

Akelius Residential Property AB (publ)

annual report and sustainability report 2025



235 Charlotte St. Ottawa

Akelius

table of contents

Akelius at a glance	3	financial statements and notes	91
CEO word	5	consolidated income statement and statement of comprehensive income	92
Akelius' business model	6	consolidated statement of financial position	94
99 percent residential properties	9	consolidated statement of changes in equity	96
attractive metropolitan cities	10	consolidated statement of cash flows	97
providing a <i>better living</i> in attractive locations	11	Group accounting policies and notes	98
diversification reduces risk	13	income statement for the Parent Company	134
greener buildings and sustainable decisions	14	balance sheet for the Parent Company	135
property portfolio	15	statements of changes in equity for the Parent Company	136
property valuation	17	statement of cash flows for the Parent Company	137
transactions	40	Parent Company accounting policies and notes	138
directors' report	41	signatures of the annual report	151
corporate governance report	41	auditor's report	152
governance structure	42	key figures per country	160
Board of Directors	46	alternative performance measures	163
risk management	47	definitions	166
financing – safety first	49		
other financial information	55		
key figures	56		
sustainability report	57		

The audited statutory annual report consisting of the directors' report and financial statements, include pages 41–150.

Information regarding Akelius sustainability performance are reported in accordance with the CSRD and the Swedish Annual Accounts Act and has been limited reviewed by Akelius's auditors.

The Sustainability report are found on pages 57–90.

Tables and graphs are based on internal data if no source is provided.

In the event of a conflict in interpretation or differences between this report and the Swedish version, the Swedish version shall have priority.

Akelius at a glance

	2025	2024
Property fair value, EUR million	5,669	5,992
Number of apartments	20,650	20,072
Residential rentable area, thousand sqm	1,253	1,228
Real vacancy residential, percent	2.3	1.9
Vacancy residential, percent	3.9	4.7
Rent potential, percent	18	20
Rental income, EUR million	368	357
Like-for-like growth in rental income, percent	4.8	6.8
Net operating income, EUR million	212	200
Net operating income margin, percent	57.4	55.9
Like-for-like growth in net operating income, percent	7.0	14.3
EBITDA, EUR million	202	186
Cash sources to cash uses, ratio	29,2	3,5
Credit rating, Standard & Poor's	BBB-	BBB-
Interest coverage ratio	6.2	4.7
Net asset value, EUR million	3,034	3,397

property portfolio December 31, 2025

Europe

US

Canada



City	Number of apartments	Rentable area, thousand sqm	Fair value			Vacancy rate, residential, percent	Capitalization rate, percent
			EUR million	EUR/sqm	Proportion, percent		
London	2,497	107	990	9,293	18	2.2	4.69
Paris	1,357	45	418	9,243	7	4.3	3.92
Berlin	499	22	55	2,552	1	1.8	3.75
Europe	4,353	174	1,463	8,440	26	2.8	4.43
Washington D.C.	3,206	260	927	3,560	16	3.9	5.39
New York	1,746	123	603	4,921	11	2.5	5.35
Boston	1,258	81	567	6,988	10	5.2	5.04
Austin	861	66	125	1,900	2	10.9	5.00
US	7,071	530	2,222	4,194	39	4.7	5.27
Toronto	4,291	243	928	3,817	16	3.4	4.69
Montreal	4,465	310	989	3,191	17	4.6	4.80
Ottawa	254	17	45	2,597	1	2.0	4.90
Quebec City	216	15	22	1,453	1	0.9	5.00
Canada	9,226	585	1,984	3,388	35	3.9	4.76
Total/ Average	20,650	1,289	5,669	4,398	100	3.9	4.88

7.0 growth in net operating income, like-for-like

The main drivers are higher occupancy rate, and completion of capital projects.

Additionally, the in-place rent, like-for-like, increased by 3.6 percent during the last twelve months.

USD and CAD depreciation against the EUR negatively impacted the year to date's result.

like-for-like rental income growth 4.8 percent

Strong demand for Akelius's apartments coupled with higher occupancy rates and completion of capital projects are main drivers.

The demand for Akelius's apartments remains high but lower 2024, mainly due to stricter immigration policies in the US and Canada.

vacancy rate of 3.9 percent

Vacancy rate, decreased from 4.7 to 3.9 percent during the last twelve months. Completion of capital projects and purely focusing on property management continue to pay off.

Vacancy rate excluding construction work increased from 1.9 to 2.3 percent during 2025.

EUR 110 million property purchases

Akelius purchased two properties in Berlin, two in Ottawa and one in London during the year, in total 668 additional apartments.

EUR -42 million in change in property value

The value growth was EUR -42 million, or -0.7 percent.

Capitalization rate went from 4.89 to 4.88 percent during 2025, stabilized at high level due to persistently high interest rates and continued instability on the markets.

Total fair value of the properties decreased from EUR 5,992 million to EUR 5,669 million in 2025.

It was mainly due to the depreciation of the USD and CAD against EUR which had a negative impact of EUR 486 million, partially offset by EUR 111 million investment and EUR 110 million purchase of new properties.

debt maturities 3.2 years

In the first quarter,

Akelius Residential Property AB (publ) sold its remaining 51,800,760 shares in Castellum AB to its parent company for EUR 604 million and used the proceed to repay maturing debt.

The repayment of matured debt in the first and third quarters increased average debt maturity to 3.2 years compared to 2.7 years at the end of 2024.

average interest rate of 1.91 percent

The average interest rate increased from 1.15 to 1.91.

loan-to-value 39 percent

The loan-to-value is 39 percent.

Akelius has a financial guarantee of EUR 1,500 million from the main owner.

Akelius is in a strong financial position, a safe and profitable residential company with a long-term perspective.



Ralf Spann,
CEO and Board member

Akelius's business model and strategy



Akelius's business model focuses on the sustainable, long-term ownership and management of residential properties in desirable locations across diverse metropolitan cities, aiming to deliver energy-efficient buildings and *a better living* for the tenants.

Akelius's strategy is to generate stable and growing operating income while ensuring sustainable long-term value growth, with limited downside risk and reduced volatility.

stable growing net operating income

Akelius focuses on residential properties with the ability to generate a stable increase in rental income.

Rental income growth is the most important value driver in real estate.

Increasing new lease level together with low vacancy lead to growing net operating income.

Akelius also focuses on minimizing the cost through efficient property management and energy saving measures.

long-term value growth

The aim is to grow the net asset value while limiting risk over long periods of time.

The total return on the properties is the sum of net operating income and value growth.

Residential properties drive long-term value growth by combining stable rental income growth, low vacancy risk, and controlled operating costs.

Total net operating income return was 3.5 percent in 2025, similar to 2024.

The negative value growth was -0.7 percent, compared to -1.8 percent in 2024.

The total return was to 2.8 percent in 2025, compared to 1.7 percent in 2024.

Akelius's portfolio diversification and quality show resilience.

limited downside risks

Over the past years, interest rates have increased in the markets where Akelius operates and stabilized in 2025.

This has affected property values through higher discount rates on future cash flows.

With time, interest rate trends go up and down, corresponding to the conditions in the financial markets.

Population in metropolitan cities tends to grow driven by the attractiveness of these urban cities, despite the decline in overall demographics and the reduction in immigration.

This trend helps ease the pressure on higher discount rates.

This development normally occurs independently of financial markets and is therefore more permanent.

Akelius invests in properties, neighborhoods, and cities with a positive long-term development.

The idea is to benefit from lower risk over

time and to capitalize on higher property values due to lower risk premiums. Akelius also pursues disciplined capital allocation to balance stable returns with long-term value creation, while maintaining a prudent financial structure.

reduced volatility

Akelius operates in eleven metropolitan cities in five countries.

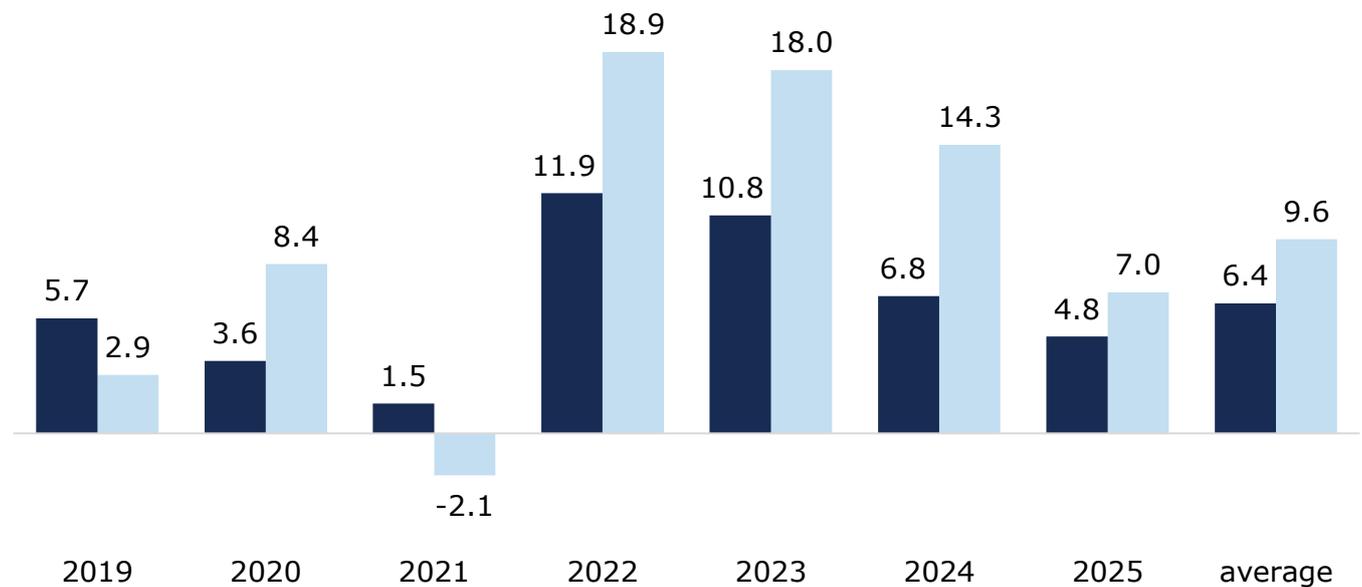
Diversification helps reduce risk as a downturn in one market is often offset by growth in others.

Establishing a presence in multiple large markets provides a significant competitive advantage.

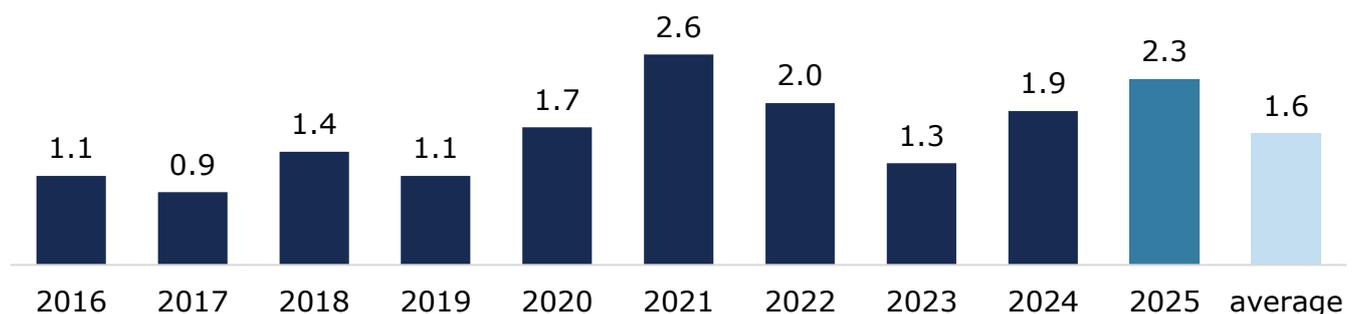
growth for like-for-like properties

percent

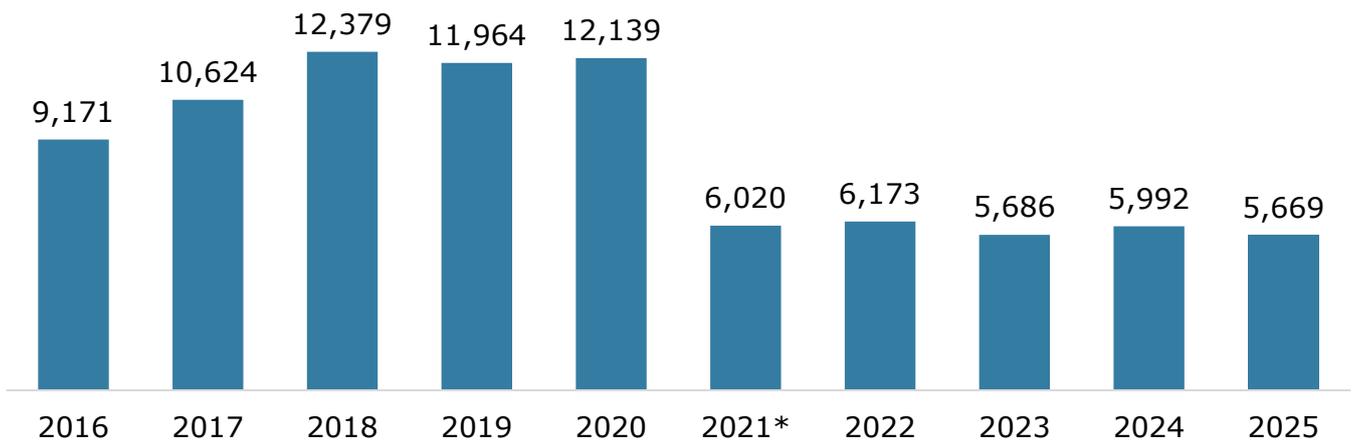
■ rental income
■ net operating income



real vacancy, residential, 2.3 percent

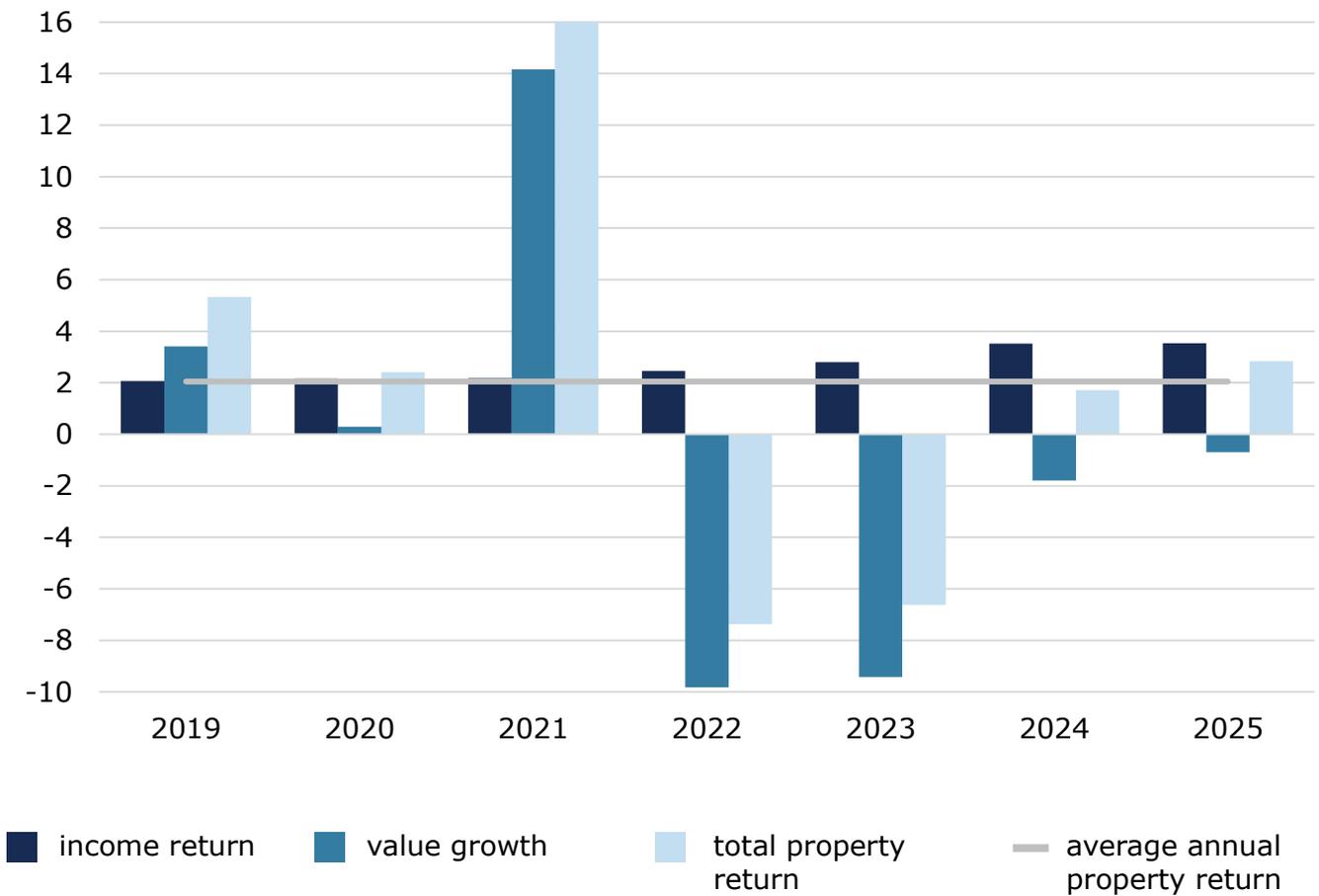


property value EUR 5,669 million



* Akelius sold all properties in Sweden, Denmark, and Germany during 2021

average annual property return 2.1 percent





Berlin

99 percent residential properties

secure and predictable income

A large pool of residential leases produce a more safe and predictable income.

The diversity of tenants reduces dependence on any single renter and limits the risk of material rent losses.

lower vacancy risk

The demand for residential space varies less than commercial space with the business sentiment.

Vacancies and rent levels in residential portfolios fluctuate less.

Regardless of the work situation, people need somewhere to live.

The population structure changes slowly, which reduces the vacancy risk even in times of weak economic growth.

In contrast, commercial property owners often face higher vacancy risks and must offer substantial incentives during downturns.

The risk in the residential property business is therefore much lower.

minor turnover costs

Residential properties only need minor upgrades when tenants move out.

Commercial properties require larger investments for each new tenant.

liquid assets

Residential properties in metropolitan cities are a more liquid asset class than commercial properties.

There are many different buyers of residential properties, from the tenants themselves, to small private investors and large international investors.

Only a small portion of properties needs to be sold to maintain liquidity.

The ability to divest properties varies across cities.

By holding residential properties in multiple metropolitan areas, it's possible to execute sales at various points throughout the business cycle.



Toronto

attractive metropolitan cities

low vacancy

Metropolitan cities grow faster in terms of population and wealth.

During the upcoming decade, the average population is expected to grow almost twice as fast in an average metropolitan city where Akelius owns properties, compared to the respective country as a whole.

Population in Akelius's metropolitan cities are expected to grow by eight percent compared to four percent overall in countries where Akelius operates.

The main reason is that a metropolitan city has diversified economy, a wide range of cultural options, and greater job and education opportunities.

Metropolitan cities attract people which reduce the risk of vacancy.

stable rental income

Demand for urban housing is further supported by long-term lifestyle preferences, particularly among young professionals who favor dense, diverse, and dynamic cities.

Akelius only owns properties in attractive metropolitan cities.

London, Paris, Berlin, Boston, New York, Washington D.C., Austin, Toronto, Montreal, Ottawa and Quebec City combine the cultural, intellectual, political and economic centers of their respective countries.

These well-established metropolitan cities offer a more stable source of rental income.

provide *a better living* in attractive locations

Akelius targets individuals and families who value a desirable location, and quality of premises and service.

properties in attractive A and B locations

Akelius targets attractive buildings. The property's attractiveness to prospective tenants is based on a combination of the property's architecture and location.

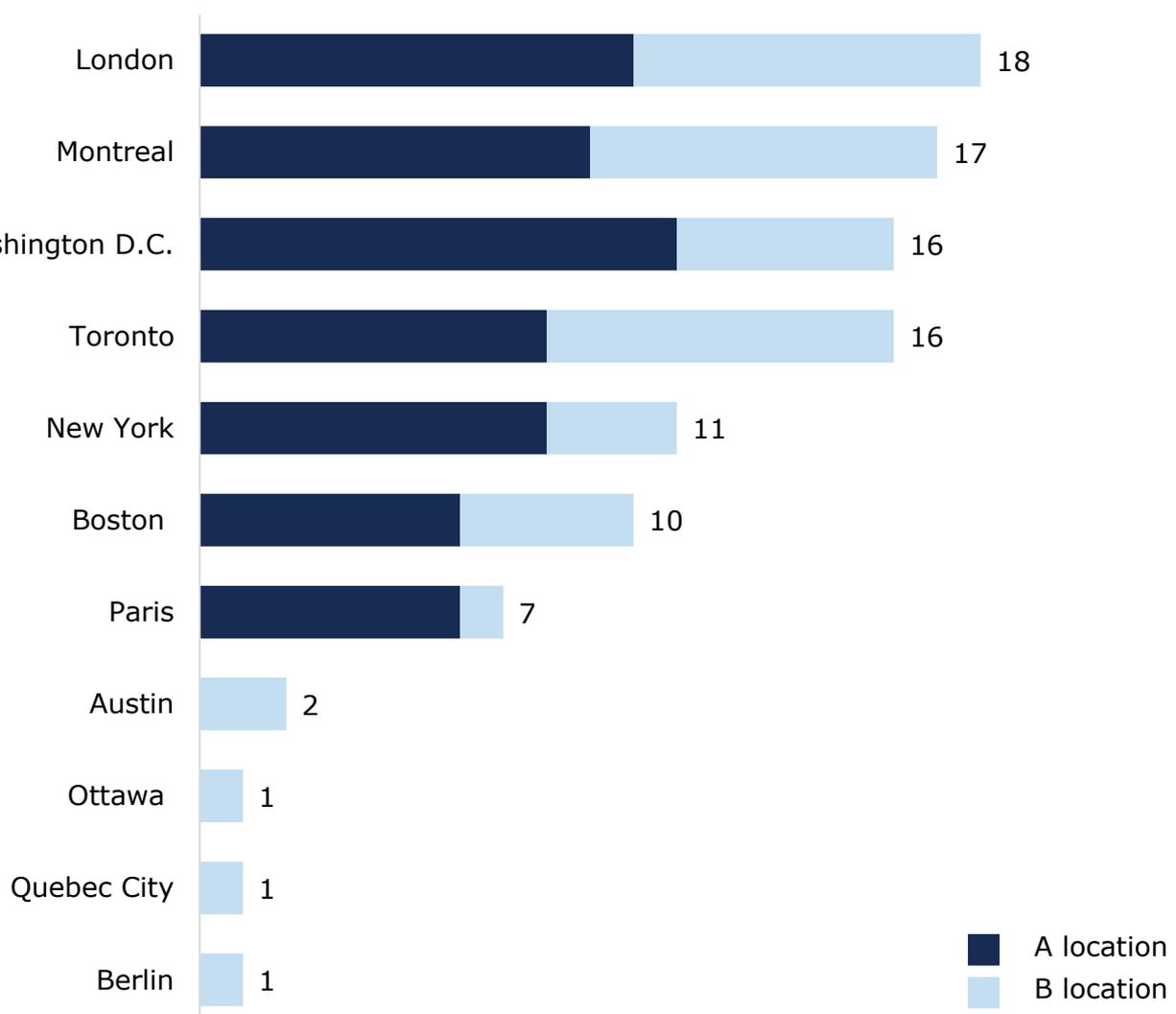
Akelius only holds properties in locations known as premium, medium, or affordable. These are properties in A and B locations according to Akelius's internal classification. The internal classification is based on how attractive it is perceived to live in the area.

Akelius refrains from investing in C locations which are areas where apartments become vacant first.

Akelius also avoids the luxury segment, with lower rent potential and limited demand.

Attractive buildings in good and improving areas provide, not only a limited down-side risk, but also good rental potential and liquidity. These properties attract investors and creditors even when the economy is weak, making the investment more safe.

share of property fair value in different locations percent



a better living attracts tenants

Akelius *better living* concept signifies

- clean and tidy premises
- secure and healthy buildings
- competent, fast, and friendly services
- upgraded apartments and buildings
- closeness to green spaces
- art, light design, and low noise level
- energy efficient buildings
- extra services, such as deliveries, internet, furniture, and security
- multilingual and easy to read information

Akelius upgrades existing properties to meet the need of the tenants.

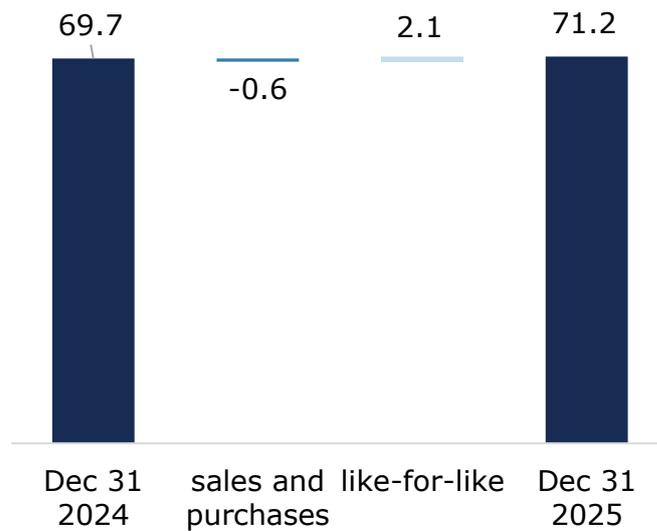
Materials, components, and design should be functional, practical, and simple.

A total of 14,702 apartments have been upgraded, which corresponds to 71.2 percent of the total number of apartments.

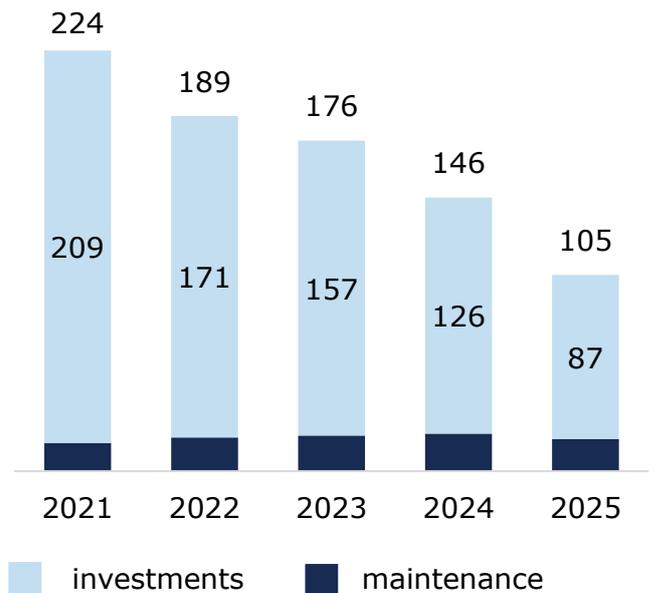
At the end of 2025, 3.9 percentage points of the vacancy was related to ongoing investments.

Only a few more apartments, today occupied, may need to be upgraded before a new tenant can move in.

upgraded apartments 71.2 percent



EUR 105 per square meter investments and maintenance



225 W 23rd Street, New York



diversification reduces risk

Akelius owns properties in eleven cities. Akelius believes that holding residential assets in multiple cities reduces the city-specific risk.

Even low-risk assets, such as residential properties, experience volatility in income and value.

different risks in each city

One of the most obvious long-term risks is the risk for changes in supply and demand for apartments.

Supply and demand change at different times in different cities.

New political decisions, such as rent control regulations, approvals for new construction, and immigration policies, drive changes. Those are usually specific to a city.

Cities are also affected by local sustainability regulations.

Stricter requirements for emission calculations and possible future climate taxes impact the business over time, and local adaptation might be needed.

Due to climate change, the frequency of extreme weather increases, such as heat waves, floods, and storms, which can also affect properties in the cities in various ways.

Akelius reduces the city-specific risks by diversification in the property portfolio.

owns apartments with both regulated and unregulated rent

64 percent of Akelius's apartments are subject to rent control.

These apartments are mainly located in Paris, Berlin, Toronto, Montreal, Ottawa, Quebec City, Washington D.C., and New York.

Rent regulation aims to protect tenants from swift rent increases.

