

Q1

Interim report 2026

HEMSÖ SIGNED A 12-YEAR LEASE AGREEMENT WITH ACADEMEDIA FOR EDUCATIONAL FACILITIES IN THE EXCELLENSEN PROPERTY IN CENTRAL MALMÖ.

HEMSÖ



Read more about the development project on page 9

Summary, January–March 2026

- Rental income amounted to SEK 1,303 million (1,283).
- Profit from property management amounted to SEK 657 million (628).
- Operating cash flow amounted to SEK 558 million (674).
- Changes in the value of properties amounted to SEK 8 million (-207).
- Changes in the value of financial instruments amounted to SEK -82 million (86).
- Profit after tax for the period totalled SEK 463 million (447).
- The market value of the properties amounted to SEK 88,580 million (84,655).
- During the period, SEK 611 million (723) was invested in the existing property portfolio.
- During the period, 3 properties (1) were acquired for SEK 373 million (17), and no properties were divested (4 properties divested in the preceding period for SEK 175 million).

Hemsö in summary

	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Rental income, SEK million	1,303	1,283	5,168	5,149
Profit from property management, SEK million	657	628	2,569	2,541
Profit after tax, SEK million	463	447	1,912	1,896
Operating cash flow, SEK million	558	674	2,409	2,524
Loan-to-value ratio at period-end, %	53.9	56.8	53.9	56.9
Interest-coverage ratio, times	3.6	3.2	3.2	3.1
Market value of properties at period-end, SEK million	88,580	84,655	88,580	87,231
NOI margin, %	73.2	72.5	74.7	74.5
Economic occupancy rate at period-end, %	98.0	97.6	98.0	97.9
Lease duration at period-end, years	9.0	9.0	9.0	9.1
Lettable area at period-end, tsqm	2,480	2,427	2,480	2,470



CEO statement

We close the books on the first quarter of the year by reporting a 5 per cent increase in profit from property management. Our stable operational performance continued, without any surprises, which is exactly how we like it. This stability plays a crucial role in our access to financing and for generating business.

Diversified financing and greater investment capacity

In the report for the first quarter of 2025, I stated that in turbulent times, capital tends to seek out stable operators, such as Hemsö. We have seen clear evidence of this during the first few months of the year. We signed loan agreements with terms of 12 and 15 years with the Nordic Investment Bank (NIB) and the European Investment Bank (EIB) totalling almost SEK 3 billion. In February, Hemsö issued its first green hybrid bond of EUR 550 million, which was heavily oversubscribed. This capital will help to further diversify financing, extend loan maturities and increase financial flexibility.

All of the development projects included in the loan agreements with NIB and EIB have a clear focus on sustainability. The buildings consistently demonstrate very high energy performance, and exceed the national standard for new developments by an average of 40 per cent. I am pleased that I can use concrete examples to show how sustainability is also profitable. The new loans are the result of a long-term and purposeful cooperation across the organisation, and a clear focus on sustainability in everything we do.

We strengthen the backbone of society

The greater financial flexibility allows us to leverage investment opportunities in social infrastructure in Sweden, Finland and Germany. The investments also help municipalities to continue developing by adding new nursing home beds and school places, and by strengthening regional and social development.

During the first quarter, we acquired a municipal school, a social and healthcare centre, and also signed several major lease agreements. Among other projects, Hemsö will develop a new nursing home in Turku with the Wellbeing Services County of Southwest Finland (VarHa) as tenant, a new nursing home adjacent to Danderyd Hospital in Stockholm with Vardaga as tenant, and new premises for Folktandvården in central Malmö.

An eventful year awaits

Our tenants are content with Hemsö's premises and with us as landlord. This is reflected in our regular customer survey, in conjunction with our tenant meetings and through the historically high occupancy rate. Over the past decade, Hemsö's occupancy rate has remained stable at approximately 98 per cent, regardless of the state of the economy. Accordingly, I expect occupancy rates to remain high in all our segments.

Based on the company's strong financial position and our close cooperation with municipalities and regions, we are well positioned to develop social infrastructure in our markets. We are looking forward to continuing our successful cooperation.

Nils Styf, Chief Executive Officer

Significant events during the first quarter

- Hemsö and the European Investment Bank signed a 15-year unsecured loan agreement for EUR 200 million.
- Hemsö and the Nordic Investment Bank signed a 12-year unsecured loan agreement for SEK 700 million.
- Hemsö issued its first green hybrid bond of EUR 550 million.
- Hemsö signed a 20-year lease agreement with Vardaga for a new nursing home in Danderyd with 80 apartments and a lettable area of 5,400 sqm.
- Hemsö signed a 12-year lease agreement with Academedia for educational facilities with a lettable area of 5,600 sqm in the Excellensen property in central Malmö.
- Hemsö signed a 22-year lease agreement with Wellbeing Services County of Southwest Finland (VarHa) for a new nursing home with a lettable area of 6,600 sqm and 170 beds in Turku. Hemsö's investment amounted to EUR 22 million.
- Hemsö signed a 15-year lease agreement with Folktandvården for facilities with a lettable area of 950 sqm in central Malmö.
- Hemsö has acquired Valkebo School, a municipal preschool and elementary school in Linköping. The lettable area is 6,600 sqm.
- Hemsö has acquired a social and healthcare centre in the municipality of Hollola, outside Lahti. The lettable area amounts to 4,300 sqm. Hemsö's investment amounted to EUR 14 million.

Events after the period

- Hemsö has updated its sustainable financing framework and published a new EU Green Bond Factsheet that enables the issuance of bonds in accordance with the EU Green Bond Standard.

This is Hemsö

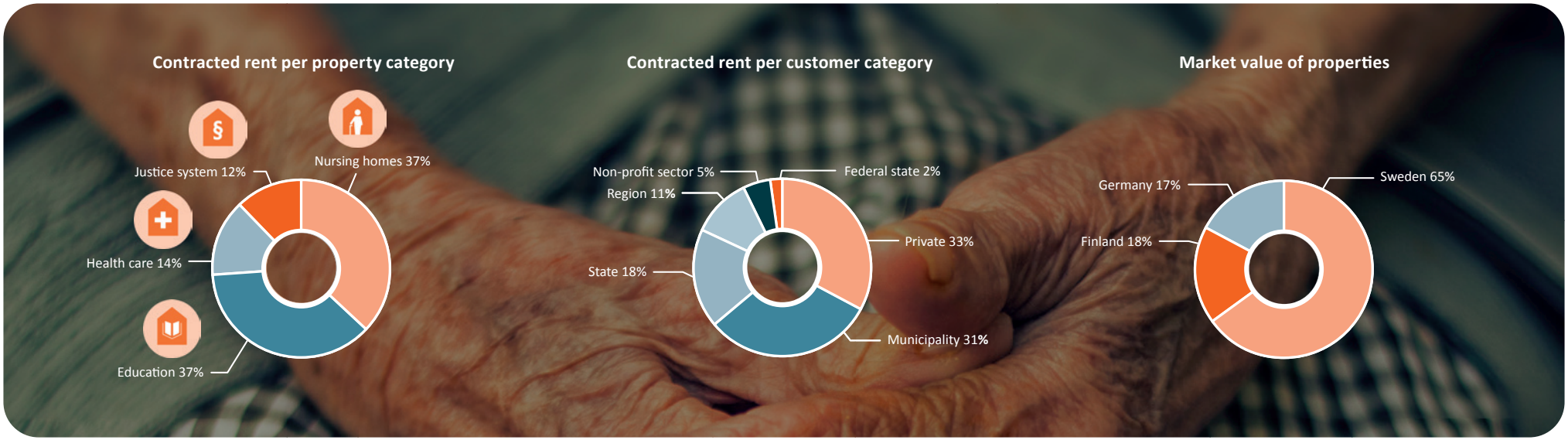
- Hemsö is Sweden's leading owner of social infrastructure.
- The business is based on sustainably owning, managing and developing properties for nursing homes, education, health care and the justice system.
- Hemsö owns properties in Sweden, Germany and Finland.
- Our vision is to strengthen the backbone of society. We are achieving this through sustainable development, ownership and management of social infrastructure.
- The operations are characterised by long-term lease agreements and stable tenants.
- The Third Swedish National Pension Fund is our majority owner.
- The total value of Hemsö's property portfolio is SEK 89 billion.
- Hemsö has credit ratings of AA- from Fitch Ratings, A3 from Moody's and A- from Standard & Poor's. All with a stable outlook.

Vision

We strengthen the backbone of society

Business concept

To sustainably own, manage and develop social infrastructure



Income, costs and profit

Profit/loss and cash flow items refer to the January-March 2026 period, and are compared with the year-earlier period. Balance sheet items relate to the period-end position, and are compared with the corresponding period-end of the preceding year. Key ratio calculations are defined on pages 27–28.

Rental income

Rental income increased 2 per cent to SEK 1,303 million (1,283). Rental income, excluding currency effects of SEK 24 million, rose SEK 44 million, primarily due to completed development projects, net acquisitions and indexation.

In Sweden, rental income rose 3 per cent. In local currency, rental income in Finland increased by 8 per cent and in Germany rental income was in line with the preceding year.

Rental income in the comparable portfolio decreased SEK 14 million with the currency effect having a negative impact of SEK 22 million on rental income. This increased rental income in comparable portfolio by SEK 8 million excluding currency effects.

SEK 1,303 million

Rental income

At period-end, contracted annual rent increased to SEK 5,288 million (5,022) before rent reductions of SEK 68 million (52).

Economic vacancies amounted to SEK 108 million (123) and the economic occupancy rate increased to 98.0 per cent (97.6). The lease duration was 9.0 years (9.0).

Lease agreements amounting to annual rent of SEK 230 million will be subject to renegotiation in 2026, corresponding to 4 per cent of Hemsö's contracted rental income.

Property costs

Property costs amounted to SEK 349 million (354), down SEK 5 million, mainly due to lower maintenance costs. The currency effect had an impact of SEK 5 million on property costs.

In the comparable portfolio, property costs declined SEK 13 million, or 4 per cent.

