income	9	0
Total current liabilities	130	0
Total equity and liabilities	2,002	0

As the company was formed in December 2020 there are no comparatives for earlier periods. The majority of the assets of the company were acquired on 19 March 2021.

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. Disclosures in accordance with IAS 34 Interim Financial Reporting are provided in notes as well as elsewhere in the interim report.

TRANSACTIONS WITH RELATED PARTIES

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

INVESTMENT PROPERTIES

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

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, and that it describes the significant risks and uncertainties that the company and its subsidiaries face.

Stockholm, 28 February 2022,
Holmström Fastigheter Holding AB (publ)

Erik Rune
CEO

Fredrik Holmström
Chair of the board

Fredrik Tibell
Board member

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

DEFINITIONS

Alternative KPIs not defined within IFRS.

RETURN ON EQUITY (%)

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

INTEREST COVERAGE RATIO, MULTIPLE

Net operating income from the property business divided by net interest expenses.

NET INTEREST EXPENSES

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

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

ADJUSTED EQUITY RATIO, %

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

RENTAL INCOME

Income from tenants after deduction of discounts and vacancies.

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

- Annual Report 2021: 29 April 2022
- Interim Report Jan – Mar 2022: 31 May 2022
- Half-Year Report Jan – Jun 2022: 31 August 2022
- Interim Report Jan – Sep 2022: 30 November 2022
- Year-End Report Jan – Dec 2022: 28 February 2023

CONTACT

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