The control limits the rent that would result from a free market.

In less attractive areas, the regulated rent is close to the free market.

In central locations of large metropolitan cities, regulated rent can be far below free market.

In some of Akelius's markets, rent regulation protects only the current tenant.

This means that Akelius can charge market rent at tenant turnover.

Hence, many apartments have market rents even in regulated markets.

Income from apartments at market rent is more volatile than income from regulated apartments.

Akelius reduces the negative impacts on market rents by diversifying.

Regulated apartments with rents far from market level tend to have low income return,

resulting in low but stable income.

Regulated apartments also have lower tenant turnover resulting in low re-letting cost.

The risk for negative events is lower, as regulated rents have limited downside risk.

greener buildings and sustainable decisions

Akelius's long-term success depends on creating value while minimizing the environmental footprint and upholding high social and governance standards.

Climate change, energy efficiency, tenant and employee health and safety, and business ethics are core priorities, identified through double materiality analysis.

Akelius strengthened its governance framework, data controls, and broadened training in anti-corruption, data protection, health and safety, key areas for building trust and resilience.

Akelius targets fifty percent green certification of the portfolio by 2030 and net-zero emissions by 2050.

Focus is therefore on energy efficiency, renewables, and smart technologies.

2.23 GWh of solar energy generated

In total, Akelius generated 2.23 GWh of solar energy throughout its portfolio in 2025, with 260 MWh of solar electricity sold.

As an example of a project from 2025, Akelius installed solar panels on 755 Avenue Road in Toronto, a property with four floors and 41 apartments.

The solar system generates 95 thousand kWh of renewable energy per year, cutting carbon emissions by four tons annually.

thirty certified properties

Paris, Montreal, Washington, and London properties achieved major certifications, including LEED, BOMA and NF Habitat, through enhanced energy efficiency measures and upgraded building systems.

This includes achieving its first Zero Carbon Emission Certificate in Montreal after converting all gas heating systems to electric in 25 Avenue des Pins, and NF Habitat Exploitation certification for four properties in Paris.

continued reduction of gas consumption

In London, new M2G technology continues to reduce gas consumption, such as the initiatives on Warwick Road that resulted in a thirteen percent reduction, saving 13,000 kWh and avoiding 2.4 tons of CO₂ emissions.

smart heat sensors saves energy

Smart boiler sensors at the Baldwin in Boston delivered ten percent utility cost reductions within two months and are expected to save 23,000 kWh annually.

The team in Boston plans to install the successful sensors in two other properties as well.

Harvard Hall received LEED GOLD certification



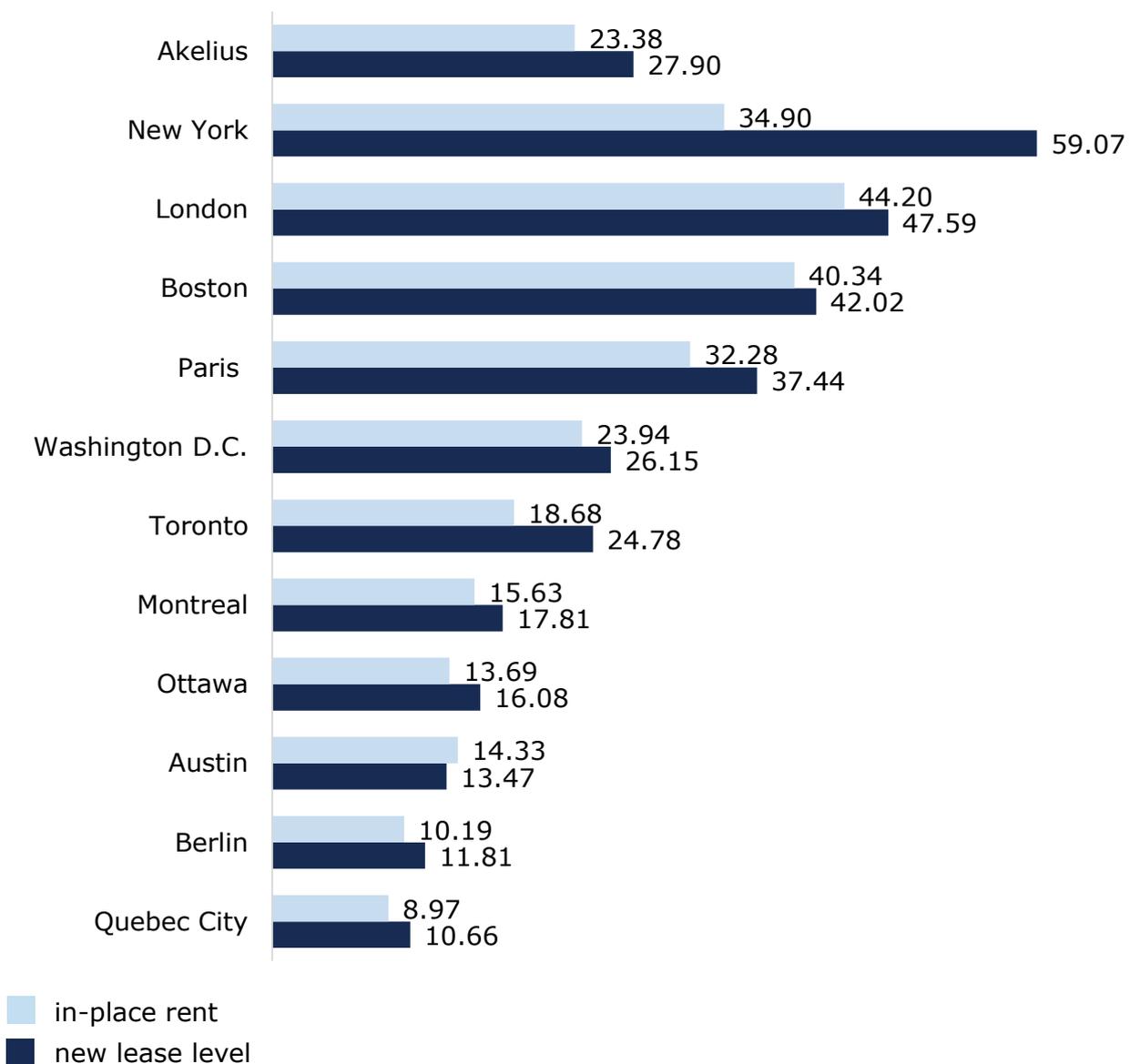
property portfolio

Investments are spread across eleven metropolitan cities in five countries. The new lease level is 18 percent higher than the current lease level on average.

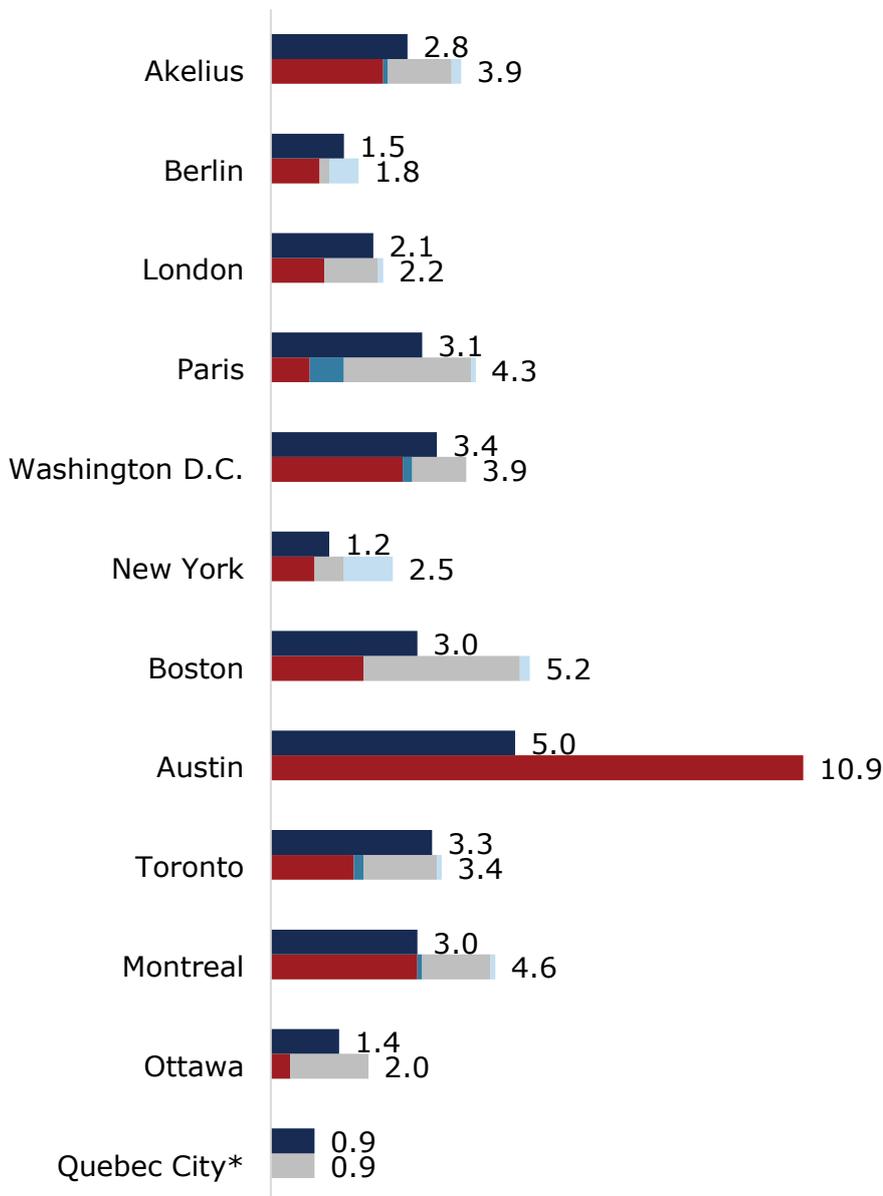
This indicates a likelihood for higher rent levels over time and a protection against lower rent due to market deterioration. It depends on tenants move-ins and move-outs making the timing unpredictable.

in-place rent and new lease level

EUR per sqm per month



current vacancy and vacancy target per 2027-01-01
percent



- real vacancy
- investment project
- refurbishment
- under planning or other
- target, total vacancy, 2027-01-01

property valuation

strong market knowledge

Each city is unique, requiring individual considerations. Akelius transaction teams are based locally, close to the respective market.

Akelius conducts internal property valuations on all properties each quarter.

In this process, Akelius reviews, inter alia, the price per square meter, gross rent multiplier, and capitalization rate per property.

Akelius submitted a number of indicative bids for potential real estate transactions in recent years, which is also a source of market knowledge.

Akelius received invitations to buy for a total of EUR 4,923 million during 2025, and made 10 indicative bids for a total of EUR 809 million.

The realized prices of the property sales also provide valuable information about capitalization rates and prices per square meter.

valuation at fair value

The reported value of the properties is based on internal valuations, which are assessed based on level 3 data in the fair value hierarchy in IFRS 13.

The fair value of the properties is the sum of the discounted cash flows during the calculation period plus the residual value.

estimated cash flow

Future rental levels for residential properties are based on actual rents, adjusted for potential rental growth, calculated based on investments and inflation.

Rent levels for commercial properties are estimated based on the indexed rent levels.

Vacancies are reassessed based on the current vacancy situation for each individual property and adjusted to the market vacancy level, considering the property's conditions.

Operating expenses, property administration, and running maintenance are calculated according to current market conditions and adjusted for inflation.

Utility costs, realty tax, and leasehold fees are based on actual charges.

Specific planned future upgrades are included in the projections for each property.

capitalization

The capitalization rate is assessed analyzing property transactions of similar properties, as well as invitations to buy and sell.

The capitalization rate is determined by adding the real interest rate and risk premium.

The risk premium covers market risk and property related risk, based on the building's location and the prevailing housing supply and demand.

The discount rate used is the capitalization rate plus the assumed inflation of two percent.

The average capitalization rate was 4.88 percent (4.89) on December 31, 2025.

The sensitivity analysis is presented on page 112.

external valuation

External valuations in all Akelius cities were performed by Cushman & Wakefield, Colliers, Allsop, and CBRE.

136 properties out of 372 owned at year-end were externally valued, corresponding to 37 percent (43) of the number of properties and 39 percent (51) of the fair value.

The external valuation was EUR -16 million (-21) or -0.75 percent (-0.70) below Akelius internal valuation. The external value is compared to the internal value at the same valuation date.



Greencroft Gardens, London

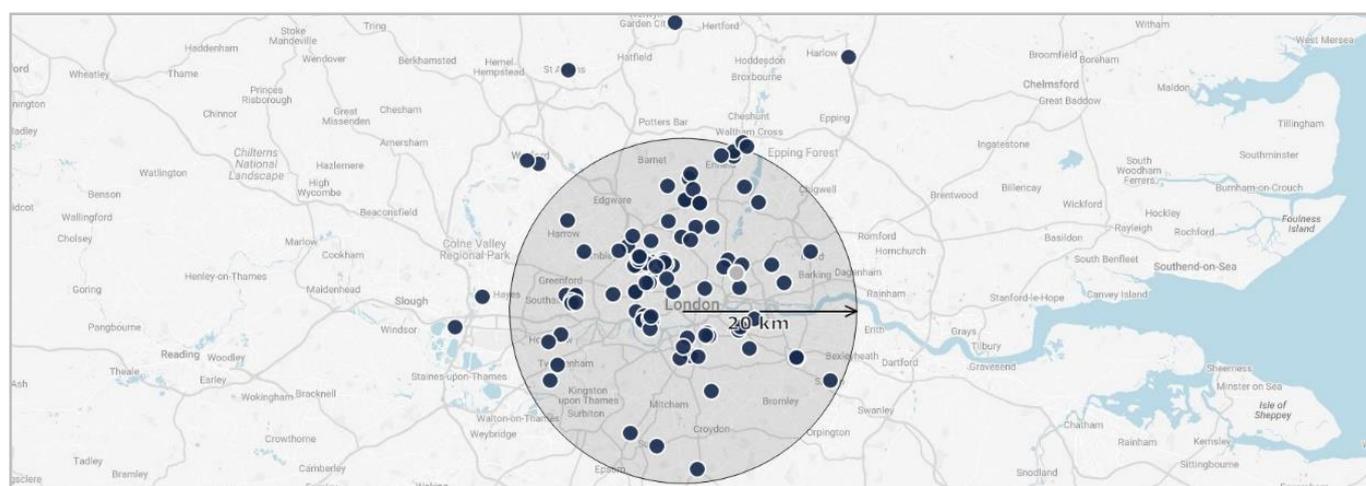
location rating A

17 residential units, 404 sqm

acquired in 2017

London

walk score 86/100



● like-for-like properties ● acquired property

	2025	2024	2023	2022
Property portfolio				
Number of apartments	2,497	2,462	2,348	2,223
Average apartment size, sqm	40	39	40	39
Proportion upgraded apartments, percent	84	83	79	75
Opening balance, EUR million	1,006	949	939	985
Change in fair value, EUR million	2	-5	-48	-31
Investments, EUR million	9	24	41	36
Purchases, EUR million	26	-	-	-
Sales, EUR million	-2	-8	-3	-
Exchange difference, EUR million	-51	46	20	-52
Closing balance, EUR million	990	1,006	949	939
Share of fair value, percent	18	17	17	15
Capitalization rate, percent	4.69	4.58	4.38	4.17
Average rent, EUR/sqm/month				
Total portfolio Jan 1	43.91	39.70	35.57	35.08
Exchange difference	-1.27	1.91	0.73	-1.84
Adjusted total portfolio Jan 1	42.64	41.61	36.30	33.24
Sales and ended units	-	-	-	-
Like-for-like Jan 1	42.64	41.61	36.30	33.24
Like-for-like change	1.74	3.31	3.10	2.33
- Change in percent	4.1	8.0	8.5	7.0
Like-for-like Dec 31	44.38	44.92	39.40	35.57
Purchases and new construction	-0.18	-0.04	0.30	-
Total portfolio Dec 31	44.20	44.88	39.70	35.57
New lease level	47.59	49.51	46.54	41.40
Vacancy rate residential, percent				
Real vacancy rate	1.1	0.9	0.7	0.7
Apartments being upgraded	1.1	1.2	3.1	4.5
Vacancy rate	2.2	2.1	3.8	5.2



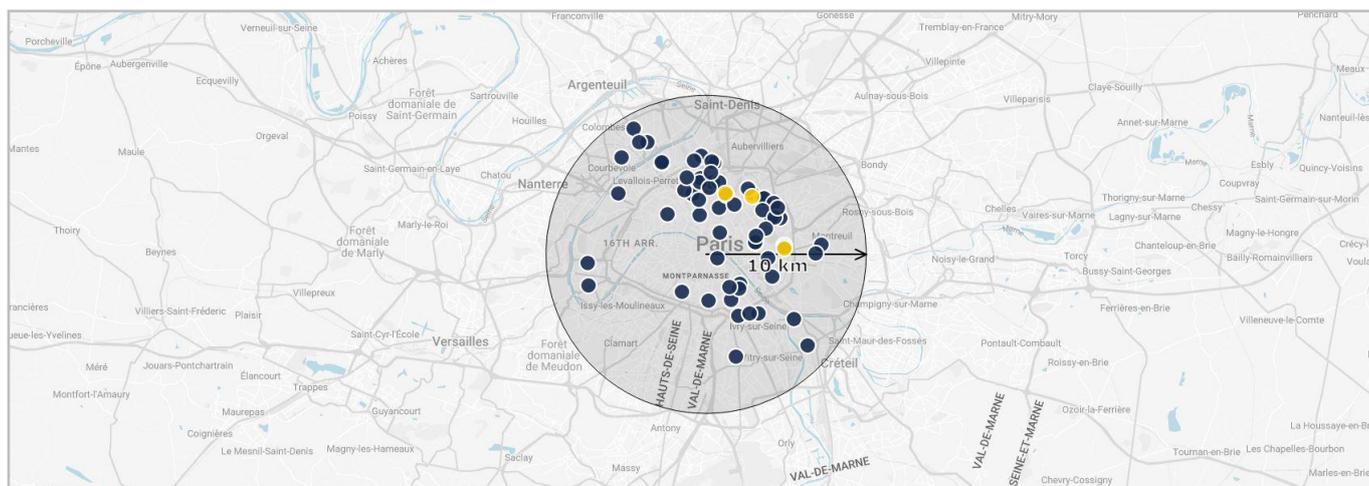
28 rue Hermel, Paris

location rating A

50 residential units, 2 commercial units, 1,254 sqm
acquired in 2014

Paris

walk score 97/100



● like-for-like properties ● sold properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	1,357	1,409	1,540	1,565
Average apartment size, sqm	30	30	30	30
Proportion upgraded apartments, percent	81	76	64	59
Opening balance, EUR million	419	429	467	448
Change in fair value, EUR million	1	3	-49	1
Investments, EUR million	7	8	13	18
Purchases, EUR million	-	-	-	-
Sales, EUR million	-10	-21	-2	-
Exchange difference, EUR million	-	-	-	-
Closing balance, EUR million	418	419	429	467
Share of fair value, percent	7	7	8	8
Capitalization rate, percent	3.92	3.91	3.90	3.77
Average rent, EUR/sqm/month				
Total portfolio Jan 1	30.74	29.82	29.18	27.61
Exchange difference	0.66	-	-	-
Adjusted total portfolio Jan 1	31.40	29.82	29.18	27.61
Sales and ended units	0.04	0.24	-	-
Like-for-like Jan 1	31.44	30.06	29.18	27.61
Like-for-like change	0.84	1.16	0.64	1.45
- Change in percent	2.7	3.9	2.2	5.2
Like-for-like Dec 31	32.28	31.22	29.82	29.06
Purchases and new construction	-	0.18	-	0.12
Total portfolio Dec 31	32.28	31.40	29.82	29.18
New lease level	37.44	37.24	34.09	35.11
Vacancy rate residential, percent				
Real vacancy rate	0.8	2.1	0.8	3.3
Apartments being upgraded	3.5	7.1	18.2	21.5
Vacancy rate	4.3	9.2	19.0	24.8



Iranische Str. 3, Berlin

location rating B+

102 residential units, 4,907 sqm

acquired in 2025

Berlin

walk score 69/100



● acquired properties

2025

Property portfolio	
Number of apartments	499
Average apartment size, sqm	43
Proportion upgraded apartments, percent	49
Opening balance, EUR million	-
Change in fair value, EUR million	-5
Investments, EUR million	1
Purchases, EUR million	59
Sales, EUR million	-
Exchange difference, EUR million	-
Closing balance, EUR million	55
Share of fair value, percent	1
Capitalization rate, percent	3.75
Average rent, EUR/sqm/month	
Total portfolio Jan 1	-
Exchange difference	-
Adjusted total portfolio Jan 1	-
Sales and ended units	-
Like-for-like Jan 1	-
Like-for-like change	-
- Change in percent	0.0
Like-for-like Dec 31	-
Purchases and new construction	10.19
Total portfolio Dec 31	10.19
New lease level	11.81
Vacancy rate residential, percent	
Real vacancy rate	1.0
Apartments being upgraded	0.8
Vacancy rate	1.8

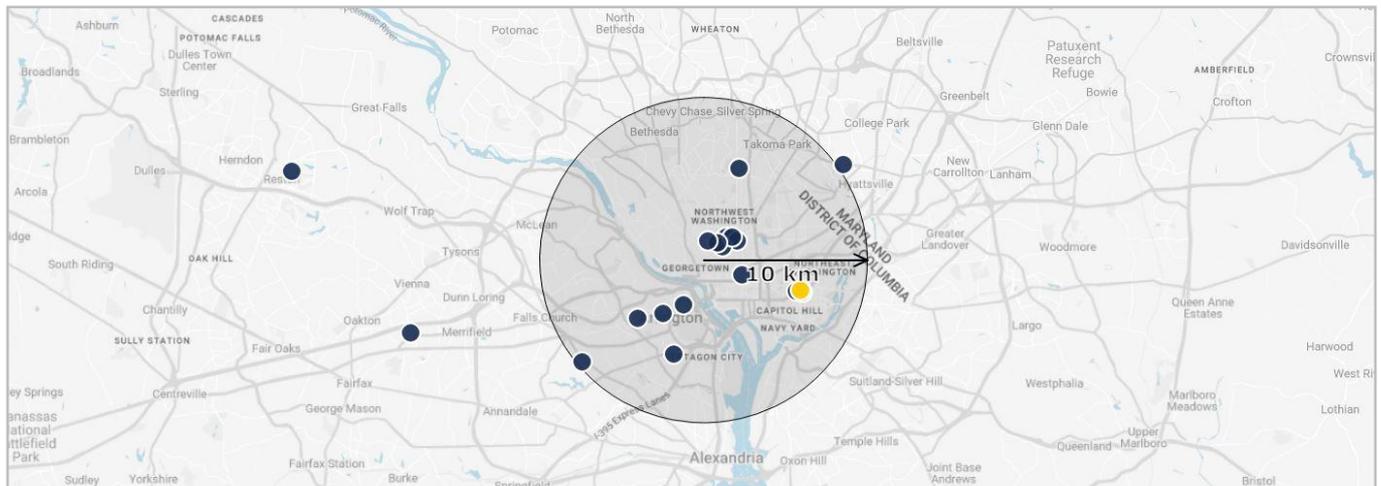


Ballston Place, Washington D.C.

location rating A-
384 residential units, 3 commercial units, 31,446 sqm
acquired in 2018

Washington D.C.

walk score 79/100



● like-for-like properties ● sold property

	2025	2024	2023	2022
Property portfolio				
Number of apartments	3,206	3,278	3,064	3,064
Average apartment size, sqm	79	79	79	79
Proportion upgraded apartments, percent	78	73	77	77
Opening balance, EUR million	983	824	968	885
Change in fair value, EUR million	47	-3	-165	-151
Investments, EUR million	16	40	52	29
Purchases, EUR million	-	68	-	152
Sales, EUR million	-4	-	-	-
Exchange difference, EUR million	-115	54	-31	53
Closing balance, EUR million	927	983	824	968
Share of fair value, percent	16	16	14	16
Capitalization rate, percent	5.39	5.59	5.54	4.53
Average rent, EUR/sqm/month				
Total portfolio Jan 1	24.21	23.71	23.77	21.18
Exchange difference	-1.06	1.50	-0.83	1.31
Adjusted total portfolio Jan 1	23.15	25.21	22.94	22.49
Sales and ended units	-	-	-	-
Like-for-like Jan 1	23.15	25.21	22.94	22.49
Like-for-like change	0.71	0.76	0.77	0.80
- Change in percent	3.1	3.0	3.3	3.6
Like-for-like Dec 31	23.86	25.97	23.71	23.29
Purchases and new construction	0.08	0.21	-	0.48
Total portfolio Dec 31	23.94	26.18	23.71	23.77
New lease level	26.15	26.91	24.33	24.46
Vacancy rate residential, percent				
Real vacancy rate	2.7	2.0	2.7	4.3
Apartments being upgraded	1.2	7.2	7.6	7.4
Vacancy rate	3.9	9.2	10.3	11.7



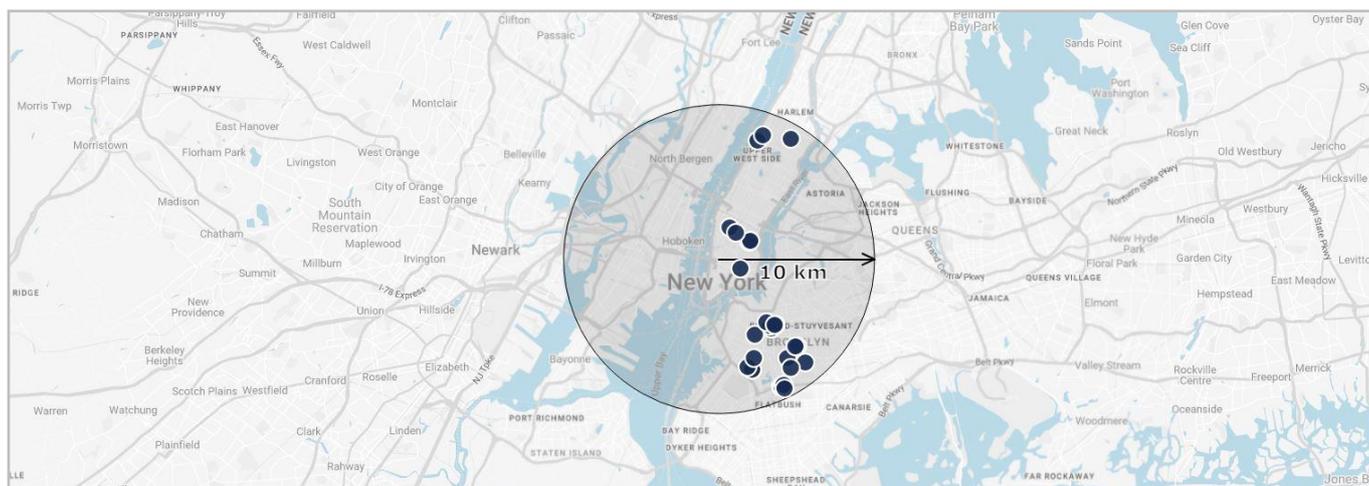
Mohawk Apartments, New York

location rating B+

90 residential units, 1 commercial unit, 9,004 sqm
acquired in 2016

New York

walk score 96/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	1,746	1,746	1,745	1,745
Average apartment size, sqm	68	68	68	68
Proportion upgraded apartments, percent	61	60	59	58
Opening balance, EUR million	685	637	696	763
Change in fair value, EUR million	-22	-10	-53	-149
Investments, EUR million	19	17	18	33
Purchases, EUR million	-	-	-	-
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-79	41	-24	49
Closing balance, EUR million	603	685	637	696
Share of fair value, percent	11	11	11	11
Capitalization rate, percent	5.35	5.29	5.10	4.34
Average rent, EUR/sqm/month				
Total portfolio Jan 1	35.31	34.94	34.82	28.95
Exchange difference	-1.84	2.23	-1.21	1.79
Adjusted total portfolio Jan 1	33.47	37.17	33.61	30.74
Sales and ended units	-	-	-	-
Like-for-like Jan 1	33.47	37.17	33.61	30.74
Like-for-like change	1.43	0.68	1.33	4.08
- Change in percent	4.3	1.9	4.0	13.3
Like-for-like Dec 31	34.90	37.85	34.94	34.82
Purchases and new construction	-	-	-	-
Total portfolio Dec 31	34.90	37.85	34.94	34.82
New lease level	59.07	58.51	56.81	57.48
Vacancy rate residential, percent				
Real vacancy rate	0.9	0.7	0.7	1.0
Apartments being upgraded	1.6	2.1	2.2	1.9
Vacancy rate	2.5	2.8	2.9	2.9