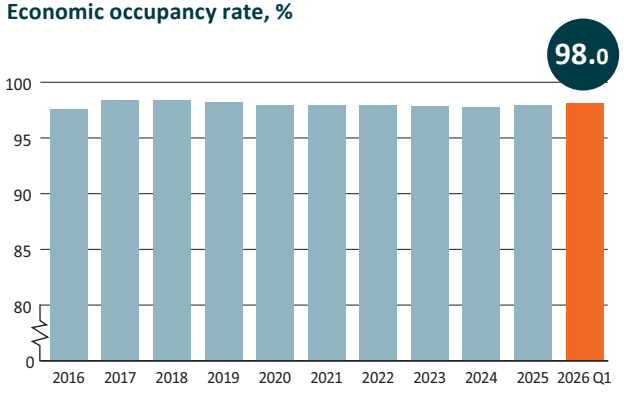
Vacancy changes

SEK million	Jan–Mar 2026
Opening vacancy	110
Terminated lease agreements	7
Adjusted for vacancy rents	-3
New lease agreements	-4
Acquired	–
Divested	-2
Exchange rate changes	0
Closing vacancy	**108**

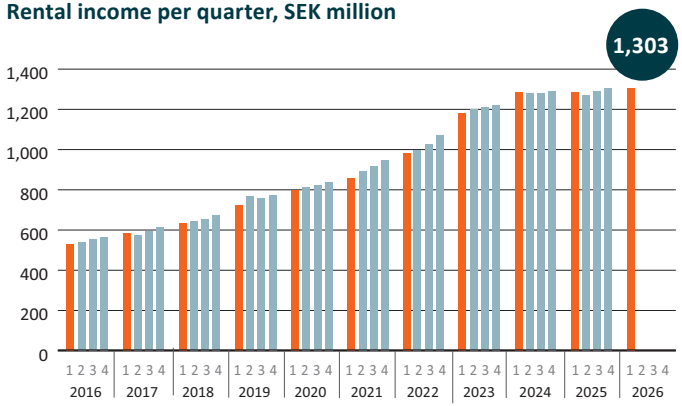
Lease maturity

Year	Annual rent, SEK million	Share, %
2026	230	4
2027	468	9
2028	414	8
2029	359	7
2030	401	8
2031	330	6
2032	220	4
2033	253	5
2034	251	5
2035	280	5
>2035	2,082	39
Total	**5,288**	**100**

Economic occupancy rate, %



Rental income per quarter, SEK million



Net operating income

Net operating income increased to SEK 955 million (931). The increase was mainly attributable to higher rental income. The NOI margin increased to 73.2 per cent (72.5). The property yield of the property portfolio, excluding development properties, was 4.8 per cent (4.8).

In the comparable portfolio, net operating income declined to SEK 898 million (900). The currency effects impacted net operating income by SEK -18 million.

Administration

Administrative expenses increased to SEK 50 million (47). Administrative expenses in relation to rental income was 3,8 per cent (3,7).

Joint venture

Results from shares in joint ventures increased to SEK 26 million (18). Income from property management from joint ventures increased to SEK 20 million (18).

Net interest expense

Net interest expense for the period was in line with the previous year and amounted to SEK -269 million (-273). Net interest expense was reduced by SEK -28 million (-) due to interest attributable to the hybrid bond. During the period, bond buybacks were carried out, which had a positive impact of SEK 31 million on net interest expense.

Interest-bearing liabilities increased to SEK 53,464 million (49,775), including a Hybrid Bond of SEK 6,019 million. The average interest rate, excluding hybrid bonds, remained unchanged at 2.1 per cent (2.1).

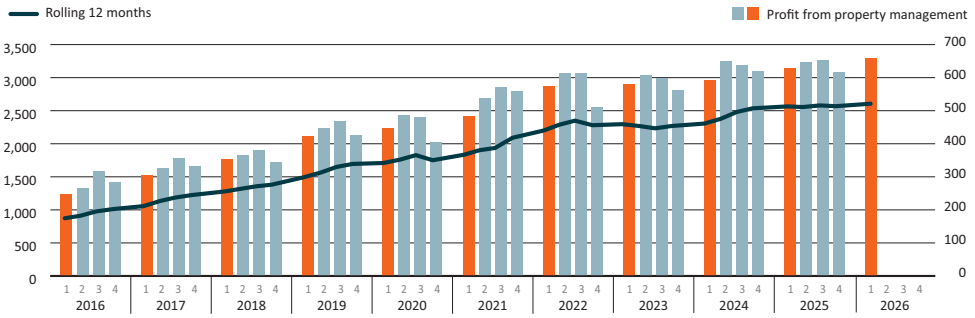
SEK 955 million

Net operating income

Profit from property management

Profit from property management increased 5 per cent to SEK 657 million (628), mainly due to higher net operating income. The currency effect impacted the income from property management by SEK -13 million.

Profit from property management, SEK million



Net interest expense

SEK million	Jan–Mar 2026	Jan–Mar 2025
Interest income	8	8
Interest expense	-219	-254
Interest expense of hybrid bond	-28	–
Other financial expenses	-19	-17
Ground leases	-11	-10
Net interest expense	**-269**	**-273**

Sensitivity analysis, interest-rate fluctuations

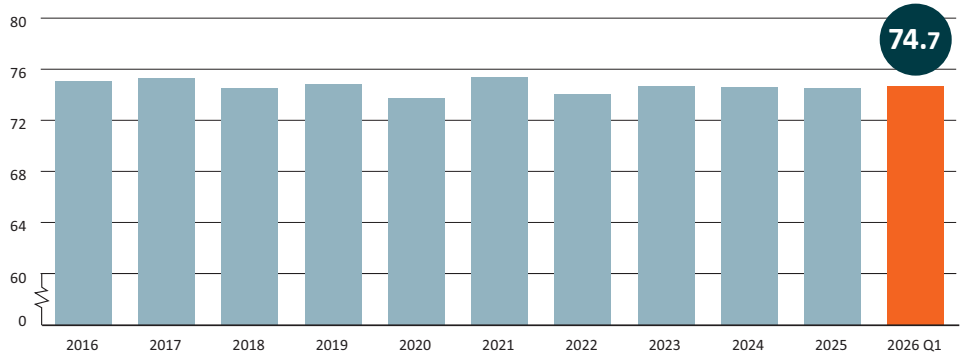
	Effect on net interest income (12 months), SEK million
+/-1 percentage point change in the loan portfolio's average interest rate	-/+ 460
+/-1 percentage point change in the short-term market rate (≤ 3 months)	-/+ 80

Comparable portfolio

	31 Mar 2026	31 Mar 2025	Change
No. of properties	406	406	–
Market value of properties, SEK million	77,214	76,394	1.1%
Property yield, %	4.7	4.7	0

SEK million	Jan–Mar 2026	Jan–Mar 2025	Change, %
Rental income	1,209	1,223	-1.2
Other income	1	2	-36.0
Operating costs	-241	-231	4.2
Maintenance costs	-60	-70	-14.1
Other property costs	-11	-24	-52.3
Net operating income	**898**	**900**	**-0.2**

NOI margin, rolling 12-month period, %



Value change, investment properties

Change in the value of investment properties was SEK 8 million (-207) for the period. Unrealised value changes amounted to SEK 13 million (-201), corresponding to a value change of 0.0 per cent (-0.2). Realised changes in value amounted to SEK -5 million (-6).

Value change attributable to property management and development projects was SEK -1 million (-218), or -0.0 per cent (-0.3). Value change related to market factors was SEK 14 million (17), or 0.0 per cent (0.0).

Strong transaction activity was noted in the property market in early 2026. This also applies to the public properties segment, where in Sweden larger transactions were completed in several sub-segments. The quarter's largest transaction was the acquisition by the Seventh AP Fund of nine justice system properties from Castellum. During the quarter, a number of major transactions were reported in Hemsö's categories of Nursing homes and Education, including Northern Horizon's acquisition of six nursing homes from Urban Partners and the acquisition by Nordiqus of 14 schools from Turako.

The weighted yield used in the valuation of Hemsö's property portfolio was 5.1 per cent (5.1). The valuation yield was 5.0 per cent (5.0) in Sweden, 5.2 per cent (5.6) in Finland and 5.1 per cent (4.9) in Germany.

In Sweden and Finland, market value is reported without taking transaction costs into consideration. In Germany, market value is reported after the deduction of transaction costs.

Change in value of property portfolio

	SEK million	No. of
Market value, opening balance	87,231	478
Acquisitions	373	3
Investments in new construction, extension and re-development	611	
Divestments	0	
Disposals	-4	
Exchange rate changes	356	
Unrealised value changes	13	
Market value, closing balance	**88,580**	**481**

Sensitivity analysis, property valuation

	Change	Valuation effect, SEK million
Property income	+/- 1%	+/- 1,210
Property costs	+/- 1%	-/+ 324
Net operating income	+/- 1%	+/- 886
Valuation yield	+/- 0.10 percentage points	-1,716/+1,786

Unrealised value changes, properties, Jan–Mar 2026

SEK million	Sweden	Germany	Finland	Total
Attributable to				
– Property management and project-related	-29	28	0	-1
– Market factors	14	0	0	14
Total unrealised value changes	**-14**	**28**	**0**	**13**

To enable a better comparison of the countries' valuation yields, Hemsö has elected to report the adjusted German valuation yield calculated using the same method as for the Swedish and Finnish properties. The total yield was 3.9 per cent (4.4).

Property valuation

At period-end, the fair value of properties was SEK 88,580 million (84,655). Hemsö measures the fair value of its investment properties in accordance with IAS 40. The measurements are categorised within Level 3 of the fair value hierarchy in IFRS 13.

The market value of all properties is determined by an independent valuation institute at least once per year. The market value of all properties is determined quarterly by Hemsö with guidance from external valuations.

During the first quarter, 263 out of 306 properties in Sweden were valued by independent external valuers. Recently acquired properties or development projects in early stages/development rights were valued internally. In Germany and Finland, all properties were valued by independent external valuers in the fourth quarter of 2025. All properties in Germany and Finland were valued internally at the end of the period. In the past year, Hemsö has used the valuation service provider Cushman & Wakefield in Sweden and Finland as well as CBRE in Germany.

Value change, financial instruments

Changes in the value of financial instruments had an impact of SEK -82 million (86) on profit. Changes in the value of interest-rate derivatives had an impact of SEK 69 million (32) on profit. Derivatives attributable to currency risk management had an impact of SEK -151 million (53) on profit.

Tax

Recognised tax for the period amounted to SEK -126 million (-60), of which current tax accounted for SEK -104 million (-7) and deferred tax for SEK -21 million (-52). Deferred tax mainly consisted of changes in the temporary difference between the market and taxable value of investment properties. Deferred tax assets were netted against deferred tax liabilities on the balance sheet. At period-end, deferred tax liabilities amounted to SEK 6,710 million (6,497).

Earnings

Profit after tax for the period increased to SEK 463 million (447). The change in results is mainly attributable to reduced negative value changes, offset by higher tax expenses compared with the previous period.

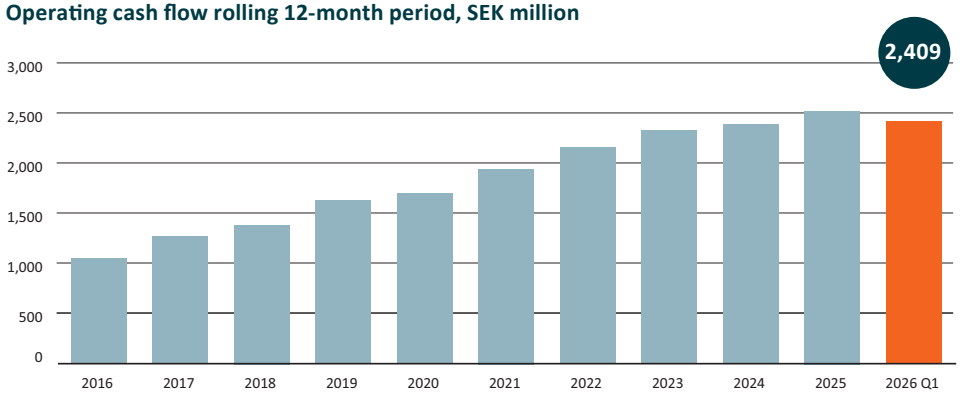
Cash flow

Hemsö's operating cash flow decreased 17 per cent to SEK 558 million (674). The decrease is mainly attributable to higher tax paid compared with the comparison period. Cash flow from operating activities before changes in working capital was SEK 558 million (673). The change in working capital was SEK -3 million (5). Investing activities had an impact of SEK -987 million (-584) on cash flow, while borrowings and loan repayments had an impact of SEK 1,596 million (-363) on cash flow from financing activities. Overall, cash flow for the period totalled SEK 1,164 million (-268).

