

Press Release

21 August 2025

Heimstaden AB Q2 2025 Results

Highlights for Q2 2025 (figures in brackets refer to same quarter last year):

- Like-for-like rental growth of 5.2% (5.1%) and rental income of SEK 3,959 million (3,943)
- The quarterly NOI margin improved to 74.0% (71.4%) and LTM NOI margin of 71.5% (68.3%)
- Strong operating fundamentals supported a 1.2% (0.4%) increase in property values
- Privatisation sales, for the quarter, reached SEK 2,268 (1,661) million with 507 (363) residential units sold at a 29.9% (29.0%) premium to book value
- Real economic occupancy of 98.5% (98.3%)
- Net LTV of 54.2% (58.1%) and ICR of 1.9x (1.8x)
- Subsequently in July 2025, Heimstaden AB refinanced its March 2027 EUR 400 million senior unsecured fixed rate note and issued a EUR 400 million senior note due January 2031

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Heimstaden AB is a leading European residential real estate manager and investor with around 159,000 homes across nine countries with a property value of SEK 331 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Dare, Care, and Share – we fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Heimstaden is listed on Nasdaq First North Growth Market. Read more at www.heimstaden.com. Certified Adviser is Carnegie Investment Bank AB (publ).

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