461 Massachusetts Avenue, Boston

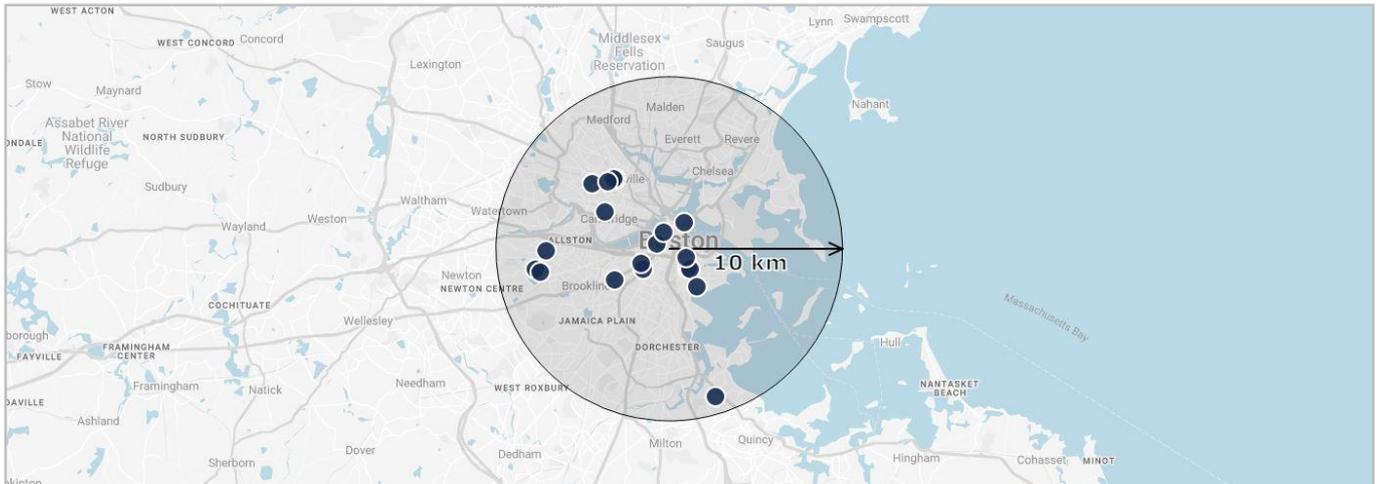
location rating A

17 residential units, 401 sqm

acquired in 2015

Boston

walk score 90/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	1,258	1,258	1,258	1,253
Average apartment size, sqm	63	63	63	63
Proportion upgraded apartments, percent	94	94	92	86
Opening balance, EUR million	636	588	667	607
Change in fair value, EUR million	-9	-5	-77	-91
Investments, EUR million	14	14	21	28
Purchases, EUR million	-	-	-	83
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-74	39	-23	40
Closing balance, EUR million	567	636	588	667
Share of fair value, percent	10	11	10	11
Capitalization rate, percent	5.04	5.07	4.94	4.18
Average rent, EUR/sqm/month				
Total portfolio Jan 1	41.54	40.58	39.53	37.75
Exchange difference	-2.24	2.58	-1.38	2.33
Adjusted total portfolio Jan 1	39.30	43.16	38.15	40.08
Sales and ended units	-	-	-	-
Like-for-like Jan 1	39.30	43.16	38.15	40.08
Like-for-like change	1.03	1.29	2.43	1.91
- Change in percent	2.6	3.0	6.4	4.8
Like-for-like Dec 31	40.33	44.45	40.58	41.99
Purchases and new construction	-	-	-	-2.46
Total portfolio Dec 31	40.34	44.45	40.58	39.53
New lease level	42.02	46.00	43.43	42.96
Vacancy rate residential, percent				
Real vacancy rate	1.9	2.9	1.9	2.8
Apartments being upgraded	3.3	1.6	2.6	9.4
Vacancy rate	5.2	4.5	4.5	12.2

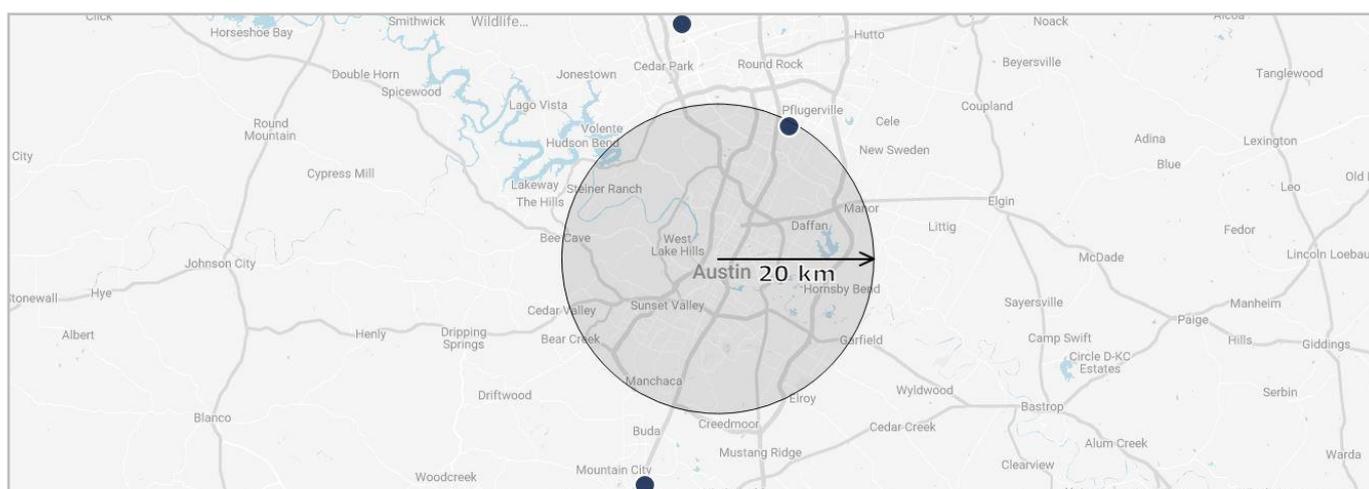


Hays Park, Austin

location rating B-
309 residential units, 23,159 sqm
acquired in 2021

Austin

walk score 16/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	861	861	861	861
Average apartment size, sqm	76	76	76	76
Proportion upgraded apartments, percent	100	100	100	100
Opening balance, EUR million	157	167	203	191
Change in fair value, EUR million	-16	-20	-31	-
Investments, EUR million	2	1	1	1
Purchases, EUR million	-	-	-	-
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-18	9	-6	12
Closing balance, EUR million	125	157	167	203
Share of fair value, percent	2	3	3	3
Capitalization rate, percent	5.00	5.25	5.09	4.00
Average rent, EUR/sqm/month				
Total portfolio Jan 1	16.87	17.68	18.38	15.50
Exchange difference	-1.31	1.12	-0.64	0.96
Adjusted total portfolio Jan 1	15.56	18.80	17.74	16.46
Sales and ended units	-	-	-	-
Like-for-like Jan 1	15.56	18.80	17.74	16.46
Like-for-like change	-1.23	-1.20	-0.06	1.92
- Change in percent	-7.9	-6.4	-0.4	11.70
Like-for-like Dec 31	14.33	17.60	17.68	18.38
Purchases and new construction	-	-	-	-
Total portfolio Dec 31	14.33	17.60	17.68	18.38
New lease level	13.47	16.97	17.38	18.81
Vacancy rate residential, percent				
Real vacancy rate	10.9	8.2	5.5	3.9
Apartments being upgraded	0.0	0.0	0.0	0.4
Vacancy rate	10.9	8.2	5.5	4.3



118 Roncesvalles Avenue, Toronto

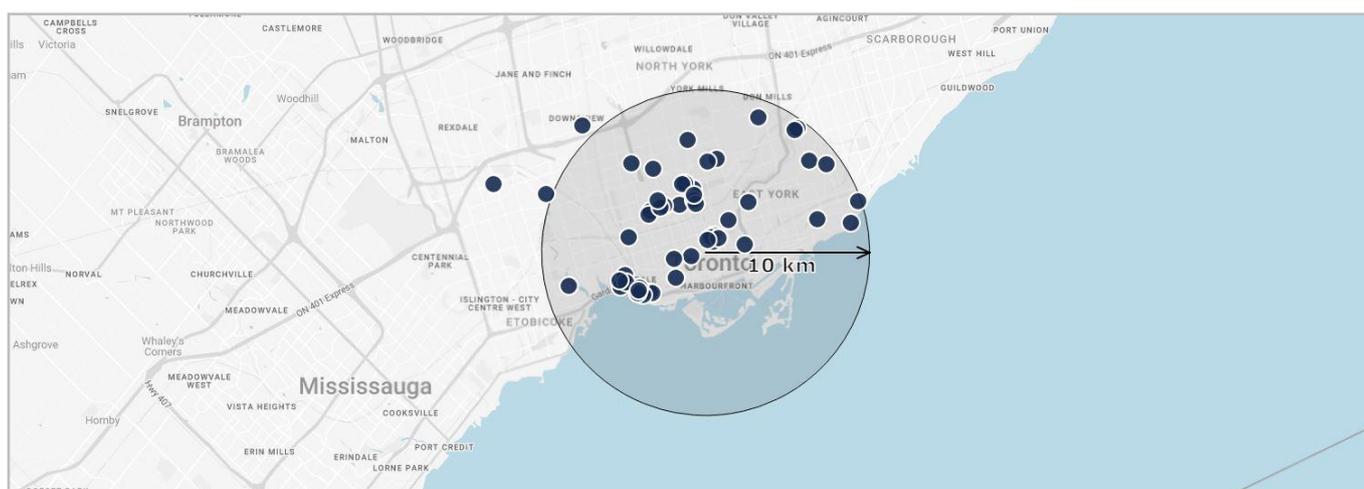
location rating A-

30 residential units, 1,536 sqm

acquired in 2017

Toronto

walk score 87/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	4,291	4,289	4,286	4,283
Average apartment size, sqm	56	56	56	56
Proportion upgraded apartments, percent	66	65	63	61
Opening balance, EUR million	1,036	1,112	1,163	1,092
Change in fair value, EUR million	-48	-69	-52	-71
Investments, EUR million	13	15	16	21
Purchases, EUR million	-	-	-	122
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-73	-22	-15	-1
Closing balance, EUR million	928	1,036	1,112	1,163
Share of fair value, percent	16	17	20	19
Capitalization rate, percent	4.69	4.58	4.34	3.88
Average rent, EUR/sqm/month				
Total portfolio Jan 1	19.30	19.16	18.24	18.07
Exchange difference	-1.13	-0.39	-0.25	-0.06
Adjusted total portfolio Jan 1	18.17	18.77	17.99	18.01
Sales and ended units	-	-	-	-
Like-for-like Jan 1	18.17	18.77	17.99	18.01
Like-for-like change	0.51	0.79	1.17	0.89
- Change in percent	2.8	4.2	6.5	5.0
Like-for-like Dec 31	18.68	19.56	19.16	18.90
Purchases and new construction	-	-	-	-0.66
Total portfolio Dec 31	18.68	19.56	19.16	18.24
New lease level	24.78	28.27	29.99	24.34
Vacancy rate residential, percent				
Real vacancy rate	1.7	1.4	0.3	0.5
Apartments being upgraded	1.7	1.5	1.4	1.8
Vacancy rate	3.4	2.9	1.7	2.3



2045 Lambert-Closse, Montreal

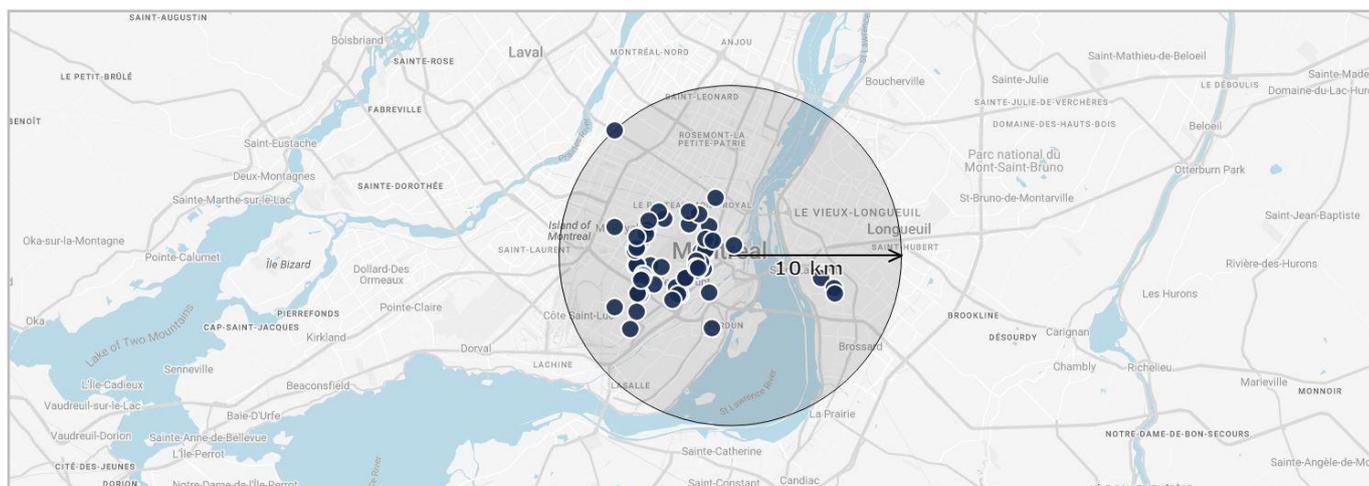
location rating B+

24 residential units, 1,238 sqm

acquired in 2018

Montreal

walk score 94/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	4,465	4,433	4,214	4,215
Average apartment size, sqm	68	68	67	68
Proportion upgraded apartments, percent	58	56	57	58
Opening balance, EUR million	1,028	940	1,028	1,049
Change in fair value, EUR million	5	5	-106	-101
Investments, EUR million	29	37	32	39
Purchases, EUR million	-	67	-	56
Sales, EUR million	-	-	-	-11
Exchange difference, EUR million	-73	-21	-14	-4
Closing balance, EUR million	989	1,028	940	1,028
Share of fair value, percent	17	17	17	17
Capitalization rate, percent	4.80	4.80	4.81	4.36
Average rent, EUR/sqm/month				
Total portfolio Jan 1	15.85	15.30	14.69	14.10
Exchange difference	-0.95	-0.31	0.20	-0.05
Adjusted total portfolio Jan 1	14.90	14.99	14.49	14.05
Sales and ended units	-	-	-	-
Like-for-like Jan 1	14.90	14.99	14.49	14.05
Like-for-like change	0.73	0.95	0.79	0.80
- Change in percent	4.9	6.3	5.5	5.7
Like-for-like Dec 31	15.63	15.94	15.28	14.85
Purchases and new construction	-	0.09	0.02	-0.16
Total portfolio Dec 31	15.63	16.03	15.30	14.69
New lease level	17.81	19.68	18.19	17.52
Vacancy rate residential, percent				
Real vacancy rate	3.0	1.8	0.9	1.8
Apartments being upgraded	1.6	1.8	4.7	7.1
Vacancy rate	4.6	3.6	5.6	8.9



235 Charlotte St, Ottawa

location rating B+

28 residential units, 1,910 sqm

acquired in 2025

Ottawa

walk score 73/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	254	120	120	120
Average apartment size, sqm	69	95	95	95
Proportion upgraded apartments, percent	81	100	100	100
Opening balance, EUR million	21	20	21	-
Change in fair value, EUR million	1	1	-	-
Investments, EUR million	-	-	-	-
Purchases, EUR million	25	-	-	22
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-2	-	-1	-1
Closing balance, EUR million	45	21	20	21
Share of fair value, percent	1	0	0	0
Capitalization rate, percent	4.90	4.75	4.75	4.15
Average rent, EUR/sqm/month				
Total portfolio Jan 1	8.99	8.78	8.21	-
Exchange difference	-0.52	-0.18	-0.12	-
Adjusted total portfolio Jan 1	8.47	8.60	8.09	-
Sales and ended units	-	-	-	-
Like-for-like Jan 1	8.47	8.60	8.09	-
Like-for-like change	0.60	0.52	0.69	-
- Change in percent	7.0	6.0	8.5	-
Like-for-like Dec 31	9.07	9.12	8.78	-
Purchases and new construction	4.62	-	-	8.21
Total portfolio Dec 31	13.69	9.12	8.78	8.21
New lease level	16.08	10.76	10.71	9.58
Vacancy rate residential, percent				
Real vacancy rate	0.4	0.0	0.0	0.0
Apartments being upgraded	1.6	0.8	0.0	0.0
Vacancy rate	2.0	0.8	0.0	0.0



Place de la Monnerie, Quebec City

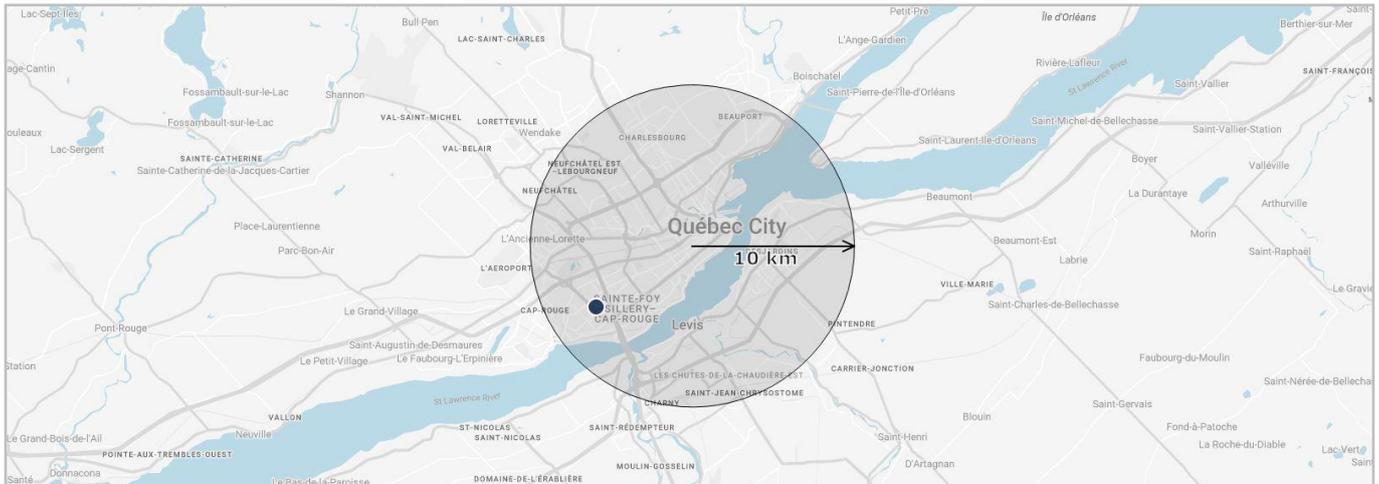
location rating B+

216 residential units, 15,269 sqm

acquired in 2022

Quebec City

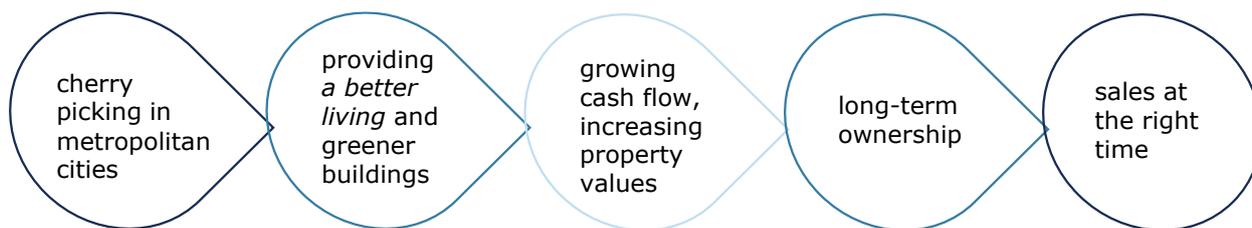
walk score 86/100



● like-for-like properties

	2025	2024	2023	2022
Property portfolio				
Number of apartments	216	216	216	216
Average apartment size, sqm	71	71	71	71
Proportion upgraded apartments, percent	6	4	1	0
Opening balance, EUR million	21	20	21	-
Change in fair value, EUR million	1	1	-1	-
Investments, EUR million	1	1	-	-
Purchases, EUR million	-	-	-	22
Sales, EUR million	-	-	-	-
Exchange difference, EUR million	-1	-1	-	-1
Closing balance, EUR million	22	21	20	21
Share of fair value, percent	1	1	0	0
Capitalization rate, percent	5.00	5.00	5.00	4.75
Average rent, EUR/sqm/month				
Total portfolio Jan 1	8.87	8.52	8.10	-
Exchange difference	-0.59	-0.17	-0.11	-
Adjusted total portfolio Jan 1	8.28	8.35	7.99	-
Sales and ended units	-	-	-	-
Like-for-like Jan 1	8.28	8.35	7.99	-
Like-for-like change	0.69	0.56	0.53	-
- Change in percent	8.4	6.8	6.7	-
Like-for-like Dec 31	8.97	8.91	8.52	-
Purchases and new construction	-	-	-	8.10
Total portfolio Dec 31	8.97	8.91	8.52	8.10
New lease level	10.66	11.38	10.43	10.67
Vacancy rate residential, percent				
Real vacancy rate	0.0	0.0	0.0	0.0
Apartments being upgraded	0.9	0.0	0.0	0.0
Vacancy rate	0.9	0.0	0.0	0.0

transactions



more than 30 years of experience

Akelius has 31 years of experience in property management, whereof 20 years internationally.

Each region has an experienced transaction and valuation team, with local market expertise for each city. The local team prepares realistic assumptions for each property together with the city and the regional manager.

Akelius carries out purchases and sales in the same proven manner in all countries.

Akelius is active in the property market and has accumulated experience from the number of transactions every year.

cherry-picked properties

Akelius considers all offers carefully and prefers to cherry-pick individual properties.

Akelius picks properties according to the ten-year rule.

A secure and increasing return over ten years is more important than short-term profits.

Akelius does not only cherry-pick properties, but carefully considers exit scenarios.

property acquisitions

Akelius purchased five properties for EUR 110 million in 2025, of which two in Ottawa, one in London and two properties in Berlin.

In total Akelius acquired 668 apartments.

The acquired properties do not need any major upgrades, and provide a stable cash flow from day one.

property sales

Akelius continues to focus on improving the current property portfolio.

Total property sales amounted to EUR 16 million (29) during 2025.

Two properties were sold in Paris as well as the last nine apartments of a third property. Additionally, one apartment was sold in London and one property was sold in Washington DC.

In total 127 apartments were sold.

directors' report

The Board of Directors and the Chief Executive Officer of Akelius Residential Property AB (publ), company registration number 556156-0383, based in Stockholm, Sweden, hereby present their 2025 annual report and sustainability report for the Group and Parent Company.

corporate governance report

Corporate governance aims to ensure Akelius's commitments to all of its stakeholders, which requires good corporate governance with a clear separation of responsibilities between the shareholders, the Board, and management.

Corporate governance in Akelius is primarily regulated by external governing documents, regulations and laws, such as Swedish Companies Act, Swedish Annual Accounts Act, Swedish Corporate Governance Code, International Financial Reporting Standard.

Key internal governing documents complement external regulations. Internal governing documents include articles of association, Code of Conduct, and other policies established by the Board. These internal policies, instructions, and delegations clarify the responsibilities and the authority in various areas.

This section provides information regarding the sustainability report item GOV-1, page 58.

articles of association

Akelius Residential Property AB (publ) is a Swedish public limited company with registered office in Stockholm.

Akelius's object is to own and manage properties and pursue other closely related activities.

key internal governing documents

- articles of association
- Code of Conduct
- whistleblower policy
- anti-corruption policy
- supplier Code of Conduct
- insider policy
- financial policy
- risk management policy
- purchasing policy
- sustainability policy
- green procurement policy
- greenhouse gas reduction policy
- IT-policy
- data protection policy
- authorization policy
- crisis management policy
- freedom of association policy
- staff diversity and equality policy
- sustainable work environment policy
- political involvement policy
- responsible investment policy
- information policy
- communication policy
- tax policy

Code of Conduct

Akelius's Code of Conduct

- is the basis of Akelius's business activities
- determines Akelius success as a long-term, sustainable business
- promotes excellence as Akelius's corporate culture

Akelius is committed to

- respecting the rule of law and acting in accordance with laws and regulations in all countries where business is conducted
- conducting business with integrity and honesty
- acting in an environmentally and socially sustainable manner
- continuously developing the safety and quality of services

The Code of Conduct applies to everyone acting on behalf of Akelius, including employees, Board members, management, and consultants.

Akelius ensures that employees read and respects the Code of Conduct.

85 percent (97) of all active employees have passed the Code of Conduct test.

Akelius has also adopted a Code of Conduct that is specific to suppliers and business partners.

anti-corruption policy

The anti-corruption policy explains the Code of Conduct.

The policy guides Akelius employees on how to be honorable.

Gifts given or received must fulfil specific requirements.

Akelius's employees may never offer or accept benefits from government representatives.

Akelius employees may never knowingly use a current Akelius contractor or supplier of construction material or services for personal purposes.

An annual anti-corruption policy test is mandatory for all Akelius employees. 85 percent (96) of all active employees passed the anti-corruption test in 2025.

governance structure



1. Akelius owners

In February 2025, Akelius Foundation, through its wholly owned subsidiary Akelius Apartments Ltd, announced a recommended public cash offer of EUR 1.9 per D-share for Akelius Residential Property AB (publ).

On 24 March 2025, Akelius Apartments Ltd initiated a compulsory redemption of the remaining D-shares, leading the Board to apply for delisting.

The last day of trading on Nasdaq First North Growth Market was 7 April 2025.

As per 8 September 2025, the compulsory redemption was finalized.

As a result, Akelius Apartments Ltd owns all D-shares in Akelius Residential Property AB (publ).

During the first quarter, Akelius Apartments Ltd purchased 617,000,000 A shares in Akelius Residential Property AB (publ) from Xange Holding Ltd. After the transaction,

Akelius Apartments Ltd owns all A shares in Akelius Residential Property AB (publ). The ownership structure as of December 31, 2025 is specified in the table below.

ownership structure

	Number of A-shares	Number of D-shares ¹	Total number of shares	Share, percent	Votes, percent
Akelius Apartments Ltd ²	6,170,000,000	220,000,000	6,390,000,000	100	100
Total	6,170,000,000	220,000,000	6,390,000,000	100	100
Share, percent	96.56	3.44	100		

1) each D-share confers the right to one-tenth of a vote

2) owned by Akelius Foundation

3. General Meeting

The General Meeting is the Parent Company's highest decision-making body, through which the shareholders influence the company's affairs.

The Annual General Meeting appoints the Board and the auditors, adopt the income statement and balance sheet, pass resolutions regarding the allocation of the Parent Company's earnings, the discharge of liability, and changes to the Articles of Association.

Extraordinary General Meetings are held upon request by the shareholders or the Board.

Akelius's Annual General Meeting was held on April 29, 2025.

99.89 percent (99.88) of the votes were represented.

The meeting also gave the Board a mandate to, at one or more occasions, during the time until the Annual General Meeting in 2026, issue new class A ordinary share to a total amount of approximately EUR 1 000 000 000.

The mandate is within the framework of ensuring that the Parent Company's share capital is not exceeding the limits in the articles of association.

Pål Ahlsén was re-elected as Chairman of the Board.

Kerstin Engström, Thure Lundberg, Igor

2. Nomination Committee

According to the resolution of the Annual General Meeting in 2025, the Nomination Committee has been revoked as a result of Akelius's delisting from Nasdaq First North Growth Market.

Rogulj, and Ralf Spann were re-elected as members of the Board.

Ernst & Young AB was re-elected as auditor until the Annual General Meeting 2026.

The meeting resolved on the approval of the remuneration to the Board and the auditor.

The complete minutes of the Annual General Meeting are available at www.akelius.com.

An extraordinary General Meeting was held on August 27, 2025.