Properties
481

Market value of properties
SEK 89 billion

Operating cash flow rolling 12-month period, SEK million



Parent Company

The operations of the Parent Company, Hemsö Fastighets AB, mainly consist of managing the Group's properties in the property-owning subsidiaries. Parent Company sales amounted to SEK 42 million (45) and consisted of fees for services to the subsidiaries. Administrative expenses amounted to SEK -74 million (-73). Financial items amounted to SEK -367 million (765). Financial items include interest income of SEK 385 million (391), interest expense of SEK -287 million (-301), loss of SEK -1 million (0) from sales of participations in subsidiaries, loss of SEK -6 million (-11) from participations in Group companies, and exchange rate effects of SEK -458 million (687). The change in value of derivatives amounted to SEK 46 million (219), and profit/loss for the period totalled SEK -282 million (790).

SEK 463 million

Profit after tax



Hemsö is developing a new nursing home in the Danderyd Hospital area

The new nursing home comprises 80 apartments and 5,400 sqm is being developed with high ambitions in terms of quality, sustainability and the living standard. The establishment will provide sought-after nursing home beds in a growing municipality and also strengthens the health and social care cluster around Danderyd Hospital. The project will be implemented in partnership with Vardaga which has signed a 20-year lease agreement. Construction start is scheduled for the autumn of 2026 and occupancy for 2029.

Segment information

	Profit/loss items per segment										Asset items per segment	
	Property income		Operating costs		Maintenance costs		Other property costs		Net operating income		Market value of properties	
Amounts in SEK million	**Jan–Mar 2026**	**Jan–Mar 2025**	**Jan–Mar 2026**	**Jan–Mar 2025**	**Jan–Mar 2026**	**Jan–Mar 2025**	**Jan–Mar 2026**	**Jan–Mar 2025**	**Jan–Mar 2026**	**Jan–Mar 2025**	**31 Mar 2026**	**31 Mar 2025**
Sweden East	311	306	-68	-62	-10	-12	-4	-4	228	227	22,847	22,832
Sweden Central	195	188	-50	-48	-8	-6	-2	-2	136	132	11,844	11,189
Sweden North	189	184	-49	-50	-7	-10	-2	-1	131	122	13,388	12,888
Sweden South	139	132	-42	-39	-6	-8	-1	-1	89	84	9,686	9,048
Germany	197	207	-15	-14	-19	-22	-1	-2	161	169	14,646	14,033
Finland	273	267	-47	-40	-12	-14	-4	-17	210	196	16,168	14,665
Total	**1,304**	**1,284**	**-271**	**-254**	**-63**	**-73**	**-14**	**-27**	**955**	**931**	**88,580**	**84,655**

Segment identification is based on internal reporting. The CEO primarily uses net operating income per segment for performance analysis. Administrative expenses, financial income and expenses, and income tax are managed at Group level.

Property portfolio

Of the market value of properties of SEK 88,580 million (84,655), 65 per cent (66) was attributable to Sweden, 18 per cent (17) to Finland and 17 per cent (17) to Germany. The largest share of the market value of properties, 82 per cent, was attributable to properties located in metropolitan areas and large cities in Sweden, Germany and Finland.

Hemsö divides the property portfolio into four categories. Education accounts for 38 per cent of the market value of properties, Nursing homes for 36 per cent, Health care for 14 per cent and the Justice system for 12 per cent. At 31 March 2026, Hemsö's property portfolio comprised 481 properties (474) with a total lettable area of 2,480 tsqm (2,427).

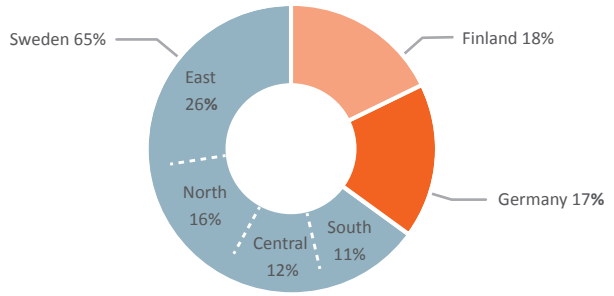
Investments

Investments pertain to investments in both existing properties and new developments. Investments in existing properties usually take place in conjunction with new lettings, with the aim of adapting and modernising the premises and thus increasing the rental value. During the period, SEK 611 million (723) was invested, of which SEK 479 million (542) was related to new developments and SEK 131 million (181) to improvements and new lettings.

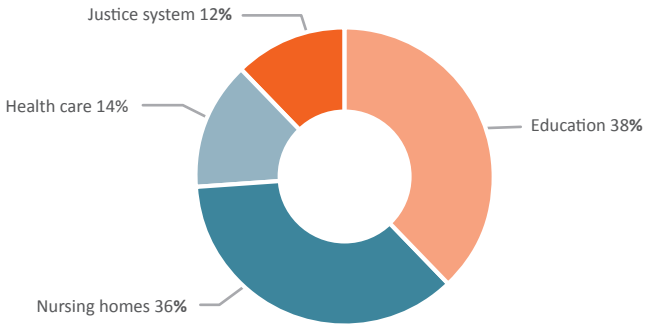
Transactions

During the period, 3 properties (1) were acquired for SEK 373 million (17), and no properties were divested (4 properties divested in the preceding period for SEK 175 million).

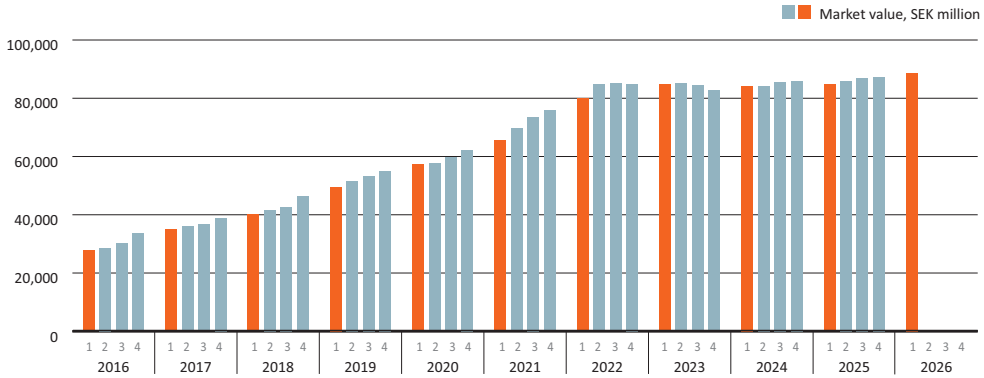
Market value of properties per segment



Market value of properties per property category



Market value of properties, SEK million



Hemsö's property categories

	Nursing homes	Education	Health care	Justice system	Total
No. of properties	233	160	59	29	**481**
Lettable area, tsqm	1,056	887	308	230	**2,480**
Lease duration, years	8.8	10.5	7.2	6.9	**9.0**
Market value of properties, SEK million	32,121	33,725	12,138	10,596	**88,580**
Rental income, SEK million	475	491	185	152	**1,303**
Net operating income, SEK million	341	367	136	111	**955**
Economic occupancy rate, %	98.7	98.2	96.1	97.9	**98.0**
Property yield, %	4.6	4.9	4.8	4.9	**4.8**

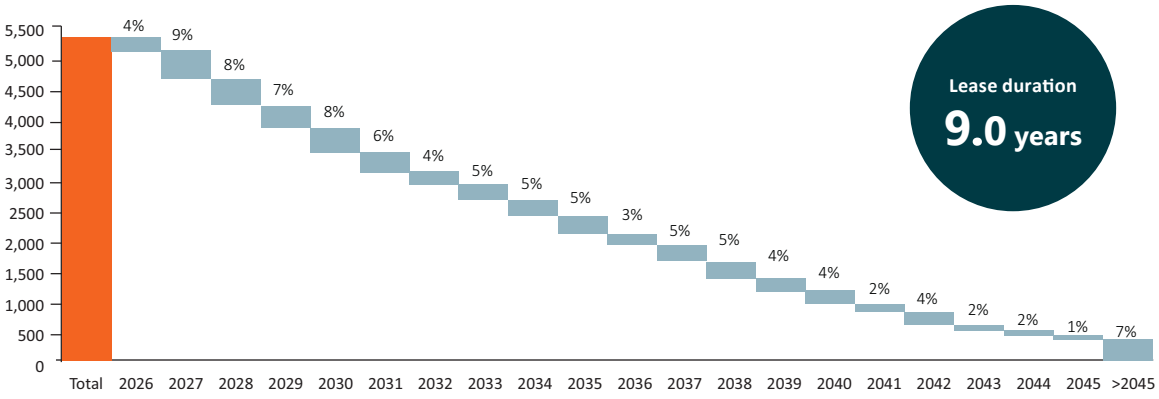
Tenants

Hemsö's business model is based on long-term lease agreements with public-sector tenants, or with private operators that are taxpayer-funded. In Sweden, rents are adjusted annually in January, based on the Consumer Price Index (CPI) in October of the preceding year. In Finland and Germany, rents are adjusted on an ongoing basis in accordance with applicable lease agreements. The CPI inflation in Hemsö's property portfolio was 93 per cent in Sweden, 79 per cent in Germany and 100 per cent in Finland.

95 per cent of Hemsö's rental income was derived from taxpayer-funded services. The proportion of contracted annual rent with public-sector tenants was 62 per cent. Contracted annual rent was 31 per cent with municipal operators, 18 per cent with state operators, 2 per cent with federal state operators and 11 per cent with regional operators. Private operators accounted for 33 per cent of the annual rent, and non-profit organisations for 5 per cent.

The largest tenants were the Swedish Police, Region Stockholm, Academedia, Attendo and the Wellbeing Services County of Southwest Finland, which jointly accounted for 20 per cent of rental income. Of Hemsö's 20 largest tenants, 14 were public-sector operators. In Sweden, most privately run education, health care and elderly care operations are taxpayer-funded via school, health care and care voucher schemes. In Finland, private operators receive funding through a system similar to Swedish schemes. In Germany, nursing home operations are funded through the public health insurance scheme and fees paid by the residents. When the residents are unable to pay their own expenses, funding is provided through municipal contributions.