At this meeting, Pål Ahlsén resigned and Jonas Rogberg was elected as Chairman of the Board.

4. external audit

According to the Articles of Association, the Annual General Meeting shall appoint at least one but not more than two auditors. The appointed auditors shall audit the annual accounts, the consolidated accounts, the subsidiaries' annual accounts, and the administration by the Board and the CEO.

5. Board

The Board is appointed by the Annual General Meeting for the period up to the end of the next Annual General Meeting. According to the Articles of Association, the Board consists of a minimum of three and a maximum of seven members, with a maximum of two deputies.

The Board's overall task is to be responsible for the organization and administration of operations and for the financial reporting.

The Board is also responsible for establishing systems for governance, internal control, and risk management.

The Board's work and responsibilities, and its separation from the work and responsibilities of the CEO, are regulated by the Rules of Procedure and the instructions for the CEO.

The Board held 10 meetings (14) during the year.

The meetings deals with matters of considerable importance to Akelius, such as the establishment of policy documents, strategic decisions, purchases and sales of properties, shares, and financing.

Furthermore, the Board is informed about the prevailing business climate in the property and credit markets.

A statutory Board meeting is held after the Annual General Meeting, at which resolutions are passed regarding signatories, the Board's Rules of Procedure, the CEO's instructions, and a plan for scheduled Board meetings during the year.

During the Annual General Meeting 2025, it was decided to pay fees of SEK 600,000 to the Chairman of the Board and SEK 360,000 to each of the regular Board members.

No remuneration is paid to Board members who are employed in the Group.

The average tenure on the Board of Directors is 5.6 years (5.7) per year-end 2025.

More information about the Board is found on page 46.

6. internal audit

The internal audit function reports to the Board.

The Board annually proposes a risk-based plan that the internal audit team should implement to ensure that they focus on the right areas.

7. committees

Audit Committee

The Board has appointed an Audit Committee consisting of 3 members (3).

The Audit Committee prepare the Boards' work on quality assurance of the financial reporting process, including significant accounting issues.

The committee is also responsible for monitoring management's work regarding internal control, property valuations, tax management, risk, and corporate governance issues.

The Audit Committee frequently meet the external auditor to obtain information related to focus, scope, and results of audit. The committee takes part of the auditor's written report and reviews the audit result and prepares the election of the auditor.

The Audit Committee consisted of Pål Ahlsén until August 2025, Jonas Rogberg from August 2025, Thure Lundberg and Lars Åhrman.

The committee held 6 meetings during the year.

Head of Group Accounting is the committee's secretary and participated in all meetings.

The external auditors also attended all meetings.

Sustainability and Construction Committee

The Sustainability and Construction Committee, previously the Construction and Design Committee, consists of four members.

Areas of responsibility are established by the Board.

The Committee meet quarterly and decide on proposals related to construction and design matters.

One central topic is the review of energy and sustainability.

8. internal control

The Board has the overall responsibility for the internal control of the corporate financial reporting.

The purpose of internal control of financial reporting is to ensure that the reporting is reliable and that the financial statements are prepared in accordance with GAAP and comply with applicable laws and regulations.

The risk assessment is continuously updated to include changes that significantly affect the internal control of financial reporting.

The most significant risks identified are misstatements in the financial reporting, valuation of the property portfolio and financial assets, deferred tax and other taxes, interest-bearing liabilities, and asset misappropriation.

9. CEO and Group management

The Board delegates the day-to-day responsibilities for the Group's management and financial reporting to the CEO.

The Board appoints the CEO and annually establishes an instruction that regulates the division of work and responsibilities between the Board and the CEO.

The CEO reports to the Board regularly regarding the Group's development in relation to the established governing documents.

The Group Management including the CEO, consisted of 6 people (5) at year-end. Two member have resigned from the management team, and three members have joined.

Per January 31, 2026, Group Management consists of 7 members.

10. regions

The operation consists of three regions. London, Paris and Berlin are part of region Europe.

Washington D.C., New York, Boston, and Austin are included in region US.

Toronto, Montreal, Ottawa, and Quebec City are included in region Canada.

The regional managers are responsible for the profitability in their respective region. This includes responsibility for property management, lettings, upgrades, purchases and sales, property valuations, and accounting in subsidiaries.

The regions have 579 employees (590) at year-end.

11. central Group functions

The organization is supported by central Group functions.

Central Group functions include Group accounting, Treasury, Technology and Business development.

In total, central Group functions have 25 employees (38) at year-end.

CEO and Group management*



* Group Management per January 31, 2026

view from 61 rue Didot, Paris



Board of Directors

	General information	Experience, commitments ¹	Dependency
 <p>Chairman of the Board Jonas Rogberg</p>	<p>Born in 1980 Elected in 2025 Law Degree, Uppsala University</p>	<p>Corporate Lawyer, Akelius Residential Property AB (publ), 2017-2018 General Counsel, Akelius Residential Property AB (publ), 2018–2023 General Counsel, Akelius Foundation Group, 2023-current</p>	<p>Dependent of shareholders, Akelius, and its management³</p>
 <p>Board member Igor Rogulj</p>	<p>Born in 1965 Elected in 2010 Architect, University of Zagreb</p>	<p>Architect at practices in Paris, Hannover, Berlin, 1991–2003 Partner and managing director at Vukovic+Rogulj Gesellschaft von Architekten mbH, 2003–current Council member of Akelius Foundation</p>	<p>Dependent of shareholders, Independent of Akelius, and its management</p>
 <p>Board member Kerstin Engström</p>	<p>Born in 1958 Elected in 2020 Master of laws, Lund University</p>	<p>Lawyer, Member of the Swedish Bar Association, 1990–2012 Judge at the Court of Appeal, 2013–2020 Council Chairman of Akelius Foundation</p>	<p>Dependent of shareholders, Akelius, and its management³</p>
 <p>Board member Thure Lundberg</p>	<p>Born in 1952 Elected in 2020 -</p>	<p>Real estate advisor and broker, 1975–2015 Founder of Lundberg & Partners Chairman of the Board, Linteum Invest AB</p>	<p>Independent of shareholders, Akelius, and its management</p>
 <p>Board member Ralf Spann</p>	<p>Born in 1975 Elected in 2023 Master of business administration, Humboldt University, Berlin</p>	<p>Various positions at Akelius Residential Property AB (publ), 2006–2020 CEO, Akelius Residential Property AB (publ), 2020–current Chairman of the Board, Castellum AB</p>	<p>Dependent of shareholders, Akelius, and its management²</p>

1) an extended list of experience and commitments is found on Akelius's website

2) dependent as current or former CEO, less than five years ago

3) dependent as current or former employee, less than three years ago

risk management

All business is based on accurate calculations of risk versus reward. Risk management involves a continuous and systematic process. Potential risks are identified, evaluated, documented, and managed.

The goal of Akelius's risk management is to ensure internal awareness of material risks, avoid unnecessary risks, and minimize necessary risks.

The Board of Directors has delegated the oversight risk management to the Audit Committee.

The CEO serves as the risk manager and responsible for overseeing the risk management process.

Akelius's executives are responsible for controlling risks in their areas.

risk identification

The main risks identified by Akelius are strategic, operational, financial, regulatory, and sustainability risks.

Strategic risk are related to the influence of external factors and events.

Operational risks are associated with property management of Akelius's properties.

Regulatory risks are related to compliance with laws and regulations.

Financial risks are risks in Akelius financing and reporting.

Sustainability risks are associated with the environment, social responsibility towards stakeholders, and governance within Akelius.

See double materiality analysis in the sustainability report on page 65.

macroeconomic risks and crises

Global economic conditions and financial market developments may affect Akelius's operations, tenants, and property values. Factors such as economic growth, employment, housing supply, inflation, interest rates, and population trends influence rental demand, income, and property values.

Political tensions, conflicts, or trade restrictions may disrupt markets, increase costs, and worsen financing conditions.

Although interest rates have been stable or slightly reduced, inflationary pressures could lead to future increases, impacting tenants, suppliers, and the markets.

Economic slowdowns may reduce rental demand or increase tenant defaults.

Regulatory uncertainty, trade policies, and technological changes could further affect operations.

These combined factors could materially impact the Akelius's business, liquidity, asset values, and its ability to meet debt or note obligations.

risk assessment matrix

Akelius has implemented a risk assessment matrix, where risks are assessed on both materiality and probability scales of 1 to 4. See the meaning of the scales below and the risk assessment matrix on the next page.

Further information about Akelius's operational risks such as changes in property values, vacancies, reduced rental income, increased property costs, and legal risks are presented in the notes.

risk mitigation

Akelius's risk mitigation plans address both the likelihood and potential impact of risks.

Scale	1	2	3	4
Materiality scale, EUR million	1–5	6–50	51–250	>250
Probability scale, percent	0–25	26–50	51–75	76–100

Akelius has performed sensitivity analyses to measure macroeconomic risks and crises. The analysis effects is included in the sensitivity analyses for capitalization ratio and vacancy rate, see Note 8, and in the sensitivity analyses for interest rates and currencies in Note 13.

The analysis shows that Akelius has strong resilience to the negative effects of macroeconomic risks and crises on its financial position.

risk assessment matrix

Key risk	Materiality of occurrence	Probability of occurrence	Risk development	Reference
strategic risks				
Macroeconomic risks and crises	4	1	Increased	n/a
Changes in rules and regulations that have material impact on business	3	2	Decreased	Note 1
Composition of portfolio	2	2	Unchanged	n/a
Digitalization	1	1	Unchanged	n/a
operational risks				
Changes in property values	3	3	Unchanged	Note 8
High vacancy or/and rent level decreasing rental income	2	2	Decreased	Note 8
Decreasing rent collection	1	4	Unchanged	Note 3
Increasing property costs	2	2	Unchanged	Note 8
High staff turnover harming day-to-day business	1	2	Unchanged	n/a
Dissatisfied tenants	2	1	Decreased	n/a
External threats of fraud or criminal acts	2	1	Decreased	n/a
Legal issues	1	4	Decreased	Note 20
Business disruption	1	1	Decreased	n/a
financial risks				
Financing and refinancing	3	1	Unchanged	Note 13
Change in interest rates	2	2	Increased	Note 13
Changes in value of financial instruments	3	3	Unchanged	Note 13
Currency fluctuations	2	4	Increased	Note 13
Breach of terms and covenants in credit agreements	2	1	Unchanged	Note 13
regulatory risks				
Non-compliance with rules leading to fines and/or other penalties	2	1	Unchanged	n/a
Tax issues	2	1	Unchanged	n/a
Environmental litigation	1	1	Decreased	n/a
Staff related disputes	1	1	Decreased	n/a
sustainability risks				
Risks due to climate change	2	3	Unchanged	Page 66
Reputation	2	1	Unchanged	n/a
Corruption and breach in Code of Conduct	1	1	Unchanged	n/a

financing – safety first

Akelius puts safety first when selecting and managing assets and liabilities.

Akelius invests in properties with the ability to generate a steadily increasing cash flow.

In combination with long-term financing, Akelius increases the stability in the cash flow and equity ratio.

Attractive residential properties in well-developing, growing metropolitan cities support strong liquidity and reliable access to funding.

conservative financial policy

Akelius financial policy provides guidance on managing risks and authorizations.

It defines the financial responsibilities of the Board, CEO, and Head of Treasury.

The financial policy safeguards financial resilience.

The Group shall be able to withstand

- a 25 percent drop in property values
- an interest rate increase of five percentage points
- a fifteen percent lower rental income

Akelius's credit ratings

Standard & Poor's assesses Akelius a BBB-rating.

The credit outlook remains stable.

The rating for Akelius's hybrid bond is BB.

financial policy and outcome

	Financial policy	2025
Credit rating	Min BBB-	BBB-
Loan to value ratio, percent	Max 40	39
Unencumbered asset ratio, percent	Min 150	253
Interest coverage ratio	Min 2.0	6.2
Liquidity, EUR million*	Min 500	226
Cash sources to cash uses, ratio	Min 1.0	29.2

* excluding financial guarantee of EUR 1,500 million

shares owned by Akelius Apartment Ltd

In February 2025, Akelius Foundation, through Akelius Apartments Ltd, made a public cash offer of EUR 1.9 per D-share.

On 24 March 2025, Akelius Apartments Ltd initiated a compulsory redemption of the remaining D-shares which was finalized on 8 September 2025.

As a result, Akelius Apartments Ltd owns all D-shares in Akelius Residential Property AB (publ).

During the first quarter of 2025, Akelius Apartments Ltd purchased 617,000,000 A-shares in Akelius Residential Property AB (publ) from Xange Holding Ltd. After the transaction, Akelius Apartments Ltd owns all A-shares in Akelius Residential Property AB (publ).

subordinated hybrid bond

Akelius has one hybrid bond with an outstanding book value of EUR 335 million (334).

The hybrid bond is considered risk capital due to its subordination to other debt, the ultra-long duration, and the possibility to defer interest payments.

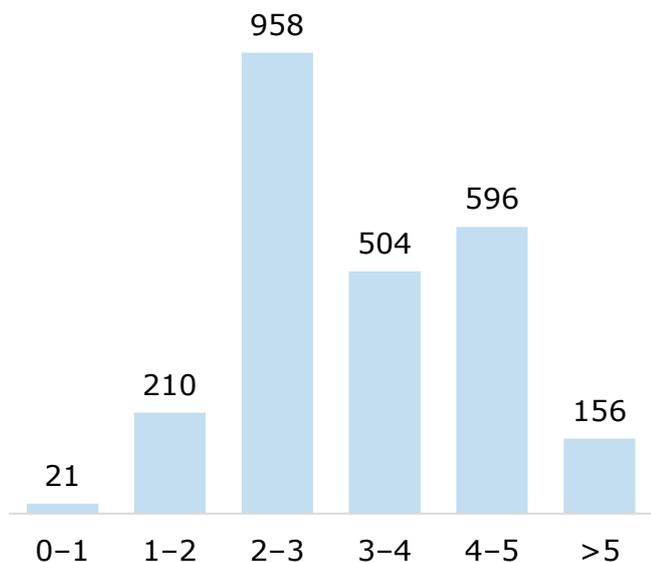
Akelius uses hybrid bonds to lower the financial risk.

The possibility to defer interest payments increases financial flexibility.

Standard & Poor's assigns Akelius's hybrid bond fifty percent equity content and therefore consider it to be hybrid capital.

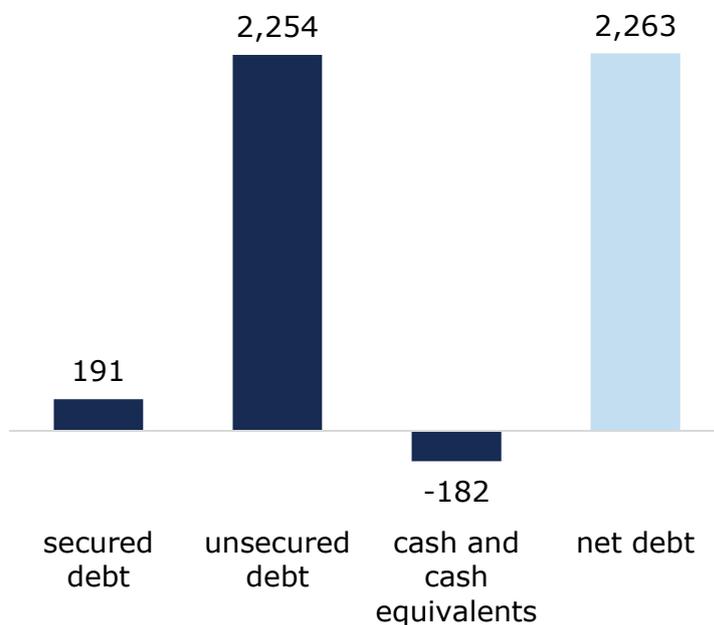
debt maturities

EUR million per year



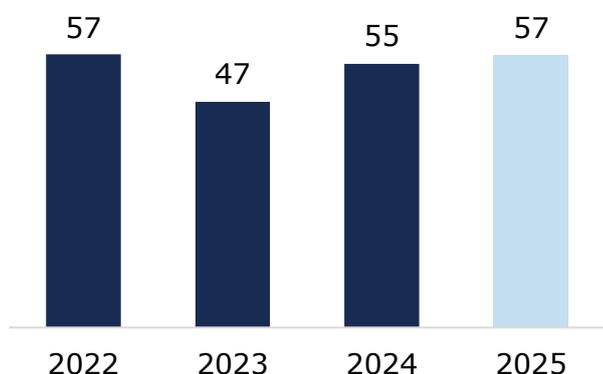
net debt

EUR million



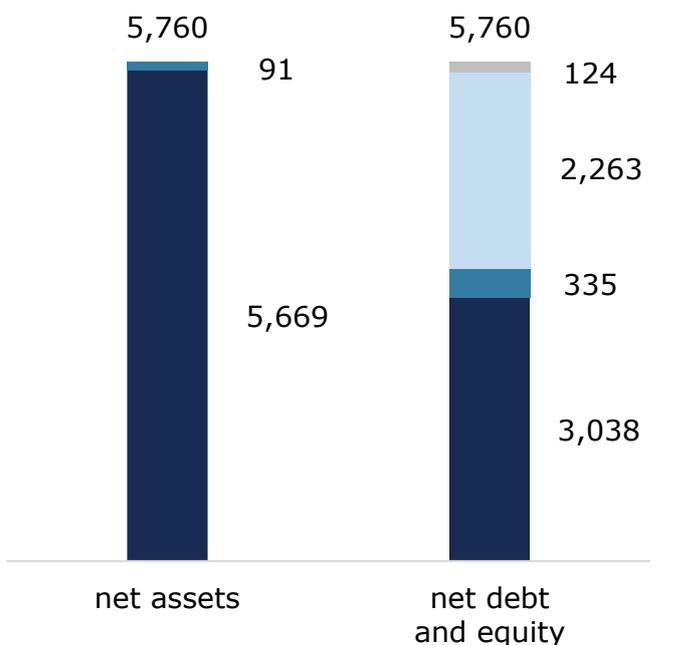
equity ratio, including hybrid bond

percent



net balances

EUR million



- other non-financial assets
- properties
- non-interest bearing debt
- financial net debt
- hybrid bonds
- equity

low liquidity risk

liquidity EUR 226 million

At the end of 2025, liquidity amounted to EUR 226 million (691), including cash and cash equivalents and unutilized credit facilities.

Unutilized credit facilities amounted to EUR 44 million (47) with an average maturity of 1.4 years (0.9).

Facilities intended to be kept are extended prior maturity.

The unutilized bilateral credit agreements are provided by 3 banks (4).

Cash and cash equivalents amounted to EUR 182 million.

By year-end 2025, Akelius held no financial investments, having sold in the first quarter its remaining 51,800,760 shares in Castellum AB to Akelius Apartment Ltd for EUR 604 million and used the proceeds to repay maturing debt.

EUR 1,500 million financial guarantee

The guarantee from Akelius Apartments Ltd can be drawn on demand to repay maturing debt, providing an additional layer of liquidity and financial security.

The financial guarantee from Akelius Apartments Ltd. was reduced after the third quarter.

At the end of the year, the remaining availability under the guarantee was EUR 1,500 million (1,900).

cash uses and cash sources

The cash uses include property investments, short-term debt, and signed property acquisitions.

Upgrade of apartments can be stopped with a lead time of up to three months.

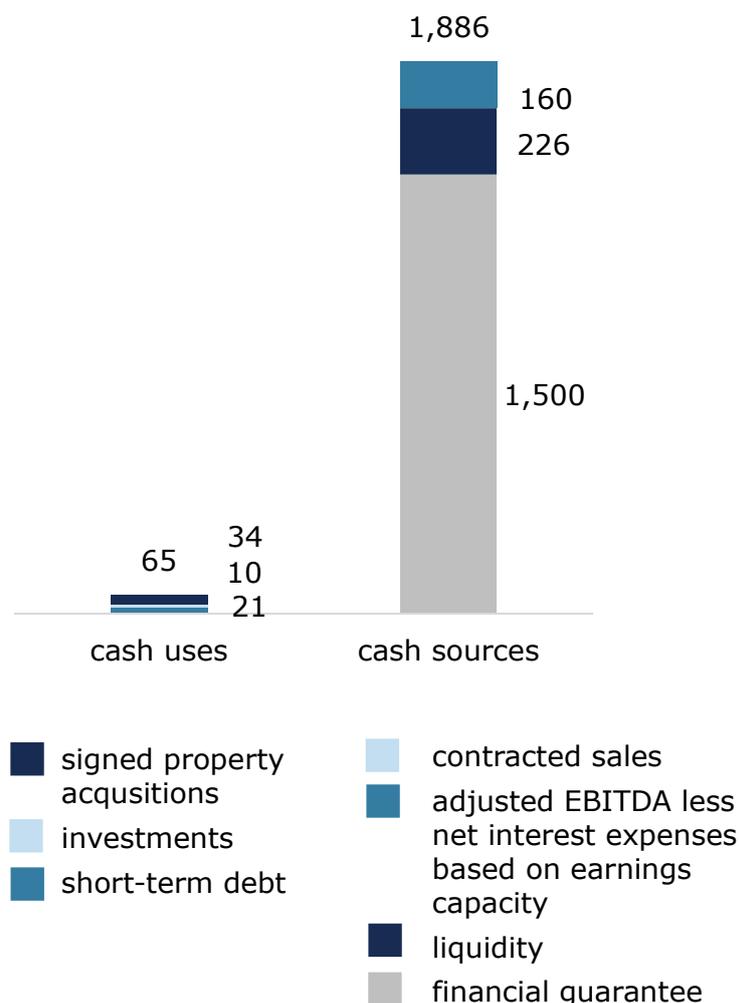
Akelius estimates the investments to EUR 10 million (10) during such a period.

Cash sources include liquidity, adjusted EBITDA less net interest expenses based on earnings capacity, financial guarantee from related parties, and contracted sales.

The cash sources exceed the cash uses for the upcoming year and, with high probability for the upcoming two years.

EUR cash uses and cash sources

EUR million, 12 months forward



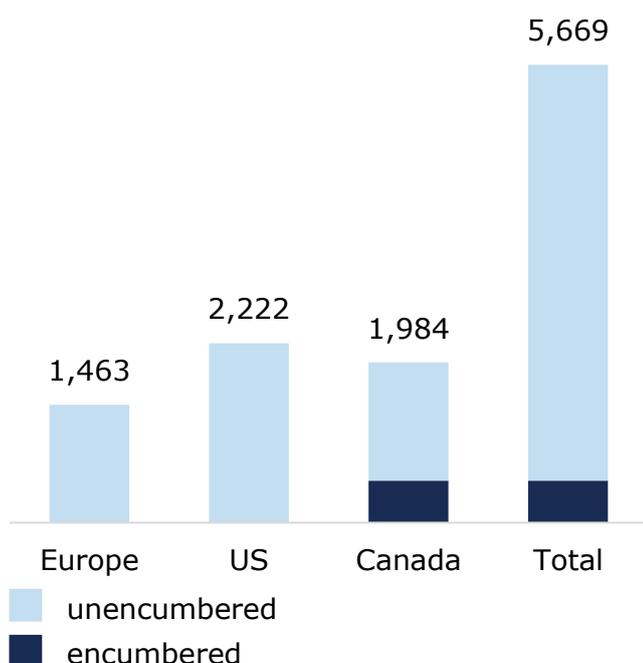
unencumbered properties

Unencumbered properties enhance financial flexibility and reduce liquidity risk.

Unencumbered properties amounted to EUR 5,148 million (5,638) at the end of 2025. The unencumbered asset ratio was 2.53, compared to 2.37 at the end of 2024.

encumbrance of properties

EUR million



low refinancing risk

Refinancing risk is the risk that maturing debt cannot be refinanced on acceptable terms, or at all, without forced asset sales, equity dilution, or reliance on extraordinary support.

Akelius's refinancing risk is mitigated by diversified funding base and an evenly spread maturity profile.

With residential properties in Europe and North America, Akelius has access to both capital and loan markets.

Market conditions and pricing vary across regions and instruments.

Akelius's diversified funding structure provides flexibility to choose between secured and unsecured financing depending on conditions.

Refinancing does not depend on a single market, currency, or instrument.

Akelius raises long-term mortgage loans in local banks and mortgage institutions and supplements these with unsecured bonds and

credit facilities from large commercial banks. Akelius primarily accesses the European capital markets.

In 2025, Akelius repaid two bonds partly with proceeds from the sale of its Castellum shares.

Akelius also raised EUR 107 million secured loans in Canada.

Related party debt was also raised during 2025.

At the end of 2025, Akelius's funding sources comprise 3 banks (4), 3 bonds (5), and one hybrid bond.

EUR 1,595 million unsecured debt is borrowed by the Parent Company subsidiary Akelius Residential Property Financing B.V. Related party loans amounted to EUR 658 million,

EUR 200 million matures within two years and the remaining within three years.

Akelius's refinancing risk is mitigated by the financial guarantee provided by Akelius Apartments Ltd and a large portion of unencumbered properties.

activities on the capital market

August 15, 2025

GBP 400 million bond redemption

February 7, 2025

EUR 600 million bond redemption

November 12, 2024

SEK 854 million bond redemption

March 14, 2024

EUR 500 million bond redemption

October 18, 2023

USD 210 million redemption of private placement debt

October 3, 2023

SEK 899 million bond redemption

March 7, 2023

SEK 146 million bond redemption

March 3, 2023

SEK 41 million bond redemption

July 10, 2023

EUR 315 million redemption of hybrid bonds

May 12, 2022

EUR 500 million bond par call redemption

March 30, 2022

EUR 350 million tender on hybrid bonds

limited interest rate risk

Interest rate risk is the risk that changes in market interest rates adversely affect cash flow, interest coverage, and financial flexibility.

Akelius's objective is to protect the stability of cash flow and ensure sufficient interest coverage ratio under both normal and stressed market conditions.

long-term loans reduce risk

Akelius's ambition is to minimize the cash flow effects of sudden increases in interest rates.

The cost of loans is based on the base interest rate and the lenders' credit margins.

The base interest rate level is safeguarded through the use of long-term fixed-rate loans and derivatives.

A low variance in credit margins is ensured through diversification of the lenders and long-term credit agreements.

At the end of 2025, the average fixed interest terms was 3.6 years (3.7).

The average interest rate on the loans increased to 1.91 percent (1.15) during 2025.

EBITDA reinforce interest coverage ratio

Akelius' properties generate steadily increasing EBITDA which strengthens the ability to pay higher interest costs over time.

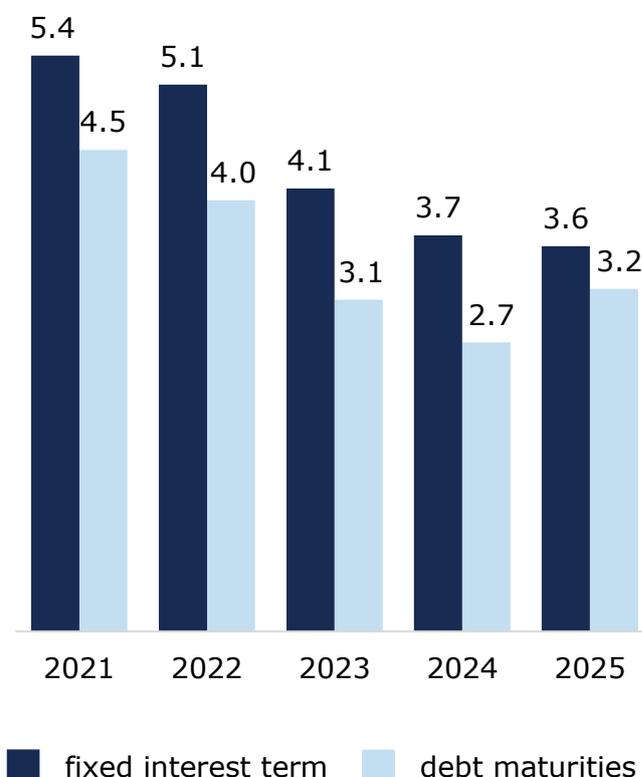
Growing EBITDA supports property values and, when properties are disposed, contributes to realized value growth and additional cash flow.

The financial policy requires Akelius to be able to withstand a substantial increase in interest rates while maintaining an interest coverage ratio of at least 2.0, with an ambition to exceed 2.4.

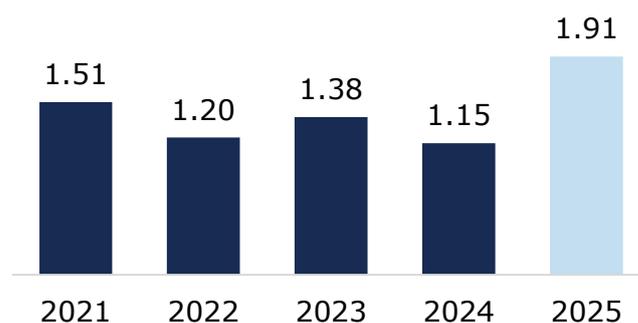
At the end of 2025, the interest coverage ratio amounted to 6.2 (4.7).

Excluding realized value growth on the property portfolio, the interest coverage ratio was 6.9 (5.3).

fixed interest terms 3.6 years
debt maturities 3.2 years



interest rate 1.91 percent



current interest coverage and earning capacity

Net operating income and realized value growth are mainly reinvested in existing properties.

This leads to a growing net operating income. Therefore, it is more appropriate to analyze the business based on the situation on the balance sheet date.

The earning capacity is based on the property portfolio's operating expenses and maintenance costs during a normal year, as well as central administrative expenses.

Interest expenses are based on the loan's interest rate level on the balance sheet date. Average exchange rates for the previous year have been used.

No tax has been calculated as it mainly relates to deferred tax, which does not affect the cash flow.

The earning capacity is not a forecast for the coming twelve months.

It contains no estimate of for example rents, vacancy, currency exchange rate, future property purchases and sales, or interest rate changes.

EUR million	Jan-Dec 2025	Earning capacity as at Dec 31, 2025
Rental income	368	378
Operating expenses	-135	-137
Maintenance	-21	-23
Net operating income	212	218
Central administrative expenses	-10	-10
EBITDA	202	208
Other financial administrative income and expenses	-1	-1
Adjusted EBITDA	201	207
Net interest expenses	-29	-47
Adjusted EBITDA less net interest expenses	172	160
Interest coverage ratio excluding realized value growth	6.9	4.4
Realized value growth	-21	
Interest coverage ratio	6.2	
Net debt as at Dec 31, 2025	2,263	2,263
Net debt / EBITDA	11.2	10.9

The earning capacity is based on the property portfolio and net debt as at December 31, 2025.

Rental income includes EUR 360 million in residential rental value as at January 1, 2026, EUR 16 million in rental income for commercial properties and parking, EUR -8 million in real vacancy for apartments, and EUR 10 million in other income.

Residential rental value of EUR 360 million less vacancy, plus recharge of operating expenses to tenants is equivalent to EUR 349 million in residential in-place rent.

other financial information

Parent Company

The Parent Company is Akelius Residential Property AB (publ).

The Parent Company's main activity is to own shares in operational subsidiaries and provide financing to the subsidiaries.

Result from shares in subsidiaries amounted to EUR -81 million (17).

Net financial items amounted to EUR -41 million (-25).

Profit or loss for the year amounted to EUR -107 million (-34).

proposed appropriation of profits

The Annual General Meeting has at its disposal the following amounts in EUR

Retained earnings	-46,512,094
Share premium reserve	2,781,700,195
Profit of the year	-107,127,843
Total	2,628,060,258

The Board proposes the amount to be allocated as follows

Carried forward	2,628,060,258
Total	2,628,060,258

sustainability report

Akelius has integrated its sustainability information into this annual report.

References can be found on pages 57-90.

key figures

	Dec 31 2025	Dec 31 2024	Dec 31 2023	Dec 31 2022	Dec 31 2021
Equity					
Equity, EUR million	3,038	3,381	2,833	4,506	7,049
Equity ratio, percent	51	50	42	50	57
Equity and hybrid bond ratio, percent	57	55	47	57	64
Return on equity, percent	-10	2	-8	-8	52
Net asset value, EUR million	3,034	3,397	2,863	4,433	7,087
Net operating income					
Rental income, EUR million	368	357	333	303	212
Growth in rental income, percent	3.1	7.4	10.0	42.9	12.1
Like-for-like growth in rental income, percent	4.8	6.8	10.8	11.9	1.5
Net operating income, EUR million	212	200	173	148	99
Growth in net operating income, percent	5.9	15.7	16.7	49.6	8.6
Like-for-like growth in net operating income, percent	7.0	14.3	18.0	18.9	-2.1
Net operating income margin, percent	57.4	55.9	51.9	48.9	46.8
Financing					
Loan-to-value, percent	39	36	42	16	0
Unencumbered asset ratio	2.53	2.37	1.97	2.50	3.76
Interest coverage ratio, 12 months	6.2	4.7	21.7	8.8	63.2
Interest coverage ratio excluding realized value growth, 12 months	6.9	5.3	22.0	9.6	2.8
Average interest rate, percent	1.91	1.15	1.38	1.20	1.51
Fixed interest term, years	3.6	3.7	4.1	5.1	5.4
Debt maturities, years	3.2	2.7	3.1	4.0	4.5
Properties					
Number of apartments	20,650	20,072	19,652	19,545	17,770
Rentable area, thousand sqm	1,289	1,262	1,233	1,234	1,115
Rent potential, percent	18	20	21	22	25
Real vacancy rate, residential, percent	2.3	1.9	1.3	2.0	2.6
Vacancy rate, residential, percent	3.9	4.7	5.9	8.1	12.5
Turnover of tenants, percent	24	23	23	25	27
Fair value, EUR per sqm	4,398	4,748	4,613	5,001	5,399
In-place rent, all unit types, EUR million	366	377	337	317	258
Capitalization rate, percent	4.88	4.89	4.74	4.20	3.99
Like-for-like change in capitalization rate, percentage points	0.01	0.19	0.55	0.21	-0.16
Opening balance fair value, EUR million	5,992	5,686	6,173	6,020	12,139
Change in fair value, EUR million	-42	-102	-582	-592	1,719
Investments, EUR million	111	157	194	205	360
Purchases, EUR million	110	135	-	457	588
Sales, EUR million	-16	-29	-5	-11	-9,138
Exchange differences, EUR million	-486	145	-94	94	352
Closing balance fair value, EUR million	5,669	5,992	5,686	6,173	6,020

Refer to definitions on pages 166–168 and alternative performance measures on pages 163-165.

sustainability report 2025

ESRS 2 general information

BP-1 general basis for preparation of sustainability statements

This is Akelius Residential Property AB (publ)'s sustainability report for the reporting period 2025 in accordance with the EU directive 2014/95/EU and ESRS as required under the CSRD and the EFRAG framework.

The scope is Akelius's consolidated financial statements.

It reflects the activities of Akelius Residential Properties AB, corporate registration number 556156-0383, and its subsidiaries.

The disclosures presented herein cover all mandatory ESRS 2 General Disclosures and the topics identified as material through Akelius' double materiality assessment. Where relevant, the report also references globally recognized frameworks such as the EU Taxonomy, section environment disclosures, page 73, to ensure comparability and transparency.

The report covers the financial year from January 1, 2025, to December 31, 2025. Akelius reports on sustainability performance on an annual basis, integrated with the company's financial reporting cycle.

The sustainability statement includes information about the value chain connected to Akelius's direct and indirect business activities, both upstream and downstream.

The full value chain was considered during the assessment of impacts, risks, and opportunities, IROs, which is described in the statement of material IROs.

Akelius's sustainability statement is prepared on a consolidated basis and covers both upstream and downstream value chain.

The Omnibus phase-in provides entities with an option to omit reporting on specific standards except what is required in ESRS 2 for those specific standards.

The Omnibus phase-in permits all companies to omit reporting on expected financial effects, E4 – *biodiversity and ecosystems*, S2 – *workers in the value chain*, S3 – *affected communities*, S4 – *consumers and end-users*.

Additionally, Akelius will also apply the Omnibus phase-in options for entities with less than 750 employees and hence not report on Scope 3 and S1 *own workforce*.

As Akelius has identified a risk within S1, *own workforce*, and S4, *consumers and end-users*, only the elements directly associated with this risk have been disclosed. This approach aligns with the applicable phase-in regulations.

For Scope 3 Greenhouse Gas Emissions, E1-6, companies may omit detailed Scope 3 data in years 1-2.

Data collection and measurement processes are done but still being developed.

Scope 3 emissions include

- tenant-related emissions that arise from tenant electricity use
- embodied carbon from production and transport of construction materials used in renovation
- fuel and energy related activities
- Akelius sold the last share in Castellum during 2025 and therefore has no more Scope 3 emission related to investments

In addition, companies may omit anticipated financial effects of climate risks.

A high level description of those effects is included on page 66.

BP-2 - disclosure in relation to specific circumstances

presentation of sustainability information

Electricity data for the German portfolio acquired August 2025, two buildings, is not available by year end, and is therefore excluded from boundaries.

Additionally, tenant-controlled energy consumption is excluded as data is unavailable.

Finally, Akelius rents offices in Sweden, France and Germany, which are excluded from the data collection as they are deemed immaterial.

value chain data estimated using indirect sources

Akelius collects data on energy consumption and use from supplier reports from web

portals and invoices.

The data is stored and managed in inhouse systems.

Akelius calculates GHG emissions by applying emissions factors provided by GHG protocols such as IPCC and DEFRA.

Scope 1 emissions are collected via direct metering and available invoices of fuel consumption across owned assets.

Scope 2 emissions are based on utility invoices and supplier provided data for electricity and district heating and cooling. Akelius reports both location-based and market-based emissions if market-based data is available to show both environmental context and purchase decision.

In cases where direct measurements or accurate data is not available, Akelius applied well-documented estimates and assumptions to maintain accuracy and transparency.

This includes mainly comparisons with previous periods and between cities. Estimates have been included in E1-5 – *energy consumption and mix*, and E1-6 – *gross Scopes 1 and 2 and total GHG emissions*.

To ensure alignment with evolving best practices and to enhance the accuracy of data, Akelius may update the methodology.

GOV-1 the role of the administrative, management and supervisory bodies

For the overall role of the administrative, management, and supervisory bodies and information on the Board members' relevant experience, see page 41, governance.

The Board of Directors has ultimate responsibility for the ESG strategy and compliance with regulatory frameworks.

The Board consists of five members, of which four are male, 80 percent, and one member, 20 percent, is executive. There is no representation of employees or other non-employees on the Board.

On a yearly basis, the Board reviews the sustainability policy and other related policies that govern Akelius long-term sustainability work. The Board also approves the CSRD aligned

annual reporting based on recommendations of the Audit Committee and the Sustainability and Construction Committee.

The Audit Committee is responsible for overseeing sustainability impacts, risks, and opportunities and the sustainability reporting. The committee reports directly to the Board.

The Sustainability and Construction Committee oversee the integration of sustainability objectives into the operation, monitor progress, evaluate risks and opportunities and report to the Board on sustainability performance. The committee consists of four members, of which one is a Board member.

The CEO and sustainability team meet regularly to analyse and monitor the sustainability progress.

The sustainability team and the city energy managers are responsible for the energy data collection and coordinate processes with the city managers.

The governance bodies possess or can leverage sustainability-related expertise.

The sustainability team has experience in environmental, social and governance, ESG, topics.

The energy managers have the expertise knowledge regarding environmental topics.

Akelius's governing documents related to sustainability are

- Code of Conduct for employees
- supplier Code of Conduct
- sustainability policy
- anti-corruption policy
- staff diversity and equality policy
- whistleblower policy
- political involvement policy
- health and safety policy
- sustainable work environment policy
- energy management policy
- freedom of association policy
- green house gas emissions reduction policy
- green procurement policy
- responsible investment policy
- data protection policy

All the above policies except the guidelines for responsible sourcing and the maintenance policy are signed by the Board of Directors.

These two policies are signed by an appropriate representative of the executive management team.

GOV-2 information provided to, and sustainability matters addressed by the undertaking's administrative, management and supervisory bodies

Management and the Board receive quarterly updates through business and operational risk reporting on all sustainability matters. Consideration of impacts, risks and opportunities, IROs, are a part of the oversight of the company's strategy.

In 2025, the Board considered all material IROs as part of the review of the materiality assessment, see SBM-3, on page 63. Special attention was made on the increase of green building properties.

GOV-3 integration of sustainability-related performance in incentive schemes

Akelius does not have incentive-based policies.

The corporate culture itself encourages employees to embed a sustainable conscious mindset in all operational areas.

GOV-4 statement on due diligence

Akelius due diligence procedures are aimed to adhere to principles outlined in the United Nations, UN, Guiding Principles on Business and Human Rights and the OECD Guidelines for Multinational Enterprises in all operations.

Akelius implements corresponding measures in business based on the Code of Conduct and ensures that business partners comply with the same standards. See next page for table.

GOV-5 risk management and internal controls over sustainability reporting

The Group accounting team, in collaboration with the sustainability team, is responsible for preparing the sustainability statement.

The sustainability team is responsible for overseeing data collection, and sets a standardized internal data framework to ensure consistent definitions, calculations, and metrics.

The Group accounting team ensures that appropriate disclosures are included in the reporting.

The Audit Committee is continually informed of the reporting progress to ensure compliance with the legislation. The sustainability reporting process involves risks such as incomplete disclosures, data inaccuracies, regulatory non-compliance, and operational disruptions.

To mitigate these, Akelius applies a structured governance framework with segregation of duties, and data verification procedures.

Sustainability reporting risks are embedded in the Akelius's internal risk management procedures.

Findings are addressed across the departments involved and corrected promptly.

GOV-4 statement on due diligence table

core elements of due diligence	paragraphs in the sustainability statement
a) embedding due diligence in governance strategy, and business model	ESRS 2, GOV-2.26 a), b), GOV-3.29, SBM-3.48 G1-1.9 and 10a)
	ESRS 2, GOV-2.26 b), SBM-2.45, IRO-1.53 ESRS S.1.12, S1-2.27
	ESRS S4.8, S4-2.20 and 21
b) engaging with affected stakeholders in all key steps of the due diligence	MDR-P: E1-2.22, 23 and 25, S1-1.19 and 24 a, d), S4.1.15, G1-1.9 and 10a
c) identifying and assessing adverse impacts	ESRS 2, IRO-1.53, SBM-3.48
	ESRS E1-3.28, and 29 a), b)
d) taking action to address those adverse impacts	S1-4.37 to 43 S1-4.30 to 36
	ESRS E1-3.28 and 29 a), b) E1-4.33 and 34 S1-4.42, S1-5.46 and 47
e) tracking the effectiveness of these efforts and communicating	S4-5.40 and 41 S4-4.37, S4-5.40 and 41, G1-4.24 a) and 25 a)

SBM-1 strategy, business model and value chain

Akelius's sustainability strategy has been integrated into its overall strategy and business model.

Akelius is a long-term investor that manages residential rental properties in major metropolitan areas across Europe and North America.

Revenues are generated primarily through rental income from residential units.

The business model focuses on acquiring, maintaining, and renovating properties, offering long-term rental housing with quality.

The strategy integrates environmental, social, and governance considerations.

Property renovation and maintenance aim to improve energy efficiency, safety and long-term asset value.

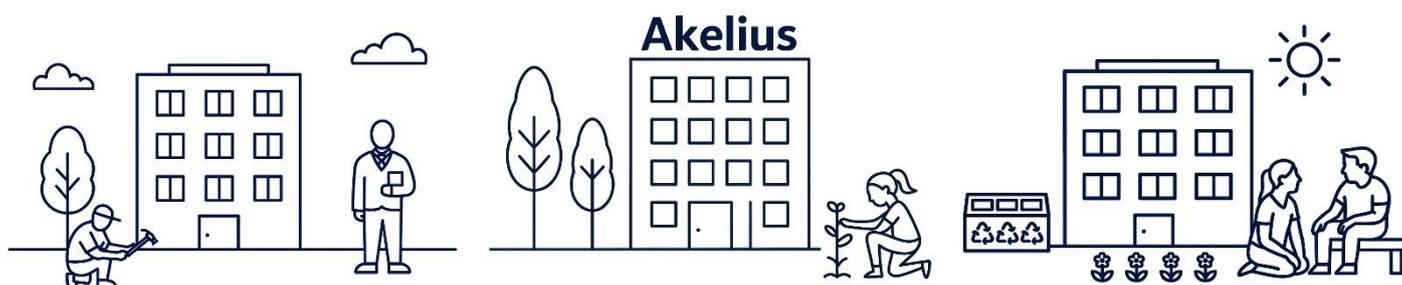
Tenant relations are managed to ensure safety and satisfaction.

Akelius ensures that employees receive a safe and supportive work environment.

The operations are supported by an integrated value chain, covering sourcing, operations, distribution, and stakeholder engagement. See simplified breakdown below.

Input are financial resources, investment properties, human capital, and building materials.

Output consists of *a better living* and energy-efficient housing, generating stable long-term return assets.



upstream

Akelius acquires properties. Services such as maintenance work, gardening, and cleaning are carried out mainly by subcontractors.

components of the value chain

- property acquisition
- natural resources, energy, raw material, and technology used in construction
- suppliers and subcontractors

own business

Akelius owns, manages, and renovates properties. Akelius continuously strives to maintain and offer *a better living* for the tenants. Akelius has over six hundred employees contributing to the company's development. Financing is secured, considering interest rates and maturity terms.

components of the value chain

- property renovation
- property management
- own employee's well-being
- financing

downstream

Tenants are Akelius's end customers, and the focus is to offer attractive rental properties. Akelius strives to create more environmentally conscious living spaces. Sales of properties can occur when appropriate.

components of the value chain

- tenant well-being
- property sales

SBM-2 interests and views of stakeholders

Akelius is in close contact with its stakeholders including tenants, employees, shareholders, investors, local public bodies and suppliers.

Akelius continuously reviews and refines processes to align with stakeholders' expectations and mitigate any potential negative impacts.

Stakeholder feedback is also considered when overseeing the strategy and business model. Management and the Board follow up on stakeholder feedback on a quarterly basis.

Below, the key stakeholders are presented along with the purpose of communication, the type of interaction, and the outcomes achieved.

stakeholder	purpose	how	outcome
tenants	make sure tenants are satisfied and safe	customer service center, private meetings, local events	improve safety and good communication
employees	create a friendly and safe workplace, have motivated employees	feedback to and from managers, biennial conference, access to whistleblowing mechanism	improve initiative and increase work quality
suppliers	adhere to Akelius's business code	due diligence process, negotiation during order placement, whistleblowing mechanism	improve procurement process to focus on suppliers in line with Akelius's ESG goals
public bodies, industry related	engage with municipalities and regulators	discussions via membership in industry organizations, dialogue forums for urban planning	compliance with legislation, local collaboration to improve neighbourhoods, give expert input on upcoming regulations
lenders and investors	communicate strategy to investors and lenders	individual calls with banks and investors, financial reports review, capital market presentations	meet financial stakeholders' sustainability requirements, keep investors informed of Akelius's ESG goals
media	transparent and credible communication	proactively via press releases and interviews, reactively by answering media questions, recurrent media training for spokespersons	maintain constructive relationship with the media and public
shareholders	ensure alignment with Akelius's sustainability strategy and targets, deliver long-term stable profit with consideration to people, ethics, and the environment	dialogues and meetings with shareholder representatives, Board meetings	meet shareholders' needs for sustainability data and information on ESG-related topics

SBM-3 material impacts, risks, and opportunities and their interaction with strategy and business model

Akelius's double materiality assessment, DMA, resulted in the material IROs outlined below. The overview illustrates where these IROs are located within the operations and value chain, connecting them to the strategy and business model.

More details on each topic under the SBM-3 sections, pages 66, 78, 81 and 83.

No entity-specific topics have been identified.

ESRS E1 – climate change		category	value chain	time horizon
climate change adaptation	risk for property damage due to extreme weather events leading to increased cost and potential revenue losses	● – P	D	S, M, L
climate change mitigation	risk for negative environmental impacts due to fossil fuel consumption	– A	U, O	S, M, L
	risk for negative environmental impacts from energy use	– A	O, D	S, M, L
	risk for transition costs to fossil fuel shifts related to regulatory compliance, DPE	● – P	U, O, D	S, M, L
	earnings opportunity from green building certifications	● + P	U, O, D	S, M, L
energy consumption	risk from energy inefficiency in properties	● – P	O, D	S, M, L
	positive contribution from solar panels or energy-efficient measures	● + P	O, D	S, M, L
ESRS S1 – own workforce				
working conditions	risk for employee's health and safety	● – P	O	S, M, L
EFRS S4 – consumers and end-users				
working conditions	risk for tenants' health and safety	● – P	D	S, M, L
ERSG G1 – business conduct				
business conduct	creation of a corresponding corporate culture through Code of Conduct	● + P	U, O, D	S, M, L
corruption and bribery	risk for corruption and bribery	● – P	U, O, D	S, M, L

category

+ – positive impact
– – negative impact

● financial opportunity

● financial risk

value chain

U – upstream
O – own operations
D – downstream

time horizon

S – short-term
M – medium-term
L – long-term

A – actual
P – potential

effects of identified material IRO's on the Akelius's business model, value chain, strategy, and decision making

Akelius's strategy and business model interact with the identified IROs. Risks influence strategic direction, and decisions affect risks. Akelius adapts its strategy to remain resilient and seize opportunities.

The sustainability strategy focuses on reducing the carbon footprint and improving energy saving and sourcing. Workforce and tenant-related IROs emphasize safety and health. Akelius strengthened its commitment to ethical conduct, collaborating across the value chain to mitigate risks like corruption and bribery.

Current financial effects on Akelius from the identified IROs mainly relate to capital and operational expenditures in relation to the transition plan for climate change. See E1-1 for more information regarding transition plan.

Anticipated effects on Akelius include additional capital and operational costs in relation to mitigation actions and increased regulation for transitioning.

In addition, damaged properties and disrupted operations due to extreme weather events have potential financial effects.

IRO-1 – process to identify and assess material impacts, risks and opportunities

preparation

The double materiality analysis, DMA, methodology for Akelius involved a detailed process of identifying, assessing, and prioritizing sustainability topics based on their impact and financial materiality.

understanding the context and mapping the value chain

First, Akelius considered the context of its activities, business relationships, value chain, and affected stakeholders. Input to the process consisted of internal descriptions of Akelius's activities, internal operational data, stakeholders and input from specialists.

The potential IROs were then derived from the issues identified. In addition to the information from the

existing materiality assessment, the IROs were also identified based on the operating and financial risks in its day-to-day operations.

No topics or sub-topics were omitted from the first round of the assessment.

engaging stakeholders

Akelius then engaged with a diverse range of internal and external stakeholders, including employees, suppliers and tenants, via interviews, workshops and desktop research. Benchmarking towards peers and alignment with auditors and input from the Board are also a part of the process.

identification of IROs

Potential IROs are aligned with the sustainability matter categories outlined in ESRS 1 to ensure full coverage in the materiality assessment.

assessment of materiality for identified IROs

Akelius assessed the identified topics based on their impact on people and the environment, and their effect on Akelius's financial performance. The identified IROs were divided into short-, medium- and long-term and specified for various parts of the value chain.

impact materiality assessment

Akelius assesses positive and negative impacts based on severity determined by scale, scope, irremediability, and likelihood, each parameter scored from 1 to 5, where 5 is most significant.

financial materiality assessment

Financial risks and opportunities are evaluated by combining the likelihood with the magnitude, both scored from 1 to 5, where 5 is most significant.

Magnitude reflects qualitative financial effects on growth, profitability across short-, medium- and long-term horizons.

total assessment

A risk or opportunity is considered material when the total score exceeds 3. If a topic is material in only one dimension, impact or financial, the team then checks whether it should still be included under double materiality.

Additionally, certain topics emerged potentially material based on feedback from external auditors and peer benchmarking.

validation of outcome

Akelius's sustainability team validated the preliminary results of the double materiality assessment and selected seven topics as material, see below.

Significant corresponds to 5 and minimal corresponds to 1.

The topics E5 – *resource use and circular economy*, and S2 – *workers in the value chain*, were determined to be non-material from both an impact and financial perspective, mainly due to the significant decline in major construction activities following project completions and property sales requiring

major renovation.

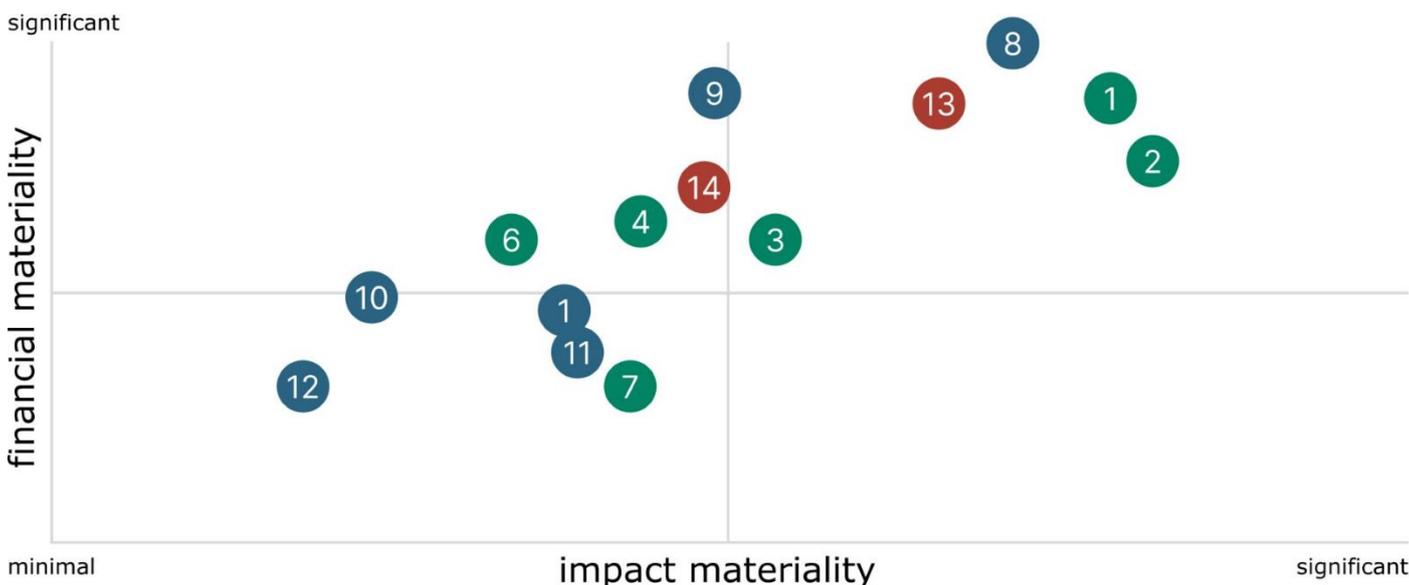
Akelius will monitor these topics for future relevance.

approval by the Board

The recommendations were presented to and approved by the Board.

Detailed considerations on the process to identify and assess material impacts, risks and opportunities, are included in the respective sections.

Find the IROs and Appendix B on pages 86-89.



environment

- 1 opportunities in green buildings
- 2 energy management
- 3 physical climate risk
- 4 climate transition risk
- 5 water management
- 6 components and material toxicity
- 7 waste management and recycling

social

- 8 tenant health and safety
- 9 employee health and safety
- 10 employment practices, diversity and non discrimination
- 11 working conditions for contractors
- 12 affordable housing

governance

- 13 business ethics
- 14 ethical supply chain

ESRS E1 environment disclosures

Akelius has applied the Omnibus phase-in option for all companies, and omitted reporting on expected financial effects from climate change and E4 – *biodiversity and ecosystems*.

Additionally, Akelius also applies the Omnibus phase-in options for entities with less than 750 employees and does not report on Scope 3.

ESRS 2 SBM-3 material impacts, risks, and opportunities and their interaction with strategy and business model

ESRS E1 – climate Change		category	value chain	time horizon
climate change adaptation	risk for property damage due to extreme weather events leading to increased cost and potential revenue losses	● – P	D	S, M, L
climate change mitigation	risk for negative environmental impacts due to fossil fuel consumption	– A	U, O	S, M, L
	risk for negative environmental impacts from energy use	– A	O, D	S, M, L
	risk for transition costs to fossil fuel shifts related to regulatory compliance, DPE	● – P	U, O, D	S, M, L
	earnings opportunities from green building certifications	● + P	U, O, D	S, M, L
energy consumption	risk from energy inefficiency in properties	● – P	O, D	S, M, L
	positive contribution from solar panels or energy-efficient measures	● + P	O, D	S, M, L

In line with the phase-in regulations, only the data points directly related to the identified risk are presented below.