Lease maturity, annual rent, SEK million



Hemsö's 20 largest tenants

Tenant	Category	Share of rental value, %	No. of lease agreements
Swedish Police	State	5	38
Region Stockholm	Region	4	65
Academedia	Private	4	27
Attendo	Private	3	60
Wellbeing Services County of Southwest Finland (FIN)	Region	3	17
City of Västerås	Municipality	3	22
Ministry of Justice (FIN)	State	3	12
Mälardalen University	State	2	3
AWO (GER)	Non-profit	2	12
City of Lahti (FIN)	Municipality	2	6
Mehiläinen (FIN)	Private	2	20
International English School	Private	2	8
Alloheim (GER)	Private	2	10
Norrköping Municipality	Municipality	2	14
Uppsala Municipality	Municipality	2	18
Karolinska Institute	State	2	3
Nacka Municipality	Municipality	2	9
Västra Götaland Region	Region	1	63
North Rhine-Westphalia (GER)	Federal state	1	1
City of Gothenburg	Municipality	1	11
Total		**47**	**419**

Rental value – public-sector tenants

	Annual rent, SEK million	% of Hemsö's rental value
Swedish municipalities	1,281	25
Swedish state	584	11
Swedish regions	352	7
Finnish municipalities	284	5
Finnish state	279	5
Finnish regions	254	5
German federal states	91	2
German state	59	1
German municipalities	56	1
Total	**3,239**	**62**

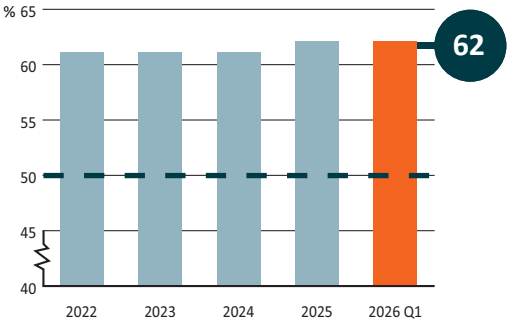
Public-sector tenant
Private-sector/ non-profit tenant

(FIN) = Finland
(GER) = Germany

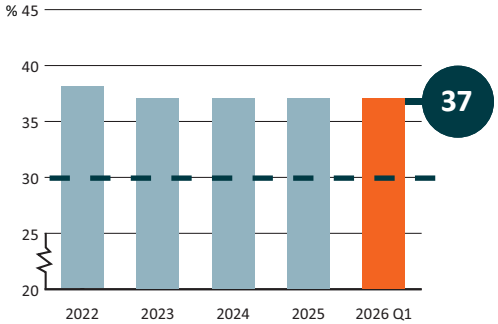
Property frameworks

Hemsö has four property frameworks in order to clarify the company's strategy. The aim of these frameworks is to ensure a low level of risk in the property portfolio and that Hemsö's cash flow remains stable over time.

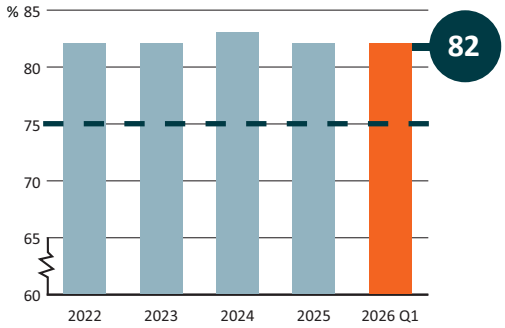
Public-sector tenants
– At least 50 per cent of rental income



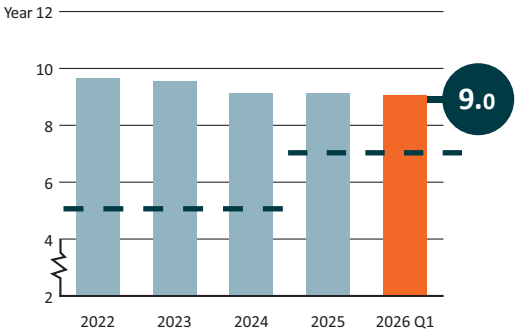
Nursing homes
– At least 30 per cent of rental income



Metropolitan areas and large cities
– At least 75 per cent of the property value



Lease duration
– At least 7 years



Earnings capacity

The table reflects Hemsö's earnings capacity on a 12-month basis. It is important to note that this should not be compared with a forecast for the next 12 months as this does not include, for example, any assessments regarding future vacancies, rental trends, changes in property costs or future property transfers/exits. Rental income is based on annual rental value less vacant premises and rent reductions and adjusted for the outcome of rent surcharges based on actual outcome over the past 12 months. Other income and property costs are based on the actual outcome over the past 12 months, adjusted for the holding period.

Administrative expenses are based on the actual outcome over the past 12 months. Net interest income/expense has been calculated on the basis of interest-bearing assets and liabilities at the closing date. Interest expenses are based on the Group's average interest rate plus amortised origination fees and other estimated financial income and expenses. Profit from property management from joint ventures is calculated using the same assumptions as for Hemsö, with consideration for the size of the share. For the calculation of earnings capacity, an exchange rate of 10.94 (10.85) has been used for EUR.

Earnings capacity

SEK million	1 Apr 2026	1 Apr 2025	Change, %
Rental income	5,280	5,032	5
Other income	7	9	-25
Property costs	-1,307	-1,253	4
Net operating income	**3,979**	**3,788**	**5**
Central administrative expenses	-208	-212	-2
Profit from property management, joint ventures	94	71	33
Net interest expense	-1,293	-1,118	15
– of which interest expense on hybrid bond	*-253*	–	–
Profit from property management	**2,572**	**2,528**	**2**

Development projects

Ongoing development projects

Hemsö has many ongoing development projects, particularly new schools and nursing homes. Hemsö's ongoing development projects exceeding SEK 100 million comprise a total investment of SEK 5,080 million, of which the remaining investment amount is SEK 2,401 million. These are expected to generate annual rental income of SEK 338 million. Some development projects do not generate higher rental income but do achieve lower operating costs. The total volume of ongoing new construction and re-development projects amounted to SEK 5,449 million, of which the remaining investment amount was SEK 2,547 million.

During the period, two major development projects were completed with an investment of SEK 525 million. These generate annual rental income of SEK 27 million and have a 17-year lease duration.



Hemsö has completed a new care home in Essen, Germany, with the Red Cross as tenant

Hemsö's ongoing new construction and re-development projects exceeding SEK 100 million

Development projects	Municipality	Category	Lease duration, years	Area, sqm	Total investment, SEK million	Remaining investment, SEK million	Occupancy rate, %	Completion, year
Police headquarters	Borlänge	Justice system	15	18,800	896	283	100	2027
Virket	Malmö	Health care	11	11,200	566	417	74	2027
Herkules hotel & town hall	Trelleborg	Other	20	10,300	560	42	100	2026
Rangsdorf School	Rangsdorf	Education	20	7,900	478	114	100	2026
Sätra ice rink	Stockholm	Education	25	10,500	387	339	100	2027
Pohjois-Pasila School	Helsinki	Education	20	7,200	371	266	100	2027
Excellensen [1]	Malmö	Education	11	11,000	367	267	100	2027
District court	Vänersborg	Justice system	15	7,000	352	126	100	2027
Selleberga	Bjuv	Nursing homes	20	6,100	229	160	100	2027
Lund International School	Lund	Education	20	5,100	211	113	100	2027
Hjorten	Trelleborg	Nursing homes	20	5,140	178	164	100	2027
Vallila elementary school [1]	Helsinki	Education	20	2,800	177	46	100	2026
S-huset [1]	Västerås	Education	10	6,000	168	55	100	2026
Byrådirektören [1] [2]	Malmö	Nursing homes	n/a	6,200	142	8	100	2026
Total				**115,240**	**5,080**	**2,401**		

Public-sector tenant Private-sector/non-profit tenant [1] Re-development. [2] Investment in maintenance, modernisation and energy efficiency of the property.

Major completed development projects, 2026

Completed	Development projects	Municipality	Category	Lease duration, years	Area, sqm	Investment, SEK million	Occupancy rate, %
Q1	Ängegärde	Kungälv	Nursing homes	15	8,400	298	100
Q1	Stauderstrasse	Essen	Nursing homes	20	5,900	227	100
Total				**17**	**14,300**	**525**	

Sustainability

Hemsö contributes to social value by creating new and managing existing school places and nursing home beds in environments that are customised for the activities that take place in the buildings.

We also help Swedish pension funds to grow since most of our profits are returned to Swedish pensioners through our majority owner, the Third Swedish National Pension Fund.

Environmental sustainability

Energy use analysis

Systematic energy efforts in Sweden have continued to yield results, despite low outdoor temperatures at the beginning of the year. However, Finland noted an increase, which was mainly attributable to the cold weather. This meant the capacity of the heat pumps was insufficient, and additional heating was necessary. This had a particular impact as heat pumps account for a significant share of heating in Finland.

Analysis of carbon footprint of construction

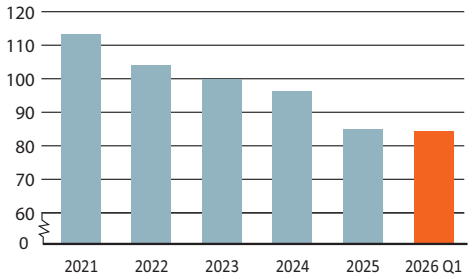
Limiting the climate impact of construction is governed by limit values for each building type and embodied carbon calculations are conducted for new developments and for major re-development projects. During the first quarter of 2026, we changed the method used for reporting the outcome of the embodied carbon calculations. This means these cannot be compared with previously reported figures.

Social sustainability

We contribute to the maintenance and development of social infrastructure. During the period, we completed a total of 206 new nursing home beds.

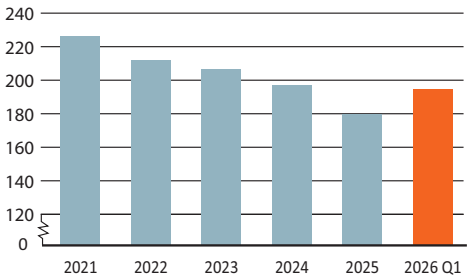
Our target is environmental certification of all new development. At the end of the first quarter, 100 per cent of all completed new developments were certified.

Energy use in Sweden, kWh/sqm A-temp [1]



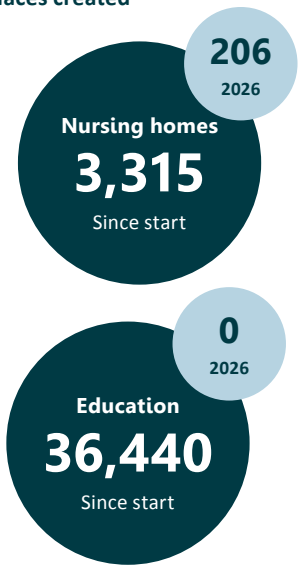
[1] Energy use (heating + electricity), normal-year corrected values.

Energy use in Finland, kWh/sqm A-temp [1]



[1] Energy use (heating + electricity), normal-year corrected values.

Beds/places created [1]



[1] The totals pertain to the number of beds/places that Hemsö has added through completed development projects between 2009 and the first quarter of 2026.

Sustainability strategy

With a view to 2040, the strategy is based on our vision of strengthening the resilience and backbone of society. It provides us with a direction and targets to manage the operation's impacts, risks and opportunities related to climate impact, optimising energy and resource use, and creating safe environments. It also supports our ambition to act responsibly throughout the value chain, with a high level of transparency and business ethics.

Target for sustainable business

- Net zero total GHG emissions throughout the value chain by 2040 [1]
- 20 per cent reduction in energy intensity by 2030 [1]

[1] Base year 2022.