Akelius has identified impacts, risks and opportunities related to climate change in Akelius's own operations in the short-, medium- and long-term.

Both the environment and Akelius itself are impacted by the climate change concerns.

The negative impacts are

- increased fossil fuel consumption and energy use in operations contribute to negative environmental impacts
- increased environmental regulations can result in higher compliance and transition costs of shifting from fossil fuel to renewable energy

The positive impact and opportunities are

- installation of solar panels or energy efficient upgrades will lead to less energy consumption
- focus on green building certifications to ensure sustainable operations that support climate action

By certifying its properties, Akelius strengthens its appeal to tenants and reduces carbon emissions.

The risks are

- increased cost for regulatory compliance
- increased cost for damaged properties and loss of revenue during property restoration
- increased cost due to energy inefficiency

The time horizons for Akelius are 2030 and 2050, aligned with RCP 4.5 and RCP 8.5 scenarios, which support Akelius's target to be net zero by 2050.

E1 ESRS 2 IRO-1 process to identify and assess material climate related impacts, risks and opportunities

climate impact, risk and opportunity assessment methodology

Akelius identified two primary types of climate-related risks

- physical risks, include acute risks such as floods, heatwaves, storms, and chronic risks such as rising temperatures, water stress, those may disrupt operations and damage the properties, lead to additional cost for covering the damages and investing in the property to ensure its resilience
- transition risks, arise from the shift to a low-carbon economy and include regulatory changes such as carbon pricing, evolving tenant preferences

assessment analysis

Akelius conducted a climate change risk analysis in 2022 with the help of Climonomics software*, based on two emissions scenarios RCP 4.5 and RCP 8.5 across three time periods, short-term under one year, medium-term, 1 to 5 years, corresponding to horizon 2030, and long-term over five years, horizon 2050.

RCP 4.5 is the moderate scenario where emissions peak and then decline, resulting in warming above two degrees Celsius.

RCP 8.5 is the high-emissions scenario, worst-case scenario, where emissions keep rising which leads to a temperature increase of four degrees Celsius.

Akelius assessed climate-related risks and opportunities based on potential financial impact at property level, aggregated to cities, considering effects on rental income, vacancy rates, and operating and capital expenditures.

Input data to the analysis included property location, energy consumption data and property financial performance.

physical risk assessment

For physical risks, the Climonomics software* analysis was used based on the two scenarios RCP 4.5 and 8.5.

To assess the exposure of its residential property portfolio by location, considering property-specific characteristics, such as building type, maintenance condition, alongside hazard indicators, including the type, severity and duration of climate events.

The analysis evaluates the likelihood and magnitude of risks.

The analysis highlights fluvial flooding as the primary risk for properties in Toronto and Montreal, and temperature extremes for Canadian properties, Washington D.C., and New York. Those risks are considered likely but moderate in impact in the short- and medium-term and more significant in the long-term.

The remaining cities are not considered to have a material risk for the above.

Other hazards such as water stress, tropical cyclones, and drought present minimal or no risk in Akelius's operating cities.

transition risk assessment

Akelius assessed potential transition events across short-, medium- and long-term horizons under RCP 4.5 and RCP 8.5 scenarios, including evolving climate-related regulations and taxation, changing tenant preferences, and increased operational and capital expenditure linked to energy efficiency upgrades and low-carbon technologies.

Akelius evaluated the exposure considering factors such as the cost of construction materials and energy, changes in property standards and certification requirements. The assessment considers the likelihood, magnitude and duration of risks and opportunities.

Short- and medium-term risks include non-compliance with energy performance certificate, EPC, requirements, primarily in London and Paris, which could restrict rental activity. Long-term risks relate to technological advancements and reputation impacts linked to decarbonization.

EPC risks are considered likely but moderate in impact, while long-term risks are less likely

but potentially have a high impact. No residential properties require significant efforts to align with a transition to a climate-neutral economy.

Future disclosures will include quantified risk estimates in accordance with ESRS AR12(b).

The result of the assessment was shared with the CEO and regional managers, who ensure that an appropriate strategy is in place, and who set up priorities in capital planning for each property.

As physical and transition climate change affects risk and returns, it is a factor when conducting property valuation.

ESRS 2 SBM-3 resilience analysis

In the resilience analysis, Akelius assessed material climate-related risks and evaluated its resilience by reviewing mitigation measures and expected financial impacts.

The analysis covers all owned residential properties excluding minor leased office spaces and are done by IROs.

GHG emissions in own operations, Scope 1 and 2

Risks from emissions and energy use in residential properties over short-, medium- and long-term periods.

effects of mitigation and actions

Upgrading buildings for energy efficiency, using renewable energy.

anticipated financial effects

Higher capital and operational costs from upgrades and renewable energy use.

results and area of uncertainty

Measures to ensure that no properties are at risk of becoming unusable.

Uncertainties include future regulations, carbon pricing, and new technologies.

climate-related transition risks

Risks from stricter building and energy regulations over short-, medium- and long-term periods.

effects of mitigation and actions

Property compliance and monitoring regulations.

anticipated financial effects

Higher costs for renovations, fines, decreased income if the apartment cannot be rented.

results and area of uncertainty

Proactive planning reduces financial risk.

Uncertainties include future regulations, carbon pricing, and the timing of policy changes.

opportunities from green buildings

Opportunities from low-carbon building designs, renewable energy, and sustainable materials across all time horizons.

effects of mitigation and actions

Investing in energy-saving measures, solar panels, energy effective appliances.

anticipated financial effects

Potential for higher property values, rental income, and better reputation.

results and area of uncertainty

The portfolio is well positioned to benefit from these opportunities.

Uncertainties include tenant demand and government incentives.

extreme weather and physical risks

Risks from floods, storms, heatwaves, and other climate hazards affecting properties in mostly medium- and long-term horizons.

effects of mitigation and actions

Climate-resilient construction, emergency response planning, and property insurance.

anticipated financial effects

Possible increased maintenance costs, insurance premiums, and repair expenses.

results and area of uncertainty

Many at-risk properties are covered by adaptation measures, exposure is reduced.

Uncertainties include frequency and severity of future extreme weather events.

The conclusion of analysis is that the main exposures relate to flooding, extreme rainfall, heatwaves and increasing energy-efficiency requirements.

These effects may increase maintenance needs, insurance costs and, in some cases, pressure on rental income.

Some properties in higher-risk local areas may require additional investments.

No scenario indicates a threat to the long-term viability of Akelius's business model. Akelius's strategy high quality maintenance, continuous upgrades, and energy-efficient measures strengthen the portfolio's resilience.

This is further supported by portfolio diversification in eleven cities.

E1-1 transition plan for climate change mitigation

Akelius aligns its decarbonization pathway with the Paris Agreement and reports progress in accordance with ESRS E1, *climate change*.

Akelius recognizes that buildings are a major source of energy consumption and emissions.

Hence, Akelius has embedded climate action into its operational strategy.

This includes prioritising energy-saving investment and the use of renewable energy across the portfolio.

Akelius has identified key levers to achieve its targets

- energy efficiency, insulation upgrades, LED lighting, HVAC optimization
- fuel switching, eliminating oil heating and converting gas systems to electric
- buying renewable energy, on-site solar photovoltaic systems
- green certifications, 50 percent of portfolio certified by 2030
- technology adoption, smart metering wherever feasible

As 2025 is the baseline year, the transition plan actions include

- collection and validation of Scope 1 and 2 emissions data
- energy intensity benchmarking across all regions
- identification of priority properties for upgrades and energy saving measures

Akelius anticipates an investment of around EUR 100 million from 2026 to 2030 to implement its transition plan.

These actions are embedded in capital allocation plans and linked to the company's roadmap for climate neutrality by 2050.

The detailed transition plan will be formally approved by the Board and management.

E1-2 policies related to climate change mitigation and adaptation

Akelius takes a comprehensive approach to climate change by applying a range of policies to all its residential properties.

migration policies

- sustainability policy
- supplier Code of Conduct
- health and safety policy
- sustainable work environment policy
- energy management policy
- greenhouse gas emissions reduction policy
- green procurement policy

adaptation measures

- conducting property inspections
- integration of environmentally friendly measures into property design and maintenance

The Board of Directors holds ultimate accountability for implementing climate-related policies, with oversight provided by the Sustainability and Construction Committee. Operational responsibility is delegated to the head of Business Development and the sustainability reporting manager.

E1-3 actions and resources in relation to climate change policies

highlights from 2025

- procured 2,461 MWh renewable energy
- generated 2.23 GWh of solar energy
- has in total 30 properties green certified, including 13 for Montreal
- received first green certifications in Paris
- continued to use smart technology to reduce energy use

E1-4 targets related to climate change mitigation and adaptation

Akelius has committed to achieve climate neutrality by 2050. Although Akelius does not currently have Science-Based Targets initiative, SBTi, validation, the targets are directionally consistent with limiting global warming to 1.5°C.

Akelius's climate targets apply to all residential properties across Europe and North America. The scope covers both operational activities and the upstream procurement of energy. Downstream tenant activities are not currently included due to limited data availability.

The Board of Directors, head of Business Development and the sustainability reporting manager set the targets.

Scope 2 emissions in targets are calculated using both location-based and market-based methods, consistent with GHG Protocol guidance. Akelius monitors targets annually using KPIs such as energy intensity, kWh/m², and GHG emissions, tCO₂e.

Scope 3 emissions are excluded under CSRD Omnibus relief for companies with fewer than 750 employees.

The sustainability reporting manager reviews the progress and reports to the head of Business Development. Performance trends are analysed against planned milestones, and corrective actions are implemented where deviations occur.

	strategy and action	target
short-term, less than 1 year	<ul style="list-style-type: none"> - converting to renewable energy <p>It supports the strategy for improving energy sourcing.</p>	<ul style="list-style-type: none"> - reducing intensity by two percent annually - ensure portfolio energy intensity below 95 kWh per sqm by end of 2030 for Scope 1 and 2
medium-term, 1 to 5 years	<ul style="list-style-type: none"> - upgrading building envelopes through improved insulation, energy-efficient HVAC - expanding smart building technologies to optimize energy use - pursue green building certifications, for example LEED, BREEAM for new developments and major renovations - selecting low-carbon and recycled materials and sustainable construction practices <p>It supports the strategy for improving energy saving and reducing carbon footprint.</p>	<ul style="list-style-type: none"> - have fifty percent of portfolio's floor area green certified by independently recognized organizations by end of 2030
long-term, more than 5 years	<ul style="list-style-type: none"> - ensuring the portfolio remains compliant with evolving regulatory and market expectations <p>It supports the strategy to reduce carbon footprint and to improve energy saving and sourcing.</p>	<ul style="list-style-type: none"> - become carbon neutral by 2050

E1-5 energy consumption and mix

Energy consumption metrics are calculated using actual utility data and standard emission factors from DEFRA, EPA, and ADEME.

Property occupancy and climate conditions vary over time.

Energy consumption and energy mix metrics for the fourth quarter include estimates based on data from the first two quarters, as primary data was not available at the time of reporting.

Additional estimations has been done to the energy consumption for Montreal and Toronto.

To exclude tenant consumption in properties without separate meters, Akelius applied the average decrease observed in properties with separate meters.

Metrics are internally validated and externally assured under CSRD, with no other third-party validation.

Renewable sources in total energy consumption is 5 percent, and fossil sources sums up to 95 percent.

Akelius does not consume coal or crude oil products, nor renewable fuels such as biomass, biogas or hydrogen.

Natural gas is the primary fossil fuel used for heating in certain properties, representing 77.1 percent of total energy consumption.

Electricity purchased from fossil sources varies by market, see table below.

Consumption

Indicator	Unit of measure	2025
Electricity		
Total electricity consumption	MWh	49,920
Like-for-like total electricity consumption	MWh	47,607
Proportion of consumption from renewable sources	Percent	5.0
Total solar electricity sold	MWh	260
Oil		
Total fuel consumption, oil	MWh	-
Proportion of consumption from renewable sources	Percent	0.0
Gas		
Total fuel consumption, gas	MWh	168,117
Like-for-like total fuel consumption, gas	MWh	164,656
Energy		
Total building energy intensity	kWh/sqm	124.8
Total energy consumption, electricity and fuels	MWh	218,037
Like-for-like total energy intensity	kWh/sqm	126.4
Like-for-like building energy consumption, electricity and fuels	MWh	212,264

E1-6 gross scopes 1 and 2 and total GHG emissions

Akelius does not report comparative figures or Scope 3 due to phase-in regulations.

GHG emissions metrics are calculated using actual utility data and standard emission factors from DEFRA, EPA, and ADEME. Energy consumption and energy mix metrics for the fourth quarter include estimates based on data from the first two quarters, normalized for seasonal variations,

as primary data was not available at the time of reporting.

Occupancy and climate conditions vary over time.

Limitations include incomplete tenant-level data.

Metrics are internally validated and externally assured under CSRD, with no other third-party validation.

	Retrospective			per- cent*	Milestones and target year			Annual percent target / base year
	Base year 2025	2024*	2025		2025	2030	2050	
GHG emission intensity								
Scope 1								
Gross scope 1 GHG total emissions, t CO2e	30,940		30,940			Target to be set in 2026	net zero	
Percentage of Scope 1 GHG emission from regulated emission trading systems, percent	-		-					
Scope 2								
Gross location-based scope 2 GHG emissions, t CO2e	7,765		7,765			Target to be set in 2026	net zero	
Gross market-based scope 2 GHG emissions, t CO2e	11,723		11,723			Target to be set in 2026	net zero	
Total GHG Emissions								
Total GHG emissions, location-based, t CO2e	38,705		38,705					
Total GHG emissions, market-based, t CO2e	42,663		42,663					

* 2024 and the percentage are not presented due to the Omnibus phase-in options.

	2024	2025	percent
Total GHG emissions, location-based, per net revenue*, t CO2e/EUR million		105	
Total GHG emissions, market-based, per net revenue*, t CO2e/EUR million		116	

* the net revenue is EUR 368 million, consistent with the revenue reported in Note 3 of the Group's consolidated financial statements

certified properties

The certified property metric helps reduce climate change risk by ensuring that buildings meet recognized environmental and energy efficiency standards.

Akelius has certifications according standards BOMA, LEED, BREEAM, NF Habitat and WELL.

Property green certifications	per Dec 31 2025
Property area certified, percent	12
Number of certifications	30
Property area under evaluation for certification, percent	31

E1-7 GHG removals and GHG mitigation projects financed through carbon credits

Akelius has not yet purchased any carbon credits. The strategy is to reduce emissions to become carbon neutral.

E1-8 internal carbon pricing

Internal carbon pricing is not applicable for Akelius as of now.

EU taxonomy

Akelius is eligible under the environmental objectives' climate change mitigation, climate change adaptation, and transition to a circular economy.

The Technical Screening Criteria define which economic activities within Akelius's operation are taxonomy eligible.

In addition, Akelius reports which activities that are aligned with the first two environmental goals and provides specific information on nuclear- and fossil gas related activities.

For an eligible activity to be classified as taxonomy aligned, it has to

- meet specified metrics and threshold values based on the Technical Screening Criteria, TSC
- comply with the Do No Significant Harm principle, DNSH, for the remaining objectives
- meet the minimum social safeguards across the supply chain

Akelius reports turnover, operating expenditures, and capital expenditures for the following activities

- CCM+CCA 7.2/CE 3.2 renovation of buildings
- CCM+CCA 7.3 installation, maintenance, and repair of energy efficiency equipment
- CCM+CCA 7.5 installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings
- CCM+CCA 7.6 installation, maintenance, and repair of renewable energy technologies
- CCM+CCA 7.7 acquisition and ownership of buildings

All activities are allocated to the first environmental objective, with turnover for activity 7.7 acquisition and ownership of buildings included.

Some of Akelius's investments could have been allocated to environmental objective two as well.

However, the taxonomy regulation does not allow double counting.

All Akelius's turnover is considered as taxonomy-eligible and corresponds to the

rental income in the Group's consolidated income statement.

Akelius's taxonomy-eligible operating expenses are reported as maintenance in the Group's consolidated income statement, as well as costs for cleaning, snow removal, and recurring service and inspections, which are reported as operating expenses.

Akelius's capital expenditure covered by the taxonomy are investments in properties and site leaseholds.

Investments in property, plant and equipment are not covered by the taxonomy as it is rather indirectly linked to the taxonomy for Akelius.

Akelius has identified two activities, 7.5 solar panels and 7.6 smart meters, related to investments and operating expenses, as enabling activities according to the taxonomy.

taxonomy eligibility assessment and key performance indicators

Akelius calculated the proportion of eligible or non-eligible activities in accordance with the calculation methodologies defined by the Delegated Act of 2021-07-06.

Turnover is analysed on property level and operating and capital expenditures, at project level.

Calculation of the key performance indicators is based on the Akelius's consolidated financial statements.

Taxonomy-eligible turnover, operating expenditure, and capital expenditure are calculated as a percentage of total turnover, total operating expenditure, and total capital expenditure, respectively. See pages 75–77.

Definition of each key performance indicator is based on Article 8 in the Taxonomy Regulation and Annex I, KPIs of non-financial undertakings.

technical screening criteria, TSC

Akelius main part of turnover and expenses are identified to activity 7.7, and some part in activity 7.2, and 7.3.

Akelius has not been able to demonstrate that activities are aligned with the taxonomy in 2025 due to extensive technical screening criteria and no standardised regulations over all Akelius's business locations.

Akelius continues to assess alignment for future capital project.

fulfil the Do No Significant Harm criteria, DNSH

In the context of the climate change mitigation for activities 7.3, 7.5, and 7.6, the primary DNSH checks performed are related to climate change adaptation and transition to a circular economy.

The activity needs to be assessed considering the most significant climate hazards including temperature, water, wind, and solid mass.

Akelius performed a climate change risk assessment per property during 2023.

Activity 7.3 Do No Significant Harm criteria also relates to pollution prevention and control.

Building components and materials should comply with the specific technical criteria. As most of the investments are made in North America it is difficult to demonstrate compliance.

This activity is therefore not classified as aligned with the taxonomy.

minimum social safeguards requirements

The fulfilment of minimum social safeguards ensures alignment with the Organization for Economic Cooperation and Development, OECD, Guidelines for Multinational Enterprises, and the UN Guiding Principles on Business and Human Rights.

Akelius has policies on how to act in situations of issues related to anti-corruption, fair competition, taxation, and human rights.

Akelius's supplier Code of Conduct ensures that the suppliers adhere to reasonable conditions as well.

total

Financial year 2025		Proportion of Taxonomy eligible activities (3)	Taxonomy aligned activities (4)	Proportion of Taxonomy aligned activities (5)	Breakdown by environmental objectives of Taxonomy aligned activities						Proportion of enabling activities (12)	Proportion of transitional activities (13)	Not assessed activities considered non-material (14)	Taxonomy aligned activities in previous financial year 2024 (15)	Proportion of Taxonomy aligned activities in previous financial year 2024 (16)
KPI (1)	Total (2)				Climate Change Mitigation (6)	Climate Change Adaptation (7)	Water (8)	Circular Economy (9)	Pollution (10)	Biodiversity (11)					
Turnover	368.39	100%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0%	
CapEx	221.09	99%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0%	
OpEx	21.83	100%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0	0%	

turnover

Reported KPI, Turnover		Financial year 2025													
Economic Activities (1)	Code (2)	Taxonomy eligible KPI (Proportion of Taxonomy eligible Turnover) (3)	Taxonomy aligned KPI (monetary value of Turnover) (4)	Taxonomy aligned KPI (Proportion of Taxonomy aligned Turnover) (5)	Environmental objective of Taxonomy aligned activities						Enabling activity (12)	Transitional activity (13)	Proportion of Taxonomy aligned in Taxonomy eligible (14)		
					Climate Change Mitigation (6)	Climate Change Adaptation (7)	Water (8)	Circular Economy (9)	Pollution (10)	Biodiversity (11)					
Text		%	MEUR	%	%	%	%	%	%	%	<i>E where applicable</i>	<i>T where applicable</i>	%		
Acquisition and ownership of buildings	CCM 7.7	100%	0	0%	0%	0%	0%	0%	0%	0%			0%		
Sum of alignment per objective					0%	0%	0%	0%	0%	0%					
Total KPI, Turnover		100%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		

capital expenditure

Reported KPI, CapEx													
Financial year 2025													
Economic Activities (1)	Code (2)	Taxonomy eligible KPI (Proportion of Taxonomy eligible CapEx) (3)	Taxonomy aligned KPI (monetary value of CapEx) (4)	Taxonomy aligned KPI (Proportion of Taxonomy aligned CapEx) (5)	Environmental objective of Taxonomy aligned activities						Enabling activity (12)	Transitional activity (13)	Proportion of Taxonomy aligned in Taxonomy eligible (14)
					Climate Change Mitigation (6)	Climate Change Adaptation (7)	Water (8)	Circular Economy (9)	Pollution (10)	Biodiversity (11)			
<i>Text</i>		%	<i>MEUR</i>	%	%	%	%	%	%	%	<i>E where applicable</i>	<i>T where applicable</i>	%
Installation, maintenance, and repair of energy efficiency equipment	CCM 7.3	7%	0	0%	0%	0%	0%	0%	0%	0%			0%
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	CCM 7.5	0%	0	0%	0%	0%	0%	0%	0%	0%			0%
Installation, maintenance and repair of renewable energy technologies	CCM 7.6	0%	0	0%	0%	0%	0%	0%	0%	0%			0%
Acquisition and ownership of buildings	CCM 7.7	92%	0	0%	0%	0%	0%	0%	0%	0%			0%
Sum of alignment per objective					0%	0%	0%	0%	0%	0%			
Total KPI, CapEx		99%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

operating expenditure

Reported KPI, OpEx														
Financial year 2025														
Economic Activities (1)	Code (2)	Taxonomy eligible KPI (Proportion of Taxonomy eligible OpEx) (3)	Taxonomy aligned KPI (monetary value of OpEx) (4)	Taxonomy aligned KPI (Proportion of Taxonomy aligned OpEx) (5)	Environmental objective of Taxonomy aligned activities						Enabling activity (12)	Transitional activity (13)	Proportion of Taxonomy aligned in Taxonomy eligible (14)	
					Climate Change Mitigation (6)	Climate Change Adaptation (7)	Water (8)	Circular Economy (9)	Pollution (10)	Biodiversity (11)				
Text		%	MEUR	%	%	%	%	%	%	%	<i>E where applicable</i>	<i>T where applicable</i>	%	
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	CCM 7.5	0%	0	0%	0%	0%	0%	0%	0%	0%			0%	
Installation, maintenance and repair of renewable energy technologies	CCM 7.6	0%	0	0%	0%	0%	0%	0%	0%	0%			0%	
Installation, maintenance, and repair of energy efficiency equipment	CCM 7.3	0%	0	0%	0%	0%	0%	0%	0%	0%			0%	
Acquisition and ownership of buildings	CCM 7.7	100%	0	0%	0%	0%	0%	0%	0%	0%			0%	
Sum of alignment per objective					0%	0%	0%	0%	0%	0%				
Total KPI, OpEx		100%	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

ESRS S1 social disclosures

According to the Omnibus phase-in options applicable to all companies, Akelius is omitted from reporting on S2-S4.

According to the Omnibus phase-in options applicable for entities with less than 750 employees, Akelius is omitted from reporting on S1.

As Akelius has identified a material risk within S1 and S4, only the elements directly associated with this risk have been disclosed in line with the phase-in regulations.

ESRS 2 SBM-3 – material impacts, risks and opportunities and their interaction with strategy and business model

ESRS S1 – own workforce		category	value chain	time horizon
working conditions	risk for employee's health and safety	● – P	O	S, M, L

In line with the phase-in regulations, only the data points directly related to the identified risk are presented below.

Akelius commits to creating a safe working environment that promotes a culture of health and safety across all operations.

Akelius has identified impacts, risks, and opportunities related to its own workforce in Akelius's own operations in the short-, medium- and long-term.

Akelius's employees working in properties, such as property managers, construction managers and leasing managers are the main groups impacted by health and safety concerns.

The negative impacts are

- workplace incidents can lead to injuries or fatalities,
- exposure to harmful substances can lead to sickness
- project delays due to serious accidents can impact partners and tenants relying on the project
- stress due to the handling of emergencies related to tenants or property management

The positive impact is

- by ensuring a good working environment, employees stay longer and are more committed

The risks are

- increase of insurance premiums, compensation claims, fines for regulatory non-compliance
- damage to reputation

resilience of the business model

To assess the resilience of its business model in coping with unhealthy and unsafe working conditions for employees, Akelius monitors key indicators such as property inspections and compliance. It is done quarterly to allow timely action. Health and safety risk for employees on the properties is currently considered low, with a low probability of occurrence. This suggests that existing measures effectively support the resilience of the business model.

S1-1 policies

The Code of Conduct outlines key principles for workforce, promoting a safety culture. The implementation is overseen by the CEO and introduced during employee onboarding. The health and safety policy outlines Akelius's commitment to provide a healthy, safe working and living environment for its employees.

Other policies

- anti-corruption policy
- supplier Code of Conduct
- whistleblower policy
- staff diversity and equality policy
- political involvement policy
- sustainable work environment policy
- freedom of association policy
- responsible investment policy

S1-2 processes for engaging with own workforce and workers' representatives about impacts

The managers' leadership and ability to educate the teams are the most critical factors to create engagement.

Akelius decentralizes health and safety management to each local operation due to varying national regulations.

Each city implements its own processes to ensure workplace safety.

Local management monitors work-related incidents and absenteeism and reports quarterly to the sustainability team.

S1-4 taking action on material impacts

Akelius promotes continuous learning and awareness initiatives to strengthen employee understanding of health, safety, and overall wellbeing.

Akelius maintains clear safety procedures and ensures that employees have access to proper equipment and training for safe working practices.

Construction managers receive on-site safety training when necessary.

Staff at the properties or in contact with tenants are trained in emergency response and evacuation procedures.

Akelius has a long-standing practice of advancing existing employees into higher-level roles which help retain experience and knowledge.

Work-life balance is a core priority.

Akelius complies with all national parental-leave regulations and, where feasible, provides flexible working arrangements to support employees' personal needs.

Akelius also invests in attractive workplaces with centrally located offices, sustainable and comfortable furnishings, and curated artwork that contributes to a positive and inspiring environment.

S1-5 targets related to managing material impacts

Akelius focus is on continuously reducing the injury rate, lost day rate, and to keep a zero fatality rate.

S1-6 employee characteristics

The table below presents key characteristics of Akelius's employees in the reporting period, including workforce composition and employee turnover.

Most Akelius employees have permanent positions.

A insignificant portion of the Akelius's workforce is made up of non-employees.

Gender	Number of employees
Male	343
Female	261
Other	0
Not reported	0
Total employees	604

Country	Number of employees
UK	53
France	44
Germany	9
Canada	305
USA	182
Sweden	11

	2025				
	Female	Male	Other	Not disclosed	Total
Numbers of employees	261	343	0	0	604
Numbers of permanent employees	249	335	0	0	584
Numbers of temporary employees	12	7	0	0	19
Numbers of non-guaranteed hours employees	0	1	0	0	1

	2025					
	UK	France	Germany	Canada	US	Sweden
Numbers of employees	53	44	9	305	182	11
Numbers of permanent employees	52	41	9	290	181	11
Numbers of temporary employees	1	3	0	15	0	0
Numbers of non-guaranteed hours employees	0	0	0	0	1	0

Employee turnover	2025
New employee hires, number	126
Rate of new employee hires, percent	21
Employee turnover, number	142
Rate of employee turnover, percent	23

S1-14 health and safety metrics

Quarterly safety performance metrics, including injury rates, fatalities and lost day rates, are prepared by the staff department and reported to management.

Those metrics measures the frequency and severity of incidents, highlighting high-risk areas, and track the effectiveness of mitigation measures over time, helping to reduce employee health and safety risks.

Major incidents are analysed in-depth. Lessons learned are shared, and corrective and preventive actions are implemented.

Employee health and safety	Unit of measure	2025
Injury rate	Per 100,000 hours worked	1.0
Lost day rate	Per 100,000 hours worked	50.1
Fatalities	Number	0

ESRS S4 consumers and end-users

ESRS 2 SBM-3 material impacts, risks and opportunities and their interaction with strategy and business model

EFRS S4 - consumers and end-users		category	value chain	time horizon
working conditions	risk for tenants' health and safety	● — P	D	S, M, L

In line with the phase-in regulations, only the data points directly related to the identified risk are presented below.