KPIs Sustainability

	Jan–Mar 2026
Environmental certification, new developments, % [1]	100
Carbon footprint of new developments Sweden, Kg CO_2e/sqm [2]	257
Carbon footprint of new developments Germany, Kg CO_2e/sqm, year [3]	8
Climate-related risk assessments completed, % [4]	30
Climate change adaptation plans completed, % [4]	6
Floor area under 72 kWh/sqm Sweden, %	39
Floor area under 167 kWh/sqm Finland, %	47

[1] Percentage of completed buildings. [2] Average value for completed buildings, calculated in accordance with Swedish law. [3] Average value for completed buildings, A1–A3 calculated in accordance with DGNB. [4] Percentage of lettable area.

Joint ventures

At 31 March 2026, Hemsö owned shares in Turku Technology Properties Oy (TTP), Lanthem Samhällsfastigheter AB (Lanthem), HemTag Fastigheter AB (HemTag) and Köln Corintostraße 1 Immobilien GmbH (Kalk). These companies are reported in Hemsö's consolidated financial statements using the equity method.

The carrying amount of participations in joint ventures amounted to SEK 2,315 million (2,265). Total investments in joint ventures amounted to SEK 2,373 million (1,915), which also included loans of SEK 59 million. For the period, joint ventures contributed SEK 20 million (18) to Hemsö's profit from property management and SEK 26 million (18) to Hemsö's earnings.



Pjäsen's nursing home in Visby, one of Lanthem's properties on Gotland

Market value of properties

SEK 9.4 billion

Profit from joint ventures, Jan–Mar 2026

SEK million	TTP	Lanthem	HemTag	Kalk	Total
Profit from property management	15	6	0	0	**20**
Value changes, financial instruments	8	2	–	–	**11**
Tax	-2	-3	–	–	**-5**
Profit from participations in joint ventures	**21**	**6**	**0**	**0**	**26**

Carrying amount of participations

SEK million	TTP	Lanthem	HemTag	Kalk	Total
Opening balance	1,561	378	78	248	**2,265**
Profit from participations in joint ventures	21	6	0	0	**26**
Currency translation	19	–	–	3	**21**
Capital contribution	–	–	3	–	**3**
Closing balance	**1,600**	**384**	**80**	**251**	**2,315**
Receivables from joint ventures	–	–	–	59	**59**
Total investments in joint ventures	**1,600**	**384**	**80**	**309**	**2,373**



TTP

Hemsö has shared joint control over TTP since 2019. Hemsö owns 52 per cent of the shares in the company and is therefore the largest shareholder. The City of Turku owns 38 per cent of the company and Turku University of Applied Sciences owns 10 per cent. TTP is run as a joint venture and is not consolidated in the Hemsö Group.



HemTag

In 2021, Hemsö and Tagehus formed the joint venture HemTag. The company's strategy is to develop, own and manage municipal swimming centres. HemTag owns and is developing a municipal swimming centre in Nacka that is scheduled for completion in 2027.



Lanthem

In 2017, Hemsö entered a joint venture with Lantmännen Fastigheter AB through the jointly owned company Lanthem Samhällsfastigheter AB. The company is based on Lantmännen's land holdings and enables the development of new public properties as well as bolt on acquisitions. The property portfolio mainly consists of locations close to ports or central areas in Hemsö's prioritised locations.



Kalk

In 2025, Hemsö formed a joint venture with Austrian Real Estate (ARE), through the jointly owned Kalk. ARE is a wholly owned subsidiary of Bundesimmobiliengesellschaft (BIG), which is in turn owned by the Austrian state. BIG specialises in educational properties and other public properties owns more than 600 properties in Austria. Kalk is developing a new municipal school in Cologne, Germany, that is scheduled for completion in 2028.

Key ratios, joint ventures

	TTP		Lanthem		HemTag		Kalk	
	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025
Participation, %	52	52	50	50	50	50	50	n/a
Rental value, SEK million	487	459	119	107	27	27	95	n/a
No. of properties	27	26	16	15	1	1	1	n/a
Economic occupancy rate, %	91	93	100	100	100	100	100	n/a
Market value of properties, SEK million	6,445	5,935	1,696	1,570	259	111	951	n/a
Lease duration, years	8	7	7	8	27	27	25	n/a
Share of public-sector tenants, %	65	62	68	66	90	90	100	n/a

Financing

The aim of Hemsö's financing activities is to ensure a stable capital structure and the highest possible net interest income within predetermined risk constraints. Hemsö's loan-to-value ratio should not exceed 60 per cent, and the interest-coverage ratio should be at least 2.5 times. At period-end, the loan-to-value ratio[1)] was 53.9 per cent (56.8) and the interest-coverage ratio[1)] was 3.2 times (3.2).

Hemsö issues bonds in Swedish and European capital markets, and commercial papers in the Swedish market. In addition, Hemsö has committed credit facilities and underwriting commitments from Nordic banks and the Third Swedish National Pension Fund.

Liquidity

At period-end, Hemsö's undrawn committed credit facilities amounted to SEK 17,283 million (14,585). Cash and cash equivalents and current investments amounted to SEK 1,461 million (591). Available liquidity therefore totalled SEK 18,744 million (15,176). The debt-coverage ratio was 196 per cent (175).

Interest-bearing liabilities

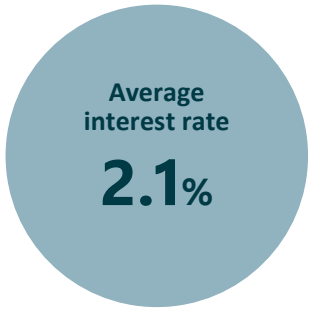
During the period, Hemsö issued a hybrid bond of EUR 550 million, which is described on page 19. Otherwise, no other bonds were issued during the period. During the first quarter, Hemsö also signed loan agreements with both the European Investment Bank for EUR 200 million and the Nordic Investment Bank for SEK 700 million.

At period-end, Hemsö's interest-bearing liabilities, including hybrid bonds of SEK 6,019 million, amounted to SEK 53,464 million (49,775). Meanwhile, the loan-to-value ratio fell to 53.9 per cent (56.8).

Hemsö regularly repurchases outstanding bonds in order to refinance maturities in advance. During the period, Hemsö repurchased bonds with a nominal value of EUR 221 million. In addition, Hemsö repaid SEK 1,362 million.







[1)] New definition on page 28.

Sources of funding, SEK million

	31 Mar 2026	31 Mar 2025
Bonds, SEK	14,721	13,562
Bonds, EUR	16,072	18,102
Bonds, AUD, JPY, NOK, USD	5,407	5,474
Total bonds	**36,200**	**37,138**
Commercial papers, SEK	4,705	5,034
Council of Europe Development Bank, EUR	251	250
European Investment Bank, SEK, EUR	4,068	4,040
Nordic Investment Bank, SEK	1,400	1,500
Schuldschein, EUR	821	814
Secured bank loans, SEK	–	1,000
Hybrid bonds, EUR	6,019	–
Total interest-bearing liabilities	**53,464**	**49,775**
Share of secured debt	**0%**	**1%**

Committed credit facilities and underwriting commitments, SEK million

	31 Mar 2026	31 Mar 2025
Banks	9,094	8,585
Third Swedish National Pension Fund	6,000	6,000
European Investment Bank	2,189	–
Total committed credit facilities	**17,283**	**14,585**
Current investments	660	–
Cash and cash equivalents	801	591
Available liquidity	**18,744**	**15,176**
Short-term borrowings	9,562	8,678
Debt-coverage ratio	196%	175%

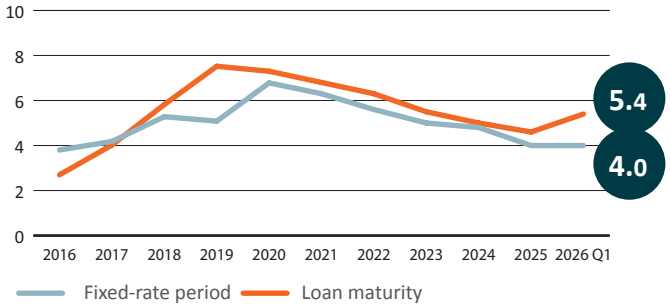
Hemsö uses derivatives to hedge the company's currency and interest-rate risk. At period-end, the nominal value of the interest-rate derivatives was SEK 6,975 million (6,975). The value of derivatives used to manage currency risk corresponded to SEK 7,098 million (7,875).

Currency exposure amounted to 12 per cent (7) of assets in EUR, corresponding to 13 per cent (7) of equity.

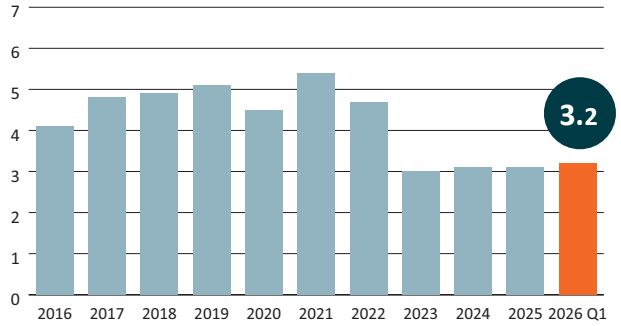
At period-end, the average loan maturity was 5.4 years (5.1) and the average fixed-rate period was 4.0 years (4.7). The average interest rate, excluding the hybrid bond, was 2.1 per cent (2.1).



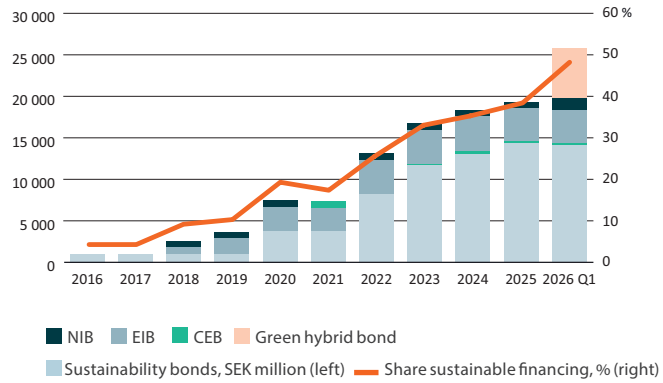
Loan maturity and fixed-rate period, years



Interest-coverage ratio, times



Sustainable financing, SEK million



Currency exposure, SEK million

	31 Mar 2026	31 Mar 2025
Properties, EUR	30,814	28,699
Joint ventures, EUR	1,910	1,482
Cash, EUR	140	177
Assets, EUR	**32,863**	**30,357**
Debt, EUR	20,283	22,276
Hybrid bonds, EUR	6,019	–
Currency swaps, EUR	5,839	6,495
Exposure, EUR	**723**	**1,585**
Debt AUD, JPY, NOK, SEK and USD	7,098	7,875
Currency swaps AUD, JPY, NOK, SEK, USD	-7,098	-7,875
Exposure AUD, JPY, NOK, SEK, USD	**0**	**0**
Currency hedging	3,283	390
Currency exposure	**4,006**	**1,976**
Equity	31,815	30,201
Currency exposure, equity, %	**13%**	**7%**
Currency exposure, assets, EUR, %	**12%**	**7%**

Sustainable financing, SEK million

	31 Mar 2026	31 Mar 2025
Sustainability bonds	14,067	12,501
Green hybrid bonds	6,019	–
Council of Europe Development Bank	251	250
European Investment Bank	4,068	4,040
Nordic Investment Bank	1,400	1,500
Total sustainable financing	**25,805**	**18,291**

Hybrid bonds

In the first quarter of 2026, Hemsö issued a green hybrid bond of EUR 550 million, with an annual fixed interest rate of 4.20 per cent and a term of 32 years. The first possible redemption is after 7 years. The hybrid bond is subordinated, and the company has the right to defer interest payments. The hybrid bond is recognised in the consolidated statement of financial position as a long-term interest-bearing liability.

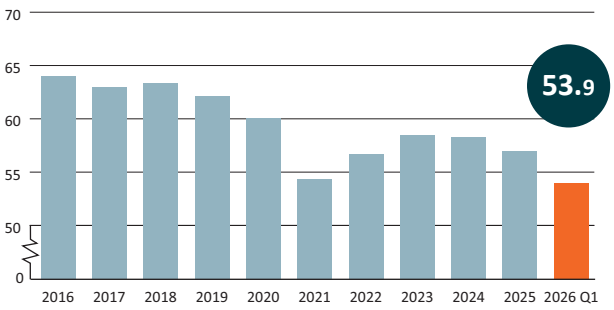
Fitch, Moody's and S&P considered the hybrid bond as 50 per cent equity in accordance with each rating agencies' methodology. The hybrid bond was rated A by Fitch and Baa1 by Moody's. Hemsö's long-term credit ratings are AA- (Fitch), A3 (Moody's) and A- (S&P), all with a stable outlook.

The proceeds from the issue will be used to strengthen Hemsö's balance sheet and thus provide the company with the financial flexibility to take advantage of investment opportunities in social infrastructure.

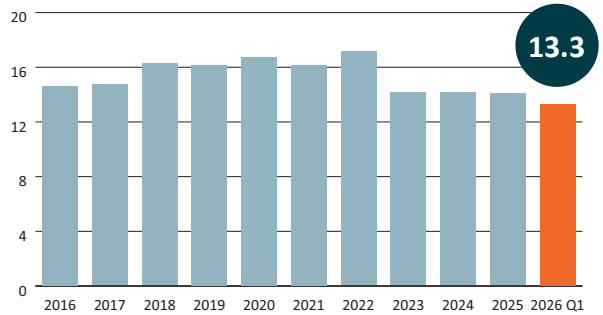
The net proceeds will also be used to finance or refinance qualifying green assets, in accordance with Hemsö's sustainable financing framework.

Hemsö has adjusted the definitions of some alternative performance measures in order to simplify and increase transparency. The most important are shown on the right. These are loan-to-value ratio, net debt/EBITDA and interest-coverage ratio, all of which will be calculated in line with the methodology for classification of hybrid bonds used by the rating agencies, which means 50 per cent of the nominal amount is considered as equity and 50 per cent is considered as debt.

Loan-to-value ratio, %



Net debt/EBITDA, times



Interest-coverage ratio, SEK million	Apr 2025–Mar 2026	Apr 2024–Mar 2025
Net operating income	3,866	3,839
Central administrative expenses	-221	-215
Dividends from joint ventures	29	28
Adjusted operating profit	**3,674**	**3,652**
Net interest expense	-1,158	-1,155
Reversal 50 % of interest expense of hybrid bond	14	–
Adjusted net interest expense	**-1,144**	**-1,155**
Interest-coverage ratio	**3.2 times**	**3.2 times**

Net debt and loan-to-value ratio, SEK million	31 Mar 2026	31 Mar 2025
Non-current interest-bearing liabilities	43,902	41,097
Current interest-bearing liabilities	9,562	8,678
Less 50 % of hybrid loans	-3,009	–
Current investments	-660	–
Cash and cash equivalents	-801	-591
Net debt	**48,994**	**49,184**
Investment properties	88,580	84,655
Investments in joint ventures	2,373	1,915
Total	**90,953**	**86,570**
Loan-to-value ratio	**53.9%**	**56.8%**

Net debt/EBITDA, SEK million	31 Mar 2026	31 Mar 2025
Net debt	**48,994**	**49,184**
Net operating income	3,866	3,839
Central administrative expenses	-221	-215
Dividends from joint ventures	29	28
Adjusted operating profit	**3,674**	**3,652**
Net debt/EBITDA	**13.3 times**	**13.5 times**

Summary of Financial Policy

Financing risk	Risk mitigation according to Policy	Outcome
Loan-to-value ratio	Max. 60%	53.9%
Net debt/EBITDA	Max. 15 times	13.3 times
Loan maturity	At least 3 years	5.4 years
Loan maturity structure	Max. 25% within 12 months, thereafter max. 20% per year	20%
Debt-coverage ratio	At least 125%	196%
Share of secured debt	Max. 20%	–
Interest-rate risk		
Interest-coverage ratio	At least 2.5 times (rolling 12-month period)	3.2 times
Fixed-rate period	Average fixed-rate period, 3–8 years	4.0 years
Fixed-rate maturity	Max. 35% within 12 months, thereafter max. 20% per year	Fulfilled
Counterparty risk		
Financial instruments	Bank with a minimum credit rating of A- (S&P)	Fulfilled
Currency risk		
Currency exposure relative to equity	Max. 35%	13%
Currency exposure relative to assets in EUR	5–30%	12%

Hemsö's credit rating

Credit rating agency	Long-term	Short-term	Outlook	Date
Fitch Ratings	AA-	F1+	Stable	17 Mar 2026
Moody's	A3	n/a	Stable	19 Feb 2026
Standard & Poor's	A-	A-2	Stable	10 Sep 2025

Loan maturity and fixed-rate period

	Loan maturity			Fixed-rate period	
Year	Loans and committed credit facilities, SEK million	Loans, SEK million	Share, %	SEK million	Share, %
2026	4,086	4,086	9	12,592	27
2027	9,070	3,570	8	1,900	4
2028	16,095	9,001	19	9,211	19
2029	6,682	5,682	12	5,529	12
2030	7,123	5,623	12	4,671	10
2031	2,599	2,599	5	1,764	4
2032	1,490	1,490	3	2,490	5
2033	2,022	2,022	4	2,022	4
2034	1,094	1,094	2	1,094	2
>2034	9,762	7,573	16	6,173	13
Total	**60,023**	**42,740**	**90**	**47,445**	**100**
Commercial papers		4,705	10		
Total	**60,023**	**47,445**	**100**		
Hybrid bonds		6,019			
Total		**53,464**			

In the first quarter of 2026, Hemsö issued a hybrid bond of EUR 550 million maturing in year 2058. The first possible redemption is in year 2033.

Quarterly overview

Amounts in SEK million	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Income statement									
Rental income	1,303	1,306	1,288	1,271	1,283	1,290	1,278	1,278	1,283
Other income	1	3	1	2	2	3	3	1	1
Property costs	-349	-343	-305	-312	-354	-320	-311	-315	-360
Net operating income	**955**	**966**	**984**	**961**	**931**	**973**	**971**	**965**	**924**
Central administrative expenses	-50	-58	-60	-53	-47	-69	-50	-48	-49
Profit/loss from participations in joint ventures	26	-41	150	23	18	133	13	4	8
Operating profit	**931**	**866**	**1,074**	**931**	**901**	**1,036**	**933**	**922**	**883**
Net interest expense	-269	-305	-296	-289	-273	-297	-300	-286	-295
Profit after net interest income	**662**	**562**	**779**	**642**	**628**	**739**	**634**	**636**	**588**
- of which Profit from property management	***657***	***616***	***651***	***645***	***628***	***620***	***638***	***650***	***590***
Value change, properties	8	-212	14	-280	-207	-187	423	-144	-190
Value change, financial instruments	-82	48	75	-149	86	-4	-134	-117	21
Profit before tax	**589**	**398**	**867**	**212**	**507**	**548**	**923**	**374**	**420**
Current tax	-104	166	-38	-62	-7	12	-62	18	-109
Deferred tax	-21	17	-120	9	-52	-82	-122	-89	56
Profit for the period	**463**	**581**	**709**	**160**	**447**	**477**	**739**	**303**	**367**
Other comprehensive income	5	-114	-12	72	-182	46	9	-55	65
Comprehensive income for the period	**468**	**467**	**697**	**232**	**265**	**524**	**747**	**248**	**432**

Amounts in SEK million	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Balance sheet									
Investment properties	88,580	87,231	86,909	85,875	84,655	85,973	85,598	84,126	84,236
Right-of-use assets	1,116	1,104	1,141	1,044	1,035	1,084	1,005	1,003	1,027
Participations in joint ventures	2,315	2,265	2,200	1,933	1,910	1,977	1,670	1,648	1,709
Derivatives	180	–	–	–	–	–	–	–	–
Other assets	1,507	1,563	1,474	1,353	1,156	1,352	2,870	2,833	2,452
Cash and cash equivalents and current investments	1,461	256	94	501	591	866	1,856	1,022	365
Total assets	**95,158**	**92,418**	**91,818**	**90,706**	**89,348**	**91,253**	**92,999**	**90,632**	**89,789**
Equity	31,815	31,347	30,380	29,184	30,201	29,436	29,194	28,447	28,589
Deferred tax liabilities	6,303	6,240	6,289	6,176	6,201	6,197	6,095	5,986	5,908
Derivatives	771	723	731	761	382	604	606	376	357
Interest-bearing liabilities	53,464	51,241	51,539	51,804	49,775	52,185	52,497	51,379	50,876
Lease liabilities	1,116	1,104	1,141	1,044	1,035	1,084	1,005	1,003	1,027
Non-interest-bearing liabilities	1,691	1,762	1,738	1,736	1,753	1,746	3,601	3,441	3,032
Total equity and liabilities	**95,158**	**92,418**	**91,818**	**90,706**	**89,348**	**91,253**	**92,999**	**90,632**	**89,789**

Key ratios	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Financial ratios									
Loan-to-value ratio, % [1]	53.9	56.9	57.7	58.4	56.8	58.3	58.0	58.7	58.8
Interest-coverage ratio, times [1] [2]	3.2	3.1	3.1	3.1	3.2	3.1	3.0	3.0	3.0
Operating cash flow, SEK million	558	611	623	617	674	561	580	617	634
Property-related ratios									
Property yield, % [2]	4.8	4.7	4.8	4.8	4.8	4.8	4.7	4.7	4.7
Total yield, % [2]	3.9	3.6	3.7	4.2	4.4	4.4	2.5	1.2	-0.6
Economic occupancy rate, %	98.0	97.9	97.9	97.8	97.6	97.7	97.6	97.5	97.8
NOI margin, %	73.2	73.8	76.3	75.5	72.5	75.2	75.8	75.4	72.0
No. of properties	481	478	479	476	474	477	485	487	487
Lettable area, tsqm	2,480	2,470	2,459	2,435	2,427	2,425	2,470	2,457	2,446

[1] New definition as of Q1 2026.
[2] Based on rolling 12-month outcome.