Akelius's end-users are the tenants at the residential properties. Akelius's operations have actual and potential impacts on tenant well-being related to building safety, data privacy and indoor environmental quality. These may directly affect the physical health and quality of life of the tenants.

The negative impact relates to a specific property or area for a specific period and does not disproportionately affect any tenant group.

The negative impacts are

- accidents such as falls or injuries can lead to complaints and bad reputations
- safety deficiencies can lead to tenant dissatisfaction.

The risks are

- increased maintenance costs and insurance premiums
- high tenant turnover

The opportunity is that investments made in health-promoting infrastructure, such as green building certifications, can improve tenant retention.

interaction with strategy and business model

Akelius conducts regular property inspections and upgrades buildings that do not meet safety standards.

resilience of the business model

Management monitors tenant turnover and satisfaction, which remains strong, with low vacancy rates and improving Google ratings. Akelius employees often visit the properties to ensure tenant safety and satisfaction.

No material risks have been identified. Housing shortages and strong demand for quality urban living further reinforce the resilience of the business model.

S4-1 policies related to consumers and end-users

The governing documents related to tenants are health and safety policy, data protection policy and sustainability policy.

Akelius aligns with standards and certification ISO45001, Occupational Health and Safety.

S4-2 processes for engaging with consumers and end-users about impacts and S4-3 processes to remediate negative impacts and channels for consumers and end-users to raise concerns

Akelius offers a customer service hotline for reporting maintenance, safety, or emergency issues.

Akelius holds meetings during major refurbishments to gather tenant input on health and safety impacts.

For reported health or safety incidents, Akelius provides follow-up updates on actions taken, preventive measures, and resolution status.

Tenant satisfaction is conducted by customer service or the property manager after each move-in, as well as in response to feedback or reviews shared on social media.

S4-4 taking action on material impacts

To ensure tenant safety, Akelius takes the following actions

- compliance with safety standard, meaning that all properties meet local building codes, fire regulations, and health standards, verified through regular inspections

- preventive maintenance to address risks like mold, asbestos, fire hazards, and structural issues
- tenant communication to provide safety guidance and receive concerns through customer service
- property investments in ventilation, fire detection and hazard mitigation

approach to mitigate risk and pursue opportunities

Property inspection application check list that property managers use during a property inspection, is updated to identify vulnerabilities related to tenant health and safety. Akelius also invests in green building certification which enhances both safety and environmental performance.

The effectiveness of actions is measured using Key Performance Indicators, KPIs, See section S4-5 *targets related to managing material negative impacts*.

S4-5 targets related to managing material negative impacts

- have all properties inspected annually to ensure that potential hazards are identified and addressed proactively, preventing accidents and unsafe conditions
- reduce property compliance incidents in each city by ten percent annually, reducing property compliance incidents drives continuous improvement in meeting local safety and building regulations, lowering the risk of tenant exposure to unsafe conditions
- have fifty percent of properties green certified by 2030, see page 72, section environmental disclosures, green-certified properties support healthier indoor environments, improved air quality, and safer building systems, which indirectly reduce tenant health risks

	2025
Tenants, inspection	
Property inspections, percent	100
Tenants, compliance	
Property compliance incidents, number	39

G1 governance disclosures

ESRS 2 SBM-3 – material impacts, risks and opportunities and their interaction with strategy and business model

ERSG G1 - business conduct		category	value chain	time horizon
business conduct	creation of a corresponding corporate culture through Code of Conduct	● + P	U, O, D	S, M, L
corruption and bribery	risk for corruption and bribery	● - P	U, O, D	S, M, L

Responsible and ethical business conduct is a cornerstone of Akelius corporate culture. Akelius actively collaborates with partners across its value chain to identify and mitigate risks such as corruption and bribery.

Akelius action taken during the reporting year include

- policies review and update
- testing of policy understanding
- improvement of due diligence procedures for third party suppliers
- maintaining a confidential whistleblower channel for reported misconduct

Planned actions for the next reporting year include

- roll out targeted training
- internal audit focusing on high-risk processes

Expected outcomes are improved employee awareness, reduced exposure and early detection of bribery.

These actions support Akelius's policy objectives to promote ethical business conduct.

The role of management and supervisory bodies related to business conduct is reported under ESRS 2.

Management and the supervisory bodies possess expertise in business conduct through their professional background as legal counsel or residential property experts, long-time management experience and active oversight of the Code of Conduct.

Akelius evaluates its corporate culture through the monitoring of key indicators such as employee's turnover and numbers of confirmed cases to identify improvements.

Akelius identifies, reports, and investigates suspected unlawful or unethical behavior. Employees are encouraged to report violations to their supervisor or, if not applicable, to the local staff department.

Employees, suppliers, and other partners may also report anonymously via the whistleblower system at <https://app.incy.io/akeliuswb/links/report> or email whistleblower@akelius.com.

Investigations are conducted by a designated independent manager or the internal auditors to maintain impartiality. Each case is assessed, corrective actions are determined, and outcomes documented. Akelius protects the anonymity of anyone who reports suspected misconduct in good faith.

Access to the whistleblowing system is restricted the chairman of the Board and Kerstin Engström, Board member.

In addition to whistleblowing mechanisms, Akelius has procedures to proactively identify and investigate business conduct incidents, including regular property visits by management and internal auditors. When necessary, investigations are conducted, corrective actions implemented and findings reported to the Board and the Sustainability and Construction Committee. This ensures oversight and continuous improvement.

Akelius's policies establish the framework for ethical business conduct and the prevention of misconduct, corruption, and bribery. The objectives of these policies are to promote integrity and transparency in business activities, mitigate legal and reputational risks, and ensure that the company's operations and business

relationships are conducted in an honorable way in compliance with applicable law.

The policies are internally available to employees through the company's intranet and introduced during onboarding. Externally, relevant policies are communicated to suppliers through contractual references and on Akelius's website.

Akelius does not have a separate formal policy on business conduct training. However, all employees are required to read to the Code of Conduct, that covers key aspects such as anti-corruption and bribery, conflicts of interest and ethical business decision-making, and pass the comprehensive test at least once per year. Akelius is assessing the need to introduce formal training for these bodies as part of its ongoing efforts to strengthen its governance and compliance framework.

Akelius identified two material business conduct impacts, risks, and opportunities, IROs. Those are expected to affect its business model, strategy and value chain in the short-, medium- and long-term, and that apply to all employees and third parties across operations and the supply chain.

The negative impact is the financial risk from corruption and bribery

Akelius operates in the real estate sector that is exposed to numerous interactions with local officials or government approval to get permit construction for construction projects.

Other forms of corruption include kickbacks or benefits from contractors, suppliers, or tenants to Akelius decision-makers, and bribes to secure apartments for friends or family.

Potential damages include additional cost, fines and penalties and negative press and reputation.

There are positive impacts in development of a strong corporate culture

It enhances Akelius's appeal as a landlord, a business partner, and employer.

It can positively bring new opportunities in transactions or impact the real estate industry by being part of the legislative processes.

resilience of the business model

Akelius regularly updates policies, conducts investigations independently and employees complete annual tests.

Management and the Board continuously monitor the business to address any misconduct.

No material risks have been identified which reinforce the resilience of the business model.

G1-1 corporate culture and business conduct policies

Akelius's Code of Conduct for employees is the foundation of its ethical business practices and applies universally across all cities.

It promotes excellence, integrity, and sustainability, and is mandatory for all individuals acting on behalf of the company including employees, management, board members, and consultants.

In 2021, Akelius signed the UN Global Compact, committing to uphold its ten principles on human rights, labour practices, environmental responsibility, and anti-corruption.

Akelius has developed the Code of Conduct without direct involvement of the stakeholders.

Key commitments include

- complying with laws and regulations in all operating countries
- conducting business with honesty and integrity
- promoting environmental and social sustainability

G1-2 management of relationships with suppliers

Akelius manages its relationships with suppliers through transparent procurement processes that promote fair and responsible business practices.

Akelius has a designated person responsible for procurement in almost every city. Many suppliers in construction, maintenance, and property operations are small companies. Akelius ensures that payment terms are clear, invoices are centrally processed, and payments are made within agreed timelines.

Akelius manages supplier relationships through a dedicated due diligence process to onboard any supplier.

It means that all new suppliers are always approved

- by two employees in operations, disclosing the scope of the work and if it is a related party within Akelius, checking credit scoring
- by the finance department, reviewing tax compliance documents and bank details to detect mismatches between the supplier's name and account holder name to avoid fraud

Additionally, Akelius requires all strategic suppliers to sign the Code of Conduct. It excludes municipalities and established corporations as they have stated their Code of Conduct on their website.

Akelius's supplier Code of Conduct requires suppliers to follow all laws and standards, maintain a safe workplace and uphold international human rights.

Suppliers should also comply with all applicable legislation and international standards regarding the environment, to impose as little negative impact on the environment as possible.

G1-3 prevention and detection of corruption and bribery

prevention

Akelius mandates all employees to complete annual training on anti-corruption and bribery, and Code of Conduct.

85 percent undertook the anti-corruption and bribery training, and 85 percent fulfilled the Code of Conduct training requirements.

81 percent completed the data protection training.

84 percent undertook the annual training on sustainability targets, while 77 percent completed the diversity training.

detection

Akelius maintains a record of any incidents related to corruption or bribery.

Internal auditors investigate all incidents.

The company takes appropriate actions to prevent future occurrences, including dismissing the involved employee if corruption is confirmed.

G1-4 incidents of corruption or bribery

Reported metrics include the number of confirmed incidents.

This metric tracks breaches, highlights high risk areas and helps to monitor the effectiveness of preventive measures taken.

Akelius collects data from multiple sources such as the whistleblower channels and reports from local management.

All reported cases are reviewed to determine whether they constitute a potential breach.

Significant assumptions include

- only internal investigation according to company policy, no external input
- timing difference can occur as investigations can span multiple reporting periods
- subjectivity in assessing an incident can be seen as a limitation of the methodology

Akelius has set a target of achieving zero legal convictions for corruption and bribery offenses.

It applies to both our employees and the company's business partners.

The number of confirmed incidents of bribery and corruption was zero in 2025.

The fines for violation of anti-corruption and anti-bribery laws amounted to EUR 0 million in 2025.

Possible issues are identified, such as expenses claimed without proper justification, conflicts of interest that were not declared, and gifts received above the allowed limit. These issues are reviewed to check compliance with internal policies and legal requirements.

Actions are taken to repeat the guidance to employees on a regular basis.

No significant breaches were confirmed during the reporting period.

ESRS appendix

IRO-2 disclosure requirements

The table below summarize the ESRS disclosure requirements from ESRS 2, and the four thematic standards identified as material. This has been the guideline for preparing the sustainability report.

ESRS 2 - General disclosures		page
BP-1	General basis for preparation of sustainability statements	57
BP-2	Disclosures in relation to specific circumstances	57
GOV-1	The role of the administrative, management and supervisory bodies	58
GOV-2	Information provided to, and sustainability matters addressed by the company's administrative, management and supervisory bodies	59
GOV-3	Integration of sustainability-related performance in incentive schemes	59
GOV-4	Statement on due diligence	59
GOV-5	Risk management and internal control over sustainability reporting	59
SBM-1	Strategy, business model and value chain	61
SBM-2	Interests and views of stakeholders	62
SBM-3	Material impacts, risk and opportunities and their interaction with the strategy and business model	63
IRO-1	Description of the process to identify and assess material impacts, risk and opportunities	64
ESRS E1 - Climate change		
E1.SBM-3	Material impacts, risk and opportunities and their interaction with the strategy and business model	66
E1.IRO-1	Description of the process to identify and assess material impacts, risk and opportunities	67
E1-1	Transition plan for climate change mitigation	69
E1-2	Policies related to climate change mitigation and adaptation	69
E1-3	Actions and resources in relation to climate change policies	69
E1-4	Targets related to climate change mitigation and adaptation	70
E1-5	Energy consumption and mix	71
E1-6	Gross Scopes 1, 2, and 3 and total GHG emissions	71
E1-7	GHG removals and carbon credit-financed mitigation projects	72
E1-8	Internal carbon pricing	72
ESRS S1 - Own workforce		
S1.SBM-3	Material impacts, risk and opportunities and their interaction with the strategy and business model	78
S1-1	Policies related to own workforce	78
S1-2	Processes for engaging with own workers and workers' representatives about impacts	79
S1-4	Actions regarding material impacts on own workforce, and approaches to mitigating material risks and pursuing material opportunities and the appropriateness of those actions	79
S1-5	Targets related to managing material negative impacts, advancing positive impacts, and managing material risks and opportunities	79
S1-6	Information on the company's employees	79
S1-14	Health and safety metrics	80
ESRS S4 - Consumers and end-users		
S4.SBM-3	Material impacts, risk and opportunities and their interaction with the strategy and business model	81
S4-1	Policies related to consumers and end-users	81
S4-2	Processes for engaging with consumers and end-users about impact	81
S4-3	Processes to remediate negative impacts and channels for consumers and end-users to raise concerns	81

S4-4	Actions regarding material impacts on consumers and end-users, and approaches to managing material risks and pursuing material opportunities and effectiveness of those actions and approaches	81
S4-5	Targets related to managing material negative impacts, advancing positive impacts, and managing material risks and opportunities	82
G1 - Business conduct		
G1-SBM-3	Material impacts, risk and opportunities and their interaction with the strategy and business model	83
G1-1	Policies for business conduct and corporate culture	84
G1-2	Management of relationships with suppliers	84
G1-3	Prevention and detection of corruption and bribery	85
G1-4	Incidents of corruption and bribery	85

Appendix B – list of data points that derive from other EU legislation

The table below lists data points from other EU legislation referenced in ESRS 2 Appendix B, showing their location in the report and noting those assessed as 'Not material' or 'Not applicable'.

Disclosure requirement	Data point		SFDR	Pillar 3	Bench-mark regulation	EU Climate Law	page
ESRS 2 GOV-1	21 d	Board's gender diversity ratio	x		x		58
ESRS 2 GOV-1	21 e	Percentage of independent Board members			x		58
ESRS 2 GOV-4	30	Statement on due diligence	x				59
ESRS 2 SBM-1	40 d i	Involvement in activities related to fossil fuels	x	x	x		not applicable
ESRS 2 SBM-1	40 d ii	Involvement in activities related to chemical production	x		x		not applicable
ESRS 2 SBM-1	40 d iii	Involvement in activities related to controversial weapons	x		x		not applicable
ESRS 2 SBM-1	40 d iv	Involvement in activities related to cultivation and production of tobacco			x		not applicable
ESRS E1-1	14	Transition plan to reach climate neutrality by 2050				x	69
ESRS E1-1	16 g	Companies excluded from EU reference benchmarks for Paris Agreement alignment		x	x		not material
ESRS E1-4	34	Greenhouse gas emission reduction targets	x	x	x		70
ESRS E1-5	38	Energy consumption from fossil sources disaggregated by sources (only high climate impact sectors)	x				71
ESRS E1-5	37	Energy consumption and mix	x				71
ESRS E1-5	40-43	Energy intensity associated with activities in high climate impact sectors	x				71
ESRS E1-6	44	Gross and total Scope 1, 2 and 3 greenhouse gas emissions	x	x	x		71
ESRS E1-6	53-55	Gross greenhouse gas emissions intensity	x	x	x		71
ESRS E1-7	56	GHG removals and carbon credits				x	72
ESRS E1-9	66	Exposure of the benchmark portfolio to climate-related physical risks			x		not material
ESRS E1-9	66 a, c	Disaggregation of monetary amounts by acute and chronic physical risk; Location of significant assets at material physical risk	x				not material
ESRS E1-9	67 c	Breakdown of the carrying value of real estate assets by energy-efficiency classes		x			not material
ESRS E1-9	69	Degree of exposure of the portfolio to climate-related opportunities			x		not material
ESRS E2-4	28	Amount of each pollutant listed in Annex II of the E-PRTR Regulation on emissions and pollution released to air, water and soil	x				not material
ESRS E3-1	9	Water and marine resources	x				not material
ESRS E3-1	13	Dedicated strategy	x				not material
ESRS E3-1	14	Sustainable oceans and seas	x				not material
ESRS E3-4	28 c	Total water recycled and reused	x				not material
ESRS E3-4	29	Total water consumption in m3 per net revenue in own operations	x				not material
ESRS 2 SBM 3 - E4	16 a i		x				not material
ESRS 2 SBM 3 - E4	16 b		x				not material
ESRS 2 SBM 3 - E4	16 c		x				not material
ESRS E4-2	24 b	Sustainable land/agriculture practices or policies	x				not material
ESRS E4-2	24 c	Sustainable oceans/seas practices or policies	x				not material
ESRS E4-2	24 d	Policies to address deforestation	x				not material
ESRS E5-5	37 d	Non-recycled waste	x				not material
ESRS E5-5	39	Hazardous waste and radioactive waste	x				not material

ESRS 2 SBM 3 - S1	14 f	Risk of incidents of forced labour	x			not material
ESRS 2 SBM 3 - S1	14 g	Risk of incidents of child labour	x			not material
ESRS S1-1	20	Human rights policy commitments	x			78
ESRS S1-1	21	Due diligence policies on issues addressed by the fundamental International Labor Organisation Conventions 1-8			x	78
ESRS S1-1	22	Processes and actions for preventing human trafficking	x			78
ESRS S1-1	23	Workplace accident prevention strategy or management system	x			78
ESRS S1-3	32 c	Mechanisms for grievance/complaints handling related to employee matters	x			not material
ESRS S1-14	88 b, c	Number of fatalities and number and rate of work-related accidents	x		x	80
ESRS S1-14	88 e	Number of days lost to injuries, accidents, fatalities or illness	x			80
ESRS S1-16	97 a	Gender pay gap	x		x	not material
ESRS S1-16	97b	Annual total remuneration ratio	x			not material
ESRS S1-17	103 a	Incidents of discrimination	x			not material
ESRS S1-17	104 a	Non-respect of UN Guiding Principles on Business and Human Rights and OECD guidelines	x		x	not material
ESRS 2 SBM 3 - S2	11 b	Significant risk of child labour or forced labour in the value chain	x			not material
ESRS S2-1	17	Human rights policy commitments	x			not material
ESRS S2-1	18	Policies related to workers in the value chain	x			not material
ESRS S2-1	19	Non-respect of UN Guiding Principles on Business and Human Rights and OECD guidelines	x		x	not material
ESRS S2-1	19	Due diligence policies on issues addressed by the fundamental International Labor Organisation Conventions 1-8			x	not material
ESRS S2-4	36	Human rights issues and incidents connected to the upstream and downstream value chain	x			not material
ESRS S3-1	16	Human rights policy commitments	x			not material
ESRS S3-1	17	Non-respect of UN Guiding Principles on Business and Human Rights, ILO principles and OECD guidelines	x		x	not material
ESRS S3-4	36	Human rights issues and incidents	x			not material
ESRS S4-1	16	Policies related to consumers and end-users	x			81
ESRS S4-1	17	Non-respect of UN Guiding Principles on Business and Human Rights and OECD guidelines	x		x	81
ESRS S4-4	35	Human rights issues and incidents	x			81
ESRS G1-1	10 b	UN Convention against Corruption	x			84
ESRS G1-1	10 d	Protection of whistleblowers	x			84
ESRS G1-4	24 a	Fines for violation of anti-corruption and anti-bribery laws	x		x	85
ESRS G1-4	24 b	Standards of anti-corruption and anti-bribery	x			85

The sustainability reporting manager identified key information in relation the impacts, risk, and opportunities that were classified as material, and this information has been included in the sustainability reporting.

Further information on the process involved in identifying material impacts, risk, and opportunities can be found in section ESRS 2 IRO-1.

Regarding certain data points, Akelius makes use of the materiality exemption under ESRS 1, section 3.2, and omit them from the reporting.

The decision to omit reporting for materiality reasons is made based on the significance of the respective information and its usefulness for the user in making decisions.

Appendix

Environment

Water

Indicator	Unit of measure	2025
Water		
Total water consumption	Million m3	1.6
Like-for-like water consumption	Million m3	1.56
Total water consumption from areas with water stress	Million m3	0.1
Building water intensity	m3/sqm	0.9

Waste

Indicator	Unit of measure	2025
Waste		
Amount by weight of waste produced	Tonnes	53,449
of which non-hazardous	Percent	100
Amount by weight of waste recycled	Tonnes	22,192
Percentage recycled	Percent	42
Amount by weight of waste sent to landfill	Tonnes	31,258
Percentage sent to landfill	Percent	58

financial statements and notes

consolidated financial statements	Page
consolidated income statement and statement of comprehensive income	92
consolidated statement of financial position	94
consolidated statement of changes in equity	96
consolidated statement of cash flow	97

notes to the consolidated financial statements

1	accounting policies	98
2	segment reporting	100
3	rental income	103
4	leases	104
5	operating expenses	105
6	audit expenses	105
7	employees and Board of Directors	106
8	investment properties and owner-occupied properties	109
9	asset held for sale	114
10	net financial items	114
11	taxes	115
12	property, plant and equipment	117
13	financial instruments and risk management	118
14	trade receivables	124
15	cash and cash equivalents	125
16	interest-bearing loans and hybrid bonds	126
17	derivatives	128
18	net debt reconciliation, including hybrid bond	129
19	accrued expenses and prepaid income	129
20	provisions	130
21	pledge assets and contingent liabilities	130
22	equity	131
23	related parties	132
24	subsequent events	133

Parent Company

financial statements	Page
income statement for the Parent Company	134
Balance sheet for the Parent Company	135
statement of changes in equity for the Parent Company	136
statement of cash flow for the Parent Company	137

notes to the Parent Company financial statements

1	accounting policies	138
2	audit expenses	139
3	employees	139
4	result from shares in subsidiaries	140
5	net financial items	140
6	appropriations	141
7	taxes	141
8	shares in subsidiaries	142
9	financial instruments	143
10	receivables and other assets	144
11	cash and cash equivalents	145
12	interest-bearing liabilities	145
13	derivatives	146
14	net debt reconciliation, including hybrid bond	147
15	provision, accrued expenses and other liabilities	147
16	pledge assets and contingent liabilities	148
17	equity	148
18	related parties	149
19	subsequent events	150

consolidated income statement and statement of comprehensive income

EUR million	Note	2025	2024
Rental income	2, 3	368	357
Operating expenses	2, 5, 7	-135	-132
Maintenance	2	-21	-25
Net operating income		212	200
Central administrative expenses	6, 7	-10	-14
EBITDA		202	186
Depreciation	12	-3	-3
Realized revaluation of investment properties	2, 8	-1	2
Unrealized revaluation of investment properties	2, 8	-42	-104
Operating profit		156	81
Interest income	10	20	30
Interest expenses	10	-49	-65
Interest expenses hybrid bond	10	-8	-8
Change in fair value of financial assets	10	43	-97
Change in fair value of derivatives	10, 17	2	28
Other financial income and expenses	7, 10	-39	-27
Profit or loss before tax		125	-58
Current tax	11	-7	-4
Deferred tax	11	8	-17
Profit or loss		126	-79
Items that may be reclassified to profit or loss			
Translation differences		-477	145
Tax on items that may be reclassified		8	2
Other comprehensive income		-469	147
Total comprehensive income		-343	68
Earnings per share, basic and diluted, EUR	22	0.02	-0.01

result for the year

rental income EUR 368 million

Rental income was EUR 368 million (357), an increase of 3.1 percent compared to 2024.

Like-for-like growth in rental income was EUR 16 million (23) or 4.8 percent (6.8). The USD and CAD depreciation against the EUR negatively impacted rental income compared to 2024 by EUR 15 million.

During the period, 12,966 rental contracts (12,752) with an annual rent of EUR 209 million (205) were renewed or renegotiated.

The new yearly rent is EUR 217 million (214), an increase of 4.0 percent (4.5).

The vacancy rate for residential units decreased by 0.8 percentage points to 3.9 percent (4.7), compared to the end of 2024.

This is mainly due to completed apartment upgrades and sale of vacant properties. 42 percent (60) of vacancy was due to upgrades.

Real vacancy rate increased by 0.4 percentage points to 2.3 percent (1.9) during the period.

net operating income EUR 212 million

Property expenses totaled EUR 156 million (157). EUR 21 million (25) was attributable to maintenance, corresponding to EUR 17 per square meter (20) per year.

Net operating income was EUR 212 million (200).

Like-for-like growth in net operating income was EUR 13 million or 7.0 percent (14.3). Despite stable rental income between the quarters in local currency, the USD and CAD depreciation against the EUR negatively impacted the year to date's results.

Net operating income margin was 57.4 percent (55.9).

EBITDA EUR 202 million

EBITDA was EUR 202 million (186), an increase by 8.2 percent compared to the same period in 2024.

The increase is mainly related to higher rental income and decreased administrative expenses.

net financial items EUR -31 million

Interest income was EUR 20 million (30), including EUR 12 million (22) in interest income for interest rate derivatives.

Interest expenses were EUR 49 million (65), including EUR 2 million (13) in interest expense for interest rate derivatives.

Interest expenses related to hybrid bonds were EUR 8 million (8).

Revaluations of financial assets affected earnings by EUR 43 million (-97).

Revaluations of derivatives impacted earnings by EUR 2 million (28).

Other financial income and expenses amounted to EUR -39 million (-27), and are mainly related to currency effects from derivatives and borrowings in other currencies than EUR.

profit or loss before tax EUR 125 million

Profit or loss before tax was EUR 125 million (-58).

The positive year-on-year change is primarily driven by fair value increases in financial assets and properties.

tax EUR 1 million

Reported tax in profit or loss totaled EUR 1 million (-21).

Reported tax includes reversal of previously non recognized deferred tax asset due to increase of profitability in relation to previous year.

other comprehensive income EUR -469 million

Other comprehensive income was EUR -469 million (147) and mainly relates to net investments in foreign operations that are translated to EUR.

consolidated statement of financial position

EUR million	Note	2025 Dec 31	2024 Dec 31
Assets			
Investment properties	2, 8	5,659	5,972
Owner-occupied properties	2, 8	10	10
Right-of-use-assets	4	5	4
Property, plant and equipment	12	4	4
Derivatives	13, 17	26	40
Deferred tax assets	11	18	3
Other receivables and assets	13	6	7
Total non-current assets		5,728	6,040
Financial assets	13, 18	-	544
Trade receivables	14	3	3
Prepaid expenses and accrued income		13	15
Other receivables and assets	13	16	15
Derivatives	13, 17	-	1
Cash and cash equivalents	13, 15, 18	182	100
Assets held for sale	9	-	11
Total current assets		214	689
Total assets		5,942	6,729
Equity and liabilities			
Share capital		373	373
Share premium		2,782	2,782
Currency translation reserve		-268	201
Retained earnings		151	25
Equity attributable to the Parent Company's shareholders	22	3,038	3,381
Unsecured loans	13, 16, 18	2,254	1,669
Secured loans	13, 16, 18	170	96
Hybrid bonds	13, 16, 18	335	334
Lease liabilities	4, 13	4	4
Derivatives	13, 17	-	1
Deferred tax liabilities	11	40	44
Provisions	20	1	1
Other liabilities	13	20	21
Total non-current liabilities		2,824	2,170
Unsecured loans	13, 16, 18	-	1,076
Secured loans	13, 16, 18	21	7
Lease liabilities	4, 13	2	2
Derivatives	13, 17	-	16
Provisions	20	1	1
Accounts payable		3	5
Accrued expenses and prepaid income	19	42	53
Other liabilities	13	11	18
Total current liabilities		80	1,178
Total equity and liabilities		5,942	6,729

property portfolio

property fair value EUR 5,669 million

Fair value was EUR 5,669 million (5,992), which is equivalent to an average of 4,398 per square meter (4,748). The average capitalization rate was 4.88 (4.89).

revaluation of properties EUR -42 million

The change in property value was EUR -42 million (-102), or -0.7 percent (-1.8).

property investments EUR 111 million

Investments in properties amounted to EUR 111 million (157). On an annual basis, this corresponds to EUR 87 per square meter (126). 19 percent (12) of total investments refers to apartment upgrades.

property purchases EUR 110 million

Akelius purchased five properties for EUR 110 million (135) in the period, of which two in Ottawa, one in London and two properties in Berlin.

property sales EUR 16 million

Akelius sold properties for EUR 16 million (29). Two properties were sold in Paris as well as the last nine apartments of a third property. Additionally, one apartment was sold in London and one property was sold in Washington DC.

consolidated statement of changes in equity

EUR million	Attributable to the Parent Company's shareholders				Total equity
	Share capital	Share premium	Currency translation reserve	Retained earnings	
Balance at Jan 1, 2024	354	2,321	54	104	2,833
Profit or loss for the year	-	-	-	-79	-79
Other comprehensive income	-	-	147	-	147
Share issue	19	483	-	-	502
Dividend	-	-22	-	-	-22
Balance at Dec 31, 2024	373	2,782	201	25	3,381
Balance at Jan 1, 2025	373	2,782	201	25	3,381
Profit or loss for the year	-	-	-	126	126
Other comprehensive income	-	-	-469	-	-469
Balance at Dec 31, 2025	373	2,782	-268	151	3,038

The Group also has an indirect non-controlling interest of less than EUR 1 million held by Giannis Beta, a related party, which is not shown in the table.

consolidated statement of cash flow

EUR million	Note	2025	2024
Net operating income		212	200
Central administration expenses		-10	-14
Interests paid		-71	-74
Interests received		20	29
Tax paid		-6	-1
Cash flow before changes in working capital		145	140
Change in current assets		-5	-1
Change in current liabilities		-	-3
Cash flow from operating activities		140	136
Investments in properties	2, 8	-111	-157
Acquisition of properties	2, 8	-110	-136
Acquisition of other assets	12	-2	-1
Sale of properties	2, 8	16	28
Sale of financial assets	13, 18	604	188
Cash flow from investing activities		397	-78
Share issue	22	-	502
Loans raised	13, 16, 18	677	176
Repayment of loans	13, 16, 18	-1,063	-702
Cash from derivatives	17	-54	14
Amortization leasing	4	-1	-1
Dividend D-shares	22	-6	-22
Cash flow from financing activities		-447	-33
Cash flow for the year		90	25
Cash and cash equivalents at the beginning of the year		100	74
Exchange differences in cash and cash equivalents		-8	1
Cash and cash equivalents at the end of the year		182	100

The consolidated cash flow statement is prepared according to the indirect method.