Group – Condensed statement of comprehensive income

Amounts in SEK million	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Rental income	1,303	1,283	5,168	5,149
Other income	1	2	7	7
Operating costs	-271	-254	-868	-851
Maintenance costs	-63	-73	-339	-349
Other property costs	-14	-27	-102	-114
Net operating income	**955**	**931**	**3,866**	**3,841**
Central administrative expenses	-50	-47	-221	-219
Profit from participations in joint ventures	26	18	158	150
- of which profit from property management	*20*	*18*	*83*	*80*
- of which changes in value	*11*	*6*	*110*	*105*
- of which tax	*-5*	*-6*	*-35*	*-35*
Operating profit	**931**	**901**	**3,802**	**3,772**
Net interest expense	-269	-273	-1,158	-1,162
Profit after net interest income	**662**	**628**	**2,644**	**2,610**
- of which Profit from property management [1]	***657***	***628***	***2,569***	***2,541***
Changes in value				
Value change, investment properties	8	-207	-470	-685
Value change, financial instruments	-82	86	-108	59
Profit before tax	**589**	**507**	**2,066**	**1,984**
Current tax	-104	-7	-38	59
Deferred tax	-21	-52	-116	-147
Profit for the period	**463**	**447**	**1,912**	**1,896**

Amounts in SEK million	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Profit for the period attributable to				
Parent Company shareholders	448	436	1,816	1,803
Non-controlling interests	14	11	96	93
Other comprehensive income				
Profit for the period	463	447	1,912	1,896
Translation difference	5	-182	-49	-236
Comprehensive income for the period	**468**	**265**	**1,863**	**1,660**
Comprehensive income for the period attributable to				
Parent Company shareholders	452	257	1,766	1,571
Non-controlling interests	15	8	97	89

[1] For the calculation of Profit from property management, refer to Key ratio calculations on page 30.

Group – Condensed statement of financial position

Amounts in SEK million	31 Mar 2026	31 Mar 2025	31 Dec 2025
ASSETS			
Investment properties	88,580	84,655	87,231
Right-of-use assets	1,116	1,035	1,104
Participations in joint ventures	2,315	1,910	2,265
Derivatives	180	–	–
Receivables from joint ventures	52	–	53
Other non-current assets	92	147	90
Total non-current assets	**92,333**	**87,748**	**90,743**
Current receivables	1,364	1,009	1,419
Current investments	660	–	–
Cash and cash equivalents	801	591	256
Total current assets	**2,825**	**1,600**	**1,675**
TOTAL ASSETS	**95,158**	**89,348**	**92,418**
EQUITY AND LIABILITIES			
Equity	**31,815**	**30,201**	**31,347**
Deferred tax liabilities	6,303	6,201	6,240
Non-current interest-bearing liabilities	43,902	41,097	39,436
Lease liabilities	1,116	1,035	1,104
Derivatives	771	382	723
Total non-current liabilities	**52,091**	**48,716**	**47,503**
Current interest-bearing liabilities	9,562	8,678	11,805
Other current liabilities	1,691	1,753	1,762
Total current liabilities	**11,252**	**10,431**	**13,568**
TOTAL EQUITY AND LIABILITIES	**95,158**	**89,348**	**92,418**

Group – Condensed statement of changes in equity

Amounts in SEK million	Share capital	Other capital contributions	Translation reserve	Retained earnings	Non-controlling interests	Total equity
Opening equity, 1 Jan 2025	1	8,480	456	19,174	1,324	29,436
Shareholder contributions	–	500	–	–	–	500
Comprehensive income, 1 Jan 2025–31 Mar 2025	–	–	-178	436	8	265
Closing equity, 31 Mar 2025	**1**	**8,980**	**278**	**19,610**	**1,332**	**30,201**
Dividends	–	-1,249	–	–	–	-1,249
Shareholder contributions	–	1,000	–	–	–	1,000
Comprehensive income, 1 Apr 2025–31 Dec 2025	–	–	-53	1,367	81	1,395
Closing equity, 31 Dec 2025	**1**	**8,731**	**225**	**20,977**	**1,413**	**31,347**
Opening equity, 1 Jan 2026	1	8,731	225	20,977	1,413	31,347
Comprehensive income (1 Jan 2026–31 Mar 2026)	–	–	4	448	15	468
Closing equity, 31 Mar 2026	**1**	**8,731**	**229**	**21,426**	**1,428**	**31,815**

Group – Condensed statement of cash flows

Amounts in SEK million	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Operating activities				
Profit from property management	657	628	2,569	2,541
Adjustment for non-cash items				
- Loss from property management, joint ventures	-20	-18	-83	-80
- Depreciation	7	7	32	32
- Exchange differences, unrealised	0	-1	0	0
Dividends from joint ventures	–	–	29	29
Tax paid	-85	56	-139	3
Cash flow before changes in working capital	**558**	**673**	**2,409**	**2,524**
Increase (+)/decrease (-) in working capital	-3	5	-355	-347
Cash flow from operating activities	**555**	**678**	**2,054**	**2,177**
Investing activities				
Acquisition of properties	-373	-17	-987	-631
Investments in new construction, extension and re-development	-611	-723	-3,408	-3,521
Divestment of properties	-1	164	239	404
Investments in financial assets	-2	-7	-265	-270
Other non-current assets	0	-1	-1	-2
Cash flow from investing activities	**-987**	**-584**	**-4,423**	**-4,020**

Amounts in SEK million	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Financing activities				
Interest-bearing loans raised	6,563	1,440	12,478	7,356
Repayment of interest-bearing liabilities	-4,951	-2,301	-9,009	-6,360
Financial instruments realised	-16	-1	-35	-20
Shareholder contributions received	–	500	1,000	1,500
Dividends paid	–	–	-1,249	-1,249
Cash flow from financing activities	**1,596**	**-363**	**3,185**	**1,227**
Cash flow for the period	**1,164**	**-268**	**817**	**-615**
Opening cash and cash equivalents	256	866	591	866
Exchange rate differences in cash and cash equivalents	42	-6	53	5
Cash and cash equivalents at period-end	**1,461**	**591**	**1,461**	**256**
Operating cash flow	**558**	**674**	**2,409**	**2,524**

Parent Company – Condensed income statement

Amounts in SEK million	Jan–Mar 2025	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Net sales	42	45	158	160
Central administrative expenses	-74	-73	-288	-287
Operating profit	**-32**	**-28**	**-131**	**-127**
Financial items	-367	765	271	1,403
Change in value of derivatives	46	219	-184	-12
Appropriations	–	–	-719	-719
Profit before tax	**-353**	**957**	**-763**	**546**
Recognised tax	70	-166	197	-39
Profit for the period	**-282**	**790**	**-565**	**507**

Profit for the period is consistent with comprehensive income for the period.

Parent Company – Condensed balance sheet

Amounts in SEK million	31 Mar 2026	31 Mar 2025	31 Dec 2025
ASSETS			
Non-current assets			
Intangible assets	16	17	15
Equipment	3	4	3
Shares and participations in Group companies	20,839	19,502	20,845
Deferred tax assets	203	103	133
Non-current receivables	29,044	31,012	29,698
Total non-current assets	**50,106**	**50,637**	**50,695**
Current assets			
Current receivables	9,618	6,821	8,808
Current investments	660	–	–
Cash and cash equivalents	50	0	0
Total current assets	**10,328**	**6,821**	**8,808**
TOTAL ASSETS	**60,433**	**57,458**	**59,503**
EQUITY AND LIABILITIES			
Equity			
Restricted equity	1	1	1
Non-restricted equity	5,610	6,425	5,893
Total equity	**5,611**	**6,426**	**5,894**
Liabilities			
Deferred tax liabilities	31	30	31
Interest-bearing liabilities	53,468	49,786	51,247
Non-interest-bearing liabilities	1,323	1,217	2,332
Total liabilities	**54,822**	**51,033**	**53,610**
TOTAL EQUITY AND LIABILITIES	**60,433**	**57,458**	**59,503**

Other information

Significant events after period-end

Hemsö has updated its sustainable financing framework and published a new EU Green Bond Factsheet that enables the issuance of bonds in accordance with the EU Green Bond Standard.

Employees

At period-end, Hemsö had 181 employees, of whom 87 were women and 94 men. Of these employees, 53 worked with asset and property management and 29 with development projects. Other employees work with administration, accounting, financing, IT, legal affairs, communication, management, HR and transactions. Of all employees, 146 are employed in Sweden, 19 in Finland and 16 in Germany.

Risks and uncertainties

Hemsö's access to capital is favourable and the company's long loan maturity and fixed-rate period provide stability. At 31 March 2026, 73 per cent of the loan portfolio was hedged against rising rates and 27 per cent carried variable interest rates, which means that net interest income was impacted by changes in market rates. In other respects, no changes are deemed to have occurred in Hemsö's risks and uncertainties as described on pages 74–81 of the 2025 Annual Report.

Related-party transactions

Hemsö's related-party transactions are set out in Note 24 of Hemsö's 2025 Annual Report.

Joint ventures

Hemsö owns participations in Hemsö Norden KB jointly with the Third Swedish National Pension Fund. This company is included in Hemsö's consolidated financial statements. Hemsö Norden KB currently owns 25 investment properties through limited partnerships.

Hemsö owns 52 per cent of the shares in Turku Technology Properties Oy, which owns 27 public properties in Turku through subsidiaries. The company is run as a joint venture together with other partners and is not included in the consolidated financial statements, since Hemsö does not have a controlling interest.

Hemsö and Lantmännen each own a 50 per cent in Lanthem Samhällsfastigheter AB. The company is run as a joint venture and is not included in the consolidated financial statements. Lanthem Samhällsfastigheter owns 16 investment properties through subsidiaries.

Hemsö and Tagehus each own 50 per cent of the shares in HemTag Fastigheter AB. The purpose of the collaboration is to develop and manage municipal swimming centres. The company owns and is developing a municipal swimming centre in Nacka that is scheduled for completion in 2027.

Hemsö is running a joint venture with Austrian Real Estate (ARE). ARE is a wholly owned subsidiary of Bundesimmobiliengesellschaft, an Austrian state-owned company which specializes in educational properties. In 2025, Hemsö and ARE each acquired 50 per cent of Cologne Corintostraße 1 Immobilien GmbH. The company is developing a new municipal school in Cologne, that scheduled for completion in 2028.

Accounting policies applied

This interim report was prepared in accordance with IAS 34 Interim Financial Reporting. The same recognition and measurement principles were applied as in the 2025 Annual Report, pages 62–114. The consolidated financial statements are prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the EU.

The consolidated financial statements have also been prepared in accordance with Swedish law, with application of the Swedish Corporate Reporting Board's recommendation RFR, 1 Supplementary Accounting Rules for Groups.

The carrying amount of accounts receivable, other receivables, cash and cash equivalents, accounts payable and other liabilities is considered a reasonable estimate of fair value. Interest rate derivatives and foreign exchange swaps are measured at fair value on the statement of financial position and classified as Level 2 assets in the fair value hierarchy (IFRS 13).

The Parent Company applies the Swedish Annual Accounts Act and the Swedish Corporate Reporting Board's recommendation, RFR 2 Accounting for Legal Entities. Unless otherwise stated, all amounts have been rounded to the nearest SEK million, which means that tables and calculations may not always add up. Figures between 0 and 0.5 in the text and tables are reported as 0.

New and revised IFRSs effective on or after 1 January 2026

No new or amended standards or interpretations issued by the IASB have had any effect on this interim report, or the accounting policies applied by Hemsö.

Signing of the report

Stockholm, 28 April 2026

Nils Styf, Chief Executive Officer

This report has not been audited.

Definitions

Financial definitions

Share of secured debt
Interest-bearing secured debt in relation to investment properties.

Loan-to-value ratio
Net debt in relation to investment properties and investments in joint ventures. Loan-to-value ratio is used to measure the company's financial risk.

Property yield
Net operating income over the past 12 months, adjusted for the holding period and currency of the properties during the period, in relation to market value of properties at period-end, excluding development properties. Property yield is used to measure the return on the value of an investment property.

Available liquidity
Cash and cash equivalents and current investments plus undrawn committed credit facilities.

Profit from property management
Profit or loss after net interest income after reversal of changes in value and tax from participations in joint ventures.

Average interest rate
The weighted interest rate on interest-bearing liabilities, excluding hybrid bonds, with consideration for interest-rate derivatives and committed credit facilities on the closing date. Used to measure the company's financial risk.

Hybrid bond
A subordinated bond with a long maturity that is regarded by rating agencies as partly debt and partly equity. The borrower has the option to defer interest payments.

Hybrid interest
Interest expense on hybrid bond.

Investments in joint ventures
The share of equity in joint ventures, and loans to joint ventures.

Adjusted operating profit
Net operating income less administrative expenses plus dividends from joint ventures.

Loan maturity
The weighted average of the remaining term of interest-bearing liabilities, excluding hybrid bonds, including the maturities of undrawn committed credit facilities. Average loan maturity is used to measure Hemsö's financial risk.

Short-term borrowings
Loan maturities within 12 months (current interest-bearing liabilities).

EMTN programme
European bond programme.

Net debt
Interest-bearing liabilities excluding 50 per cent of hybrid bonds less cash and cash equivalents and current investments.

Operating cash flow
Profit from property management after reversal of depreciation and amortisation and profit from property management in joint ventures less tax paid plus dividends from joint ventures.

Interest-coverage ratio
Adjusted operating profit in relation to net interest income less 50 per cent of hybrid bonds. The interest-coverage ratio is used to measure how vulnerable the company's profit is to interest-rate fluctuations.

Net debt/EBITDA
Net debt in relation to adjusted operating profit over the past 12 months. Net debt/EBITDA is used to measure debt in relation to earnings and thereby evaluate the company's capital structure based on the company's cash flow.

Debt-coverage ratio
Available liquidity in relation to short-term borrowings.

Equity/assets ratio
Equity in relation to total assets. Used to measure the company's financial stability.

Total yield
The sum of net operating income and changes in value in relation to the average market value of properties, adjusted for changes in value over a rolling 12-month period.

Currency exposure
Difference between the value of the company's assets in one currency (property value, joint venture and cash) and the company's interest-bearing liabilities, including hybrid bonds, in the same currency.

Property-related definitions

Net operating income
Rental income less operating and maintenance costs as well as property tax. Ground rent is not included in net operating income.

Economic occupancy rate
Contracted annual rental income in relation to rental value. The occupancy rate is used to measure how efficiently the Group uses its investment properties.

Rental income
Rental income for the period less vacancies, rent reductions and rental losses.

Lease duration
The weighted average remaining lease duration, excluding garage/parking storage and housing let to private individuals.

Rental value
Contracted annual rental income plus vacancy rent. Rental value used to measure the Group's revenue potential.

Comparable portfolio
The properties owned throughout the entire period and entire comparative period and not classified as development properties during these periods. Comparable portfolio is used to measure the rental income trend, excluding non-recurring effects for prematurely terminated lease agreements and property costs unaffected by development properties, and properties acquired and sold.

Contracted annual rent
Contracted annual rental income plus vacancy rent. Rental value used to measure the Group's revenue potential.

Net investments
Total of purchasing, including stamp duty and other direct transaction costs and investments in development projects, less the selling price of properties sold and the selling price of properties sold via companies and direct transaction costs. Given as a measure of capital invested in properties.

Development property
Properties under construction and development rights. Development properties also include properties where a significant part of the space has been vacated in order to convert and develop the property.

Public property
A property that is predominantly used for taxpayer-funded operations and is purpose-built for public services. Assisted living is also included in the public properties concept.

Large cities
The definition of large cities in Sweden, Finland and Germany according to Statistics Sweden and the OECD: In Sweden and Finland, municipalities with a population of 100,000 or more, and in Germany, with a population of 200,000 or more.

Lettable area
Those areas of the property for which a tenant can be debited rent at period-end.

Rent based on vacancy rate
Rental value of vacancy rent as a percentage of total rental value.

Vacancy rent
Estimated market rent for vacant premises in "as-is" condition.

NOI margin
Net operating income in relation to the sum of property income and other income. The NOI margin is used to measure the remaining amount of the Group's rental income after property costs.

Sustainability-related definitions

A-temp
The area of a building intended to be heated to more than 10°C, excluding garages.

DGNB
DGNB is a certification-based framework that assesses and governs the sustainability of buildings and districts over their entire life cycle based on environmental, economic and social criteria.

Energy use, kWh/sqm
Energy use, rolling 12-month period, divided by the building's temperate area.

Energy intensity
A measure of the amount of energy used per unit, kWh/m².

Normal year correction
Normal year correction, also known as climate correction, means that energy use has been restated to account for changes in temperature between different years. This type of calculation makes it possible to compare values between years, without the effect of deviations in weather conditions.

Scopes 1, 2 and 3
A method for defining various activities when calculating GHG emissions. This method is provided by the globally recognised Greenhouse Gas (GHG) Protocol.

Scope 1: Direct emissions from controlled and company-owned resources.

Scope 2: Indirect emissions from the generation of purchased energy (electricity, steam, heating and cooling) from a utility provider.

Scope 3: All indirect emissions that are a consequence of the company's business activities but occur from sources the company does not own or control. They are often divided into upstream and downstream emissions, depending on where they occur in the company's value chain.

Science Based Targets (SBT)/Science Based Targets initiative (SBTi)
Science Based Targets enable companies to set actionable emissions-reduction goals in line with the Paris Agreement. The company commits to aligning its strategies to limit global warming to a maximum of 1.5°C. In order to set Science Based Targets, the company needs to make an inventory of all of its value chain GHG emissions. The company then presents its Science Based Targets to the SBTi for official validation.

Key ratio calculations

Hemsö presents some financial measures in interim and annual reports that are not defined under IFRS. The company believes that these measures provide useful supplemental information for investors and company management since they enable evaluation of the company's earnings and financial position. Since financial measures are calculated differently by different companies, they are not always comparable with the measures used by other companies. Amounts in SEK million.

Profit from property management	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Profit after net interest income	662	628	2,644	2,610
Reversal				
Changes in value, joint ventures	*-11*	*-6*	*-110*	*-105*
Tax, joint ventures	*5*	*6*	*35*	*35*
Profit from property management	**657**	**628**	**2,569**	**2,541**

Operating cash flow	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Profit from property management	657	628	2,569	2,541
Dividends from joint ventures	–	–	29	29
Tax paid	-85	56	-139	3
Reversal				
Loss from property management joint ventures	-20	*-18*	*-83*	*-80*
Depreciation	*7*	*7*	*32*	*32*
Operating cash flow	**558**	**674**	**2,409**	**2,524**

Interest-coverage ratio	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Net operating income	955	931	3,866	3,841
Central administrative expenses	-50	-47	-221	-219
Dividends from joint ventures	–	–	29	29
Adjusted operating profit	**905**	**884**	**3,674**	**3,652**
Net interest expense	-269	-273	-1,158	-1,162
Reversal 50% of interest expense on hybrid bond	14	–	14	–
Adjusted net interest expense	**-255**	**-273**	**-1,144**	**-1,162**
Interest-coverage ratio	**3.6 times**	**3.2 times**	**3.2 times**	**3.1 times**

NOI margin	Jan–Mar 2026	Jan–Mar 2025	Apr 2025–Mar 2026	Jan–Dec 2025
Rental income	1,303	1,283	5,168	5,149
Other property income	1	2	7	7
Total property income	**1,304**	**1,284**	**5,175**	**5,156**
Net operating income	955	931	3,866	3,841
NOI margin	**73.2%**	**72.5%**	**74.7%**	**74.5%**

Share of secured debt	31 Mar 2026	31 Mar 2025
Secured debt outstanding	–	1,000
Investment properties	88,580	84,655
Share of secured debt	**0.0%**	**1.2%**

Loan-to-value ratio	31 Mar 2026	31 Mar 2025
Non-current interest-bearing liabilities	43,902	41,097
Current interest-bearing liabilities	9,562	8,678
Less 50 % of hybrid loans	-3,009	–
Current investments	-660	–
Cash and cash equivalents	-801	-591
Net debt	**48,994**	**49,184**
Investment properties	88,580	84,655
Investments in joint ventures	2,373	1,915
Total	**90,953**	**86,570**
Loan-to-value ratio	**53.9%**	**56.8%**

Property yield	31 Mar 2026	31 Mar 2025
Net operating income in profit or loss	3,866	3,839
Adjusted for 12-month holding period and ex-change rate	22	-120
Adjustment development properties	-168	-135
Adjusted net operating income	**3,719**	**3,584**
Investment properties	88,580	84,655
Adjustment development properties	-10,345	-9,552
Adjusted market value of properties	**78,235**	**75,103**
Property yield	**4.8%**	**4.8%**

Equity/assets ratio	31 Mar 2026	31 Mar 2025
Equity	31,815	30,201
Total assets	95,158	89,348
Equity/assets ratio	**33.4%**	**33.8%**

Net debt/EBITDA	31 Mar 2026	31 Mar 2025
Net debt	48,994	49,184
Net operating income	3,866	3,839
Central administrative expenses	-221	-215
Dividends from joint ventures	29	28
Adjusted operating profit	**3,674**	**3,652**
Net debt/EBITDA	**13.3 times**	**13.5 times**

Debt-coverage ratio	31 Mar 2026	31 Mar 2025
Cash and cash equivalents	801	591
Current investments	660	–
Undrawn committed credit facilities	17,283	14,585
Available liquidity	**18,744**	**15,176**
Short-term borrowings	9,562	8,678
Debt-coverage ratio	**196%**	**175%**

Total yield	Apr 2025–Mar 2026	Apr 2024–Mar 2025
Net operating income	3,866	3,839
Value change, investment properties	-470	-116
Total	**3,395**	**3,724**
Opening value investment properties	84,655	84,236
Closing value investment properties	88,580	84,655
Adjustment of value change for the period	470	116
Adjusted average property value	**86,853**	**84,504**
Total yield	**3.9%**	**4.4%**

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Questions and more information

For more information, please contact:

CEO, Nils Styf, phone: +46 (0)8-501 170 01, e-mail: nils.styf@hemso.se

CFO and Deputy CEO, Rutger Källén, phone: +46 (0)8-501 170 35, e-mail: rutger.kallen@hemso.se

Financial statements and press releases are available on Hemsö's website: hemso.se

Financial calendar

Annual General Meeting	28 April 2026
Half-year report Jan–Jun 2026	10 July 2026
Interim report Jan–Sep 2026	22 Oct 2026
Year-end report Jan–Dec 2026	4 Feb 2027

Hemsö Fastighets AB (Corp. Reg. No. 556779-8169) Tel: +46 (0)8-501 170 00 E-mail: kontaktaoss@hemso.se Website: hemso.se
Street address: Linnégatan 2, Box 24 281, SE-104 51 Stockholm, Sweden