Group accounting policies and notes

note 1 accounting policies

general information

The consolidated financial statements include the Parent Company, Akelius Residential Property AB (publ), corporate identity number 556156-0383, and its subsidiaries, together referred to as the "Group" or "Akelius".

Akelius Residential Property AB (publ) is based in Stockholm, Sweden.

The annual accounts were approved by the Board and the CEO on the date of the electronic signatures and submitted to the Annual General Meeting for adoption on April 14, 2026.

Material accounting policies, risks, and estimates and judgments are presented directly in the notes.

- accounting policies are indicated by 
- risks are indicated by 
- estimates and judgments are indicated by 

basis for preparing the accounts

Akelius's consolidated financial statements have been prepared in accordance with International Financial Reporting Standards, IFRS, as adopted by the European Union, EU.

In addition, the Swedish Corporate Reporting Board has issued standard RFR 1, Supplementary Accounting Rules for Groups, and other statements, which are caused by provisions in the Swedish Annual Accounts Act.

The consolidated financial statements have been prepared mainly under the historical cost convention, except for the measurement of investment properties, owner-occupied properties, financial assets, and derivatives, which are measured at fair value.

If other measurement are used, further explanation is found in the notes.

Unless otherwise stated, all amounts are reported in EUR million and refer to the period January 1 to December 31 for the consolidated statement of comprehensive income and December 31 for the consolidated statement of financial position.

The amounts in this annual report have been rounded, while calculations have been

made without rounding's.

As a result, figures in certain tables and key figures may appear not to add up correctly.

The preparation of reports in compliance with IFRS requires that management make assessments and estimates.

Management must make assumptions in the application of the Group's accounting policies and the reported amounts of assets, liabilities, income, and expenses.

Estimates and assumptions are based on historical experience and other factors that are considered reasonable.

The results of these estimates and assumptions are used to assess the carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results could differ from these estimates.

Estimates and assumptions are reviewed regularly and changes are recognized prospectively.

This means in the period of the change, or the period of the change and future periods if the change affects both.

The specified accounting principles have been applied consistently to all periods presented in the financial reports, unless otherwise stated.

new and amended IFRS standards adopted by the EU

New and amended IFRS standards adopted by the EU applied as at January 1, 2025 have not had any material impact on the Group's financial reports.

The IASB has issued amendments to IFRS 9, which will become effective for annual reporting periods beginning on or after 1 January 2026.

The amendments provide clarification regarding the point in time at which a financial liability shall be considered settled when electronic payment systems are used. Furthermore, the amendments introduce an optional accounting policy permitting derecognition of a financial liability upon submission of the payment instruction, subject to fulfilment of specified criteria. Akelius is currently assessing the potential implications of these amendments. The Group's preliminary assessment indicates

that the amendments will not have a material effect on the classification of financial liabilities and the timing of derecognition.

No other new or amended IFRS standards endorsed by the European Union and effective as of 1 January 2026 are expected to have any material impact on the Group's consolidated financial statements.

IFRS 18 regulates how the financial statements should be presented and replaces IAS 1.

It is expected to come into force in January 1, 2027 with retrospective application and will have an impact on the presentation of the Group's financial reports.

IFRS 18 introduces comprehensive new requirements regarding the presentation and structure of the financial statements, with a particular focus on the statement of profit or loss.

The standard requires entities to present new mandatory subtotals, including operating profit or loss and profit or loss before financing and income taxes, and to classify all income and expenses into defined categories.

The classification into the categories depends on whether a company has a specific main business activity.

Akelius has analyzed the new standard and concluded that Akelius has a specific main business activity, ie investment properties.

Furthermore, IFRS 18 introduces explicit disclosure requirements for management-defined performance measures (MPMs) – performance measures used in public communications that are not specified by IFRS Accounting Standards – which must now be included in a separate, audited note to the financial statements.

Furthermore, IFRS 18 states that the starting point for the cash flow statement must be operating profit.

Akelius currently uses Net operating income as the starting point.

The Group is currently assessing the potential implications of IFRS 18.

The preliminary assessment is that the standard will impact the presentation of the income statement, the classification of income and expenses, as well as future disclosure requirements, particularly those relating to management-defined performance measures and expanded disaggregation principles.

note 2 segment reporting

Cities are operating segments within Akelius.

Each city is also part of a region.

There are three regions.

London, Paris and Berlin are part of the Europe region.

New York, Washington D.C., Boston, and Austin belong to the US region.

Toronto, Montreal, Ottawa, and Quebec City belong to the Canadian region.

The division of responsibility for financial performance for each segment includes net operating income and change in fair value for properties.

From items in the balance sheet, investment properties and owner-occupied properties are reported by segment.

Central administration and other expenses as well as net financial items are presented on group level and shown under column total.

net operating income and property return per region, 2025

EUR million	Europe	US	Canada	Total
Rental income	72	181	115	368
Operating expenses	-19	-73	-43	-135
Maintenance	-4	-11	-6	-21
Net operating income	49	97	66	212
Realized revaluation of investment properties	-1	-	-	-1
Unrealized revaluation of investment properties	-1	-	-41	-42
Central administration and other expenses				-13
Net financial items				-31
Profit or loss before tax				125
Net operating income	49	97	66	212
Realized and unrealized revaluation	-2	-	-41	-43
Total property return	47	97	25	169
Total property return, percent	3.3	3.9	1.2	2.8

net operating income and property return per region, 2024

EUR million	Europe	US	Canada	Total
Rental income	65	177	115	357
Operating expenses	-20	-70	-43	-133
Maintenance	-4	-13	-8	-25
Net operating income	41	94	65	200
Realized revaluation of investment properties	2	-	-	2
Unrealized revaluation of investment properties	-4	-38	-62	-104
Central administration and other expenses				-17
Net financial items				-139
Profit or loss before tax				-58
Net operating income	41	94	65	200
Realized and unrealized revaluation	-2	-38	-62	-102
Total property return	39	56	3	98
Total property return, percent	2.8	2.5	0.1	1.7

note 2 segment reporting, continued

property return, 2025

EUR million	Rental income	Operating expenses	Main-tenance	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent
London	53	-12	-3	38	2	40	4.0
Paris	18	-7	-1	10	1	11	2.6
Berlin	1	-	-	1	-5	-4	-
Europe	72	-19	-4	49	-2	47	3.3
Washington D.C.	77	-31	-5	41	47	88	9.1
New York	52	-23	-3	26	-22	4	0.5
Boston	39	-13	-2	24	-9	15	2.3
Austin	13	-6	-1	6	-16	-10	-6.8
US	181	-73	-11	97	-	97	3.9
Toronto	55	-21	-3	31	-48	-17	-1.7
Montreal	56	-20	-3	33	5	38	3.6
Ottawa	2	-1	-	1	1	2	10.0
Quebec City	2	-1	-	1	1	2	11.3
Canada	115	-43	-6	66	-41	25	1.2
Total	368	-135	-21	212	-43	169	2.8

property return, 2024

EUR million	Rental income	Operating expenses	Main-tenance	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent
London	48	-11	-3	34	-5	29	3.0
Paris	17	-9	-1	7	3	10	2.4
Europe	65	-20	-4	41	-2	39	2.8
Washington D.C.	72	-28	-5	39	-3	36	4.4
New York	52	-23	-5	24	-10	14	2.3
Boston	39	-13	-2	24	-5	19	3.3
Austin	14	-6	-1	7	-20	-13	-8.2
US	177	-70	-13	94	-38	56	2.5
Toronto	57	-21	-4	32	-69	-37	-3.4
Montreal	55	-20	-4	31	5	36	3.9
Ottawa	1	-	-	1	1	2	11.2
Quebec City	2	-1	-	1	1	2	9.1
Canada	115	-42	-8	65	-62	3	0.1
Total	357	-132	-25	200	-102	98	1.7

note 2 segment reporting, continued

changes in the property portfolio, 2025

EUR million	Open- ing bala- nce	Invest- ments	Change in fair value	Pur- chases	Sales	Trans- lation differ- ences	Clos- ing bala- nce	Assets held for sale	Owner- occu- pied propert- ies	Invest- ment propert- ies
London	1,006	9	2	26	-2	-51	990	-	-10	980
Paris	419	7	1	-	-10	-	418	-	-	418
Berlin	-	1	-5	59	-	-	55	-	-	55
Europe	1,425	17	-2	85	-12	-51	1,463	-	-10	1,453
Washington D.C.	983	16	47	-	-4	-115	927	-	-	927
New York	685	19	-22	-	-	-79	603	-	-	603
Boston	636	14	-9	-	-	-74	567	-	-	567
Austin	157	2	-16	-	-	-18	125	-	-	125
US	2,461	51	-	-	-4	-286	2,222	-	-	2,222
Toronto	1,036	13	-48	-	-	-73	928	-	-	928
Montreal	1,028	29	5	-	-	-73	989	-	-	989
Ottawa	21	-	1	25	-	-2	45	-	-	45
Quebec City	21	1	1	-	-	-1	22	-	-	22
Canada	2,106	43	-41	25	-	-149	1,984	-	-	1,984
Total	5,992	111	-43	110	-16	-486	5,669	-	-10	5,659

changes in the property portfolio, 2024

EUR million	Open- ing bala- nce	Invest- ments	Change in fair value	Pur- chases	Sales	Trans- lation differ- ences	Clos- ing bala- nce	Assets held for sale	Owner- occu- pied propert- ies	Invest- ment propert- ies
London	949	24	-5	-	-8	46	1,006	-	-10	996
Paris	429	8	3	-	-21	-	419	-7	-	412
Europe	1,378	32	-2	-	-29	46	1,425	-7	-10	1,408
Washington D.C.	824	40	-3	68	-	54	983	-3	-	980
New York	637	17	-10	-	-	41	685	-	-	685
Boston	588	14	-5	-	-	39	636	-	-	636
Austin	167	1	-20	-	-	9	157	-	-	157
US	2,216	72	-38	68	-	143	2,461	-3	-	2,458
Toronto	1,112	15	-69	-	-	-22	1,036	-	-	1,036
Montreal	940	37	5	67	-	-21	1,028	-	-	1,028
Ottawa	20	-	1	-	-	-	21	-	-	21
Quebec City	20	1	1	-	-	-1	21	-	-	21
Canada	2,092	53	-62	67	-	-44	2,106	-	-	2,106
Total	5,686	157	-102	135	-29	145	5,992	-10	-10	5,972

note 2 segment reporting, continued

accounting policy

Metropolitan cities are considered as operating segments within Akelius, which is based on geography. Each metropolitan city is part of a region, which is led by a regional manager.

Operating segments are reported in accordance with the internal reporting provided to the CEO, which has been identified as Akelius's chief operating decision maker. The CEO primarily monitors operating segments regarding operating surplus and property fair value.

note 3 rental income

EUR million	2025	2024
Residential rent	342	335
Commercial rent	6	4
Other rental income*	7	7
Service income	13	11
Total	368	357

* mainly revenue for parking

Discounts to tenants totaled to EUR 5 million (3) which is 1.2 percent (0.8) of rental income.

The discounts consist of rent-free periods and other incentives given to tenants.

non-cancellable leases

Future rental income attributable to non-cancellable operating leases is distributed as per below table.

Residential contracts usually have a twelve months term and usually run with a notice period of one to two months.

Commercial contracts usually have a term between 1–10 years.

Contracts longer than twelve months include a clause for periodic adjustment of rent.

EUR million	2025	2024
0–1 year	176	200
1–2 years	20	20
2–3 years	10	8
3–4 years	8	5
4–5 years	6	5
>5 years	16	10
Total	236	248

note 3 rental income, continued

accounting policy

All rental agreements in the Group is classified as operating leases as risks and rewards associated with ownership fall to the lessor.

Rental income is recognized in the period in which it relates, using the straight-line approach.

Any discounts given due to limitations in the right of use, for example during redevelopment, are recognized over the length of the lease.

Service revenue includes operating costs that are either included in the rent or invoiced separately.

Operating costs such as heat, electricity, water, and property tax that is billed to tenants are based on invoices from vendors.

In France, Germany, UK, US, and Canada, Akelius acts as a principal regarding operating costs in lease agreements. Akelius has the authority to deliver these goods and services and therefore have a performance obligation to the tenant. Akelius also bears the risk associated with vacant rental units.

Service revenue is recognized in profit or loss when the respective service is performed.

In addition, service income refers to income from late fees, extra keys and locks, laundry, gym, air conditioning etcetera.

Other rental income is mainly revenue for parking.

note 4 leases

Akelius is a lessee in lease contracts of offices, site leaseholds, cars, and office equipment.

Leasing recognized in the income statement includes depreciation, revenues from re-leasing, and interest expense of leasing liabilities. Depreciation of offices is EUR -1 million (-2). Revenues from re-leasing and interest expense of leasing liabilities have been less than EUR 1 million for the last two years, respectively.

The Group applies the exemptions in IFRS 16 regarding short-term leasing and leasing of low-value assets. Expenses for these leases are recognized in the income statement on a straight-line basis over the contract period and are less than EUR 1 million for the current and previous years. The cost is related to leased cars.

Total cash flow for leases was EUR -1 million (-1).

right-of-use assets

EUR million	2025			2024		
	Offices	Site leaseholds	Total	Offices	Site leaseholds	Total
Acquisition value						
Opening balance	13	1	14	13	1	14
Additions to right-of-use assets	2	-	2	-	-	-
Translation difference	-1	-	-1	-	-	-
Closing balance	14	1	15	13	1	14
Depreciation						
Opening balance	-10	-	-10	-8	-	-8
Depreciation	-1	-	-1	-2	-	-2
Translation difference	1	-	1	-	-	-
Closing balance	-10	-	-10	-10	-	-10
Carrying amount	4	1	5	3	1	4

note 4 leases, continued

lease liabilities

EUR million	2025	2024
Opening balance	6	6
Amended and new leases	2	-
Amortization of lease liabilities	-1	-1
Translation difference	-1	1
Closing balance	6	6

accounting policy

The Group leases cars and office equipment with lease periods off less than twelve months.

The Group applies the exemption rule for short-term leases and low-value assets and costs on a straight-line basis over the lease term.

note 5 operating expenses

EUR million	2025	2024
Utility expenses	23	21
Operating expenses	32	30
Property tax	40	39
Property administration	40	42
Total	135	132

accounting policy

Operating expenses are recognized in profit or loss when services are used or expenses are incurred.

Employee costs are included in property administration costs disclosed in note 7.

note 6 audit expenses

Audit assignment refers to the review of financial statements, accounting records, and management by the Board of Directors and CEO.

Other services from Ernst & Young have been provided during the year, but amounts to less than EUR 1 million for the year. Other services are audit of the sustainability report and advisory services that cannot be attributed to the audit assignment category.

EUR million	2025	2024
Audit, Ernst & Young	2	2
Total	2	2

note 7 employees and Board of Directors

average number of employees

	2025			2024		
	Women	Men	Total	Women	Men	Total
Parent Company						
Sweden	8	4	12	13	7	20
Subsidiaries						
Canada	123	170	293	123	156	279
UK	32	24	56	35	27	62
US	66	127	193	68	125	193
France	28	12	40	27	17	44
Germany	4	6	10	2	10	12
Total	261	343	604	268	342	610

At the end of the year, the number of employees was 604 (628).

salaries, other remunerations, pension costs, and social security expenses to employees

EUR million	2025	2024
Senior executives	2	2
Other employees	34	39
Total salaries and other remuneration	36	41
Pension costs		
Senior executives	-	-
Other employees	2	2
Social security expenses		
Senior executives	-	-
Other employees	4	5
Total	42	48

senior executives

Figures presented for senior executives include the CEO.

Figures presented for other senior executives is excluding the CEO.

Other senior executives comprise 5 employees (4), of which 2 are women (1). Salaries and other remuneration to the CEO and other senior executives consist of fixed salaries and loyalty bonuses paid out during 2025.

No loyalty bonus was paid during 2025.

Akelius signed loyalty bonus agreements with 3 other senior executives (2).

These agreements expire in 2026.

Maximum outcome amounts to EUR 0.7 million.

Akelius has accrued EUR 0.6 million in total.

The CEO is entitled to six months' salary if the company terminates the employment. A mutual notice period of six months apply. Three other senior executives are entitled to four to six months' salary if the company terminates their employment.

A mutual notice period of zero to six months applies.

The variable compensation is not included in the basis for pension benefits.

Other benefits consist of company cars and private health care insurance.

No stock option program has been offered.

note 7 employees and Board of Directors, continued

Board of Directors

Board fees to the Chairman and other Board members are paid in accordance with the decision at the Annual General Meeting.

Board members who are employed by the Akelius Group receives no board fees. No variable remuneration or bonuses have been paid.

salaries, other remunerations, pension costs, and social security expenses to Board members and management, 2025

EUR million	Salary and other remuneration	Pension costs	Social security expenses	Total	Number of D-shares per Dec 31, 2025
Board					
Chairman Pål Ahlsén ¹	0.04	-	0.01	0.05	-
Chairman Jonas Rogberg ²	-	-	-	-	-
Igor Rogulj	0.03	-	0.01	0.04	-
Kerstin Engström	-	-	-	-	-
Thure Lundberg	0.03	-	0.01	0.04	-
Ralf Spann	-	-	-	-	-
Management					
CEO, Ralf Spann	0.55	0.08	0.03	0.66	-
Other senior executives	0.81	0.11	0.17	1.09	-
Total	1.46	0.19	0.23	1.88	-

1) resigned as Chairman of the Board, August 26, 2025

2) elected Chairman of the Board, August 27, 2025

The Board consists of one woman and four men.

salaries, other remunerations, pension costs, and social security expenses to Board members and management, 2024

EUR million	Salary and other remuneration	Pension costs	Social security expenses	Total	Number of D-shares per Dec 31, 2024
Board					
Chairman, Pål Ahlsén	0.05	-	0.02	0.07	-
Igor Rogulj	0.03	-	0.01	0.04	297,619
Kerstin Engström	0.10	0.02	0.04	0.16	500
Thure Lundberg	0.03	-	-	0.03	-
Ralf Spann	-	-	-	-	-
Management					
CEO, Ralf Spann	0.55	0.08	0.03	0.66	-
Other senior executives	1.47	0.02	0.09	1.58	15,832
Total	2.23	0.12	0.19	2.54	313,951

The Board consists of one woman and four men.

note 7 employees and Board of Directors, continued

 **accounting policy**

Employee benefits such as wages, paid holiday, paid sick leave, pensions, etc. are recognized as earned.

A provision is recognized in connection with the termination of employee only if the Group is obligated to terminate the employment before the normal retirement time or when remuneration is paid as an offer to encourage voluntary redundancy. Provision and expense are recognized for the period over which the company does not receive any service in return.

The Group's pension commitments consist of defined contribution pensions with no obligations from the company other than the payment of annual premiums during the period of employment.

The premiums are recognized as an expense as they are incurred.

The employee bears the actuarial risk, that benefits will be less than expected, and the investment risk, that the invested assets will be insufficient to meet expected benefits.

There are exceptions for persons covered by defined benefit ITP plans with continuous payments to Alecta in ITP 2.

For white-collar workers in Sweden, the ITP 2 plan's defined benefit pension commitments for retirement and family pensions are secured through insurance in Alecta.

According to a statement from the Swedish Corporate Reporting Board, UFR 10 classification of ITP plans financed through insurance with Alecta, is a multi-employer defined benefit plan.

For the fiscal year, the Group has not had access to the information required to account for its proportionate share of the plan obligation, assets, and costs, which means that it has not been possible to account for the plan as a defined benefit plan.

The pension plan ITP 2, which is secured through insurance in Alecta, is therefore reported as a defined contribution plan. At the end of the financial year, Alecta had a financial leverage ratio of 167 percent (162).

Expenses for Group Management and central Group functions are included in central administrative expenses.

note 8 investment properties and owner-occupied properties

investment properties

Investment properties comprise buildings and freehold land that are held in order to generate rental income and value growth.

EUR million	2025	2024
Opening balance	5,972	5,686
Reclassification to/from assets held for sale	10	-10
Investments	111	154
Change in fair value	-43	-102
Purchases	110	135
Sales	-16	-29
Exchange differences	-486	145
Closing balance	5,659	5,972

owner-occupied properties

The owner-occupied property refers to an office for employees in the UK. 57 percent (57) of the property is classified as an owner-occupied property.

EUR million	2025	2024
Opening balance	10	7
Investments	-	3
Closing balance	10	10

valuation

The value of investment properties and owner-occupied properties are based on internal valuations.

During 2025, Cushman & Wakefield, Colliers, Allsop and CBRE market-valued 136 properties out of 372 owned on December 31, 2025.

This corresponds to 37 percent (43) of the properties and 39 percent (51) of fair value. The external valuation was EUR -16 million (-21), or -0.75 percent (-0.70) below Akelius internal valuation.

The external value is compared to the internal value at the same time the external valuation occurs.

contracted property sales

During the fourth quarter of 2025, Akelius entered into agreements to acquire properties for EUR 34 million. As at December 31, 2025, the transactions are not yet finalized. Akelius expects the transactions to be completed in 2026.

note 8 investment properties and owner-occupied properties, continued

revaluation of investment properties and owner-occupied properties, 2025

EUR million	Sales proceeds	Book value	Transaction costs	Realized revaluation of investment properties	Unrealized revaluation of investment properties	Unrealized revaluation of owner-occupied properties	Total revaluation of properties
Canada	-	-	-	-	-41	-	-41
UK	2	-2	-	-	2	-	2
US	4	-4	-	-	-	-	-
France	10	-10	-1	-1	2	-	1
Germany	-	-	-	-	-5	-	-5
Total	16	-16	-1	-1	-42	-	-43

revaluation of investment properties and owner-occupied properties, 2024

EUR million	Sales proceeds	Book value	Transaction costs	Realized revaluation of investment properties	Unrealized revaluation of investment properties	Unrealized revaluation of owner-occupied properties	Total revaluation of properties
Canada	-	-	-	-	-62	-	-62
UK	8	-8	-	-	-5	-	-5
US	-	-	-	-	-38	-	-38
France	21	-19	-	2	1	-	3
Total	29	-27	-	2	-104	-	-102

accounting policy

Investment properties are initially recognized at acquisition value, including directly attributable transaction costs.

After initial recognition, investment properties are measured at fair value.

To establish the fair value for the annual accounts, all properties owned by Akelius are valued internally.

Properties are assessed based on level 3 data in the fair value hierarchy in IFRS 13.

This means that the data is based on assumptions that market participants would use when pricing the property.

Realized and unrealized revaluation of investment properties are reported in the income statement.

Additional expenses are capitalized if they entail economic benefits for Akelius,

if they increase valuation and can be reliably calculated.

Repair and maintenance expenses are continuously expensed in the period in which they arise.

Realized revaluation of investment properties are the difference between the selling price and the carrying amount based on the fair value in the latest annual financial statements, less transaction costs incurred in connection with the sale of properties.

Akelius reports its owner-occupied property according to the revaluation method. Owner-occupied properties are depreciated over the useful life of 40 years.

Transaction costs related to the sale of investment properties are recognized as realized revaluation of properties in the income statement.

note 8 investment properties and owner-occupied properties, continued

Revenue from a property sale is recognized when the control of the property has been transferred to the buyer.

This is normally at the hand-over date.

When assessing the revenue recognition date, account is taken of what has been agreed between the parties regarding control and involvement in day-to-day management.

estimates and judgments

classification of acquisitions

In accordance with IFRS 3, acquisitions may be classified as either business combinations or asset acquisitions.

Akelius acquires companies where substantially all the fair values of the assets are concentrated in a single asset or group of similar assets, properties.

Akelius acquisitions are therefore classified as asset acquisitions and not business combinations.

property valuation

Akelius's property portfolio is valued at fair value internally each quarter.

Akelius performs complete valuation appraisals.

To ensure the quality of the internal valuations, parts of the portfolio are valued externally during the year.

For the valuation of properties, assessments and assumptions can have a significant impact on profit and loss, and the financial position.

Internal valuations of properties require, for example, assessments and assumptions of future cash flows and capitalization rates for each property.

The fair value of properties is the sum of discounted cash flows over five years and residual value.

Cash flows are based on rental income, adjusted for expected changes in rental and vacancy levels.

Rental levels are based on actual rents adjusted for potential rental growth due to planned investments and inflation.

Vacancy is assessed for each property based on the current vacancy situation, market vacancy level, and individual characteristics. Operating and maintenance costs are calculated either according to current market conditions adjusted for inflation or actual charges.

The capitalization rate is the sum of interest rates and risk premiums.

The risk premium covers the market risk and the property related risk based on the location of the building and the prevailing housing supply and demand.

The capitalization rate is assessed based on completed property transactions on the market, invitations to buy and sell, and by looking at comparable properties.

Real estate is exposed to climate change risks, which may have an impact on property valuation.

Risks and opportunities of climate change are indirectly included in the capitalization rate for property valuations.

Akelius conducted a climate change risk assessment in 2022 and estimates that, under the RCP 4.5 scenario, the impact on the capitalization rate will be limited to a gradual increase of 0.5 percentage points by 2050.

RCP 4.5 represents an ambitious emissions-reduction pathway consistent with limiting global warming to approximately two degrees Celsius.

More information on page 67.

note 8 investment properties and owner-occupied properties, continued

sensitivity analysis of the property portfolio's fair value

The sensitivity analysis performed on Akelius's properties shows the impact of the most important value drivers of the property values.

These are capitalization rate, rental income, vacancy level and property cost.

The effect of possible fluctuations in these drivers is shown separately for each of them.

Interactions between the drivers are possible, but difficult, to quantify.

Raising demand in residential properties usually increases rental income due to decrease in vacancy and increase in rent level, which results in higher fair value of properties.

However, the increase in rental income may

be less significant if rent level increase is restricted due to change in regulation or increase of property supply.

Sensitivity analysis of the property portfolio's fair value is presented for each operating segment.

Akelius's property portfolio consists of 99.8 percent (99.8) investment properties, the remaining part refers to owner-occupied properties.

These are presented together in the sensitivity analysis.

On December 31, 2025 the average capitalization rate was 4.88 percent (4.89). The difference between capitalization rate and discount rate is the inflation assumption of 2 percent.

sensitivity analysis, 2025

EUR million	Capitalization rate		Rental income		Property cost		Vacancy	
	+0,5% points	-0,5% points	+10%	-10%	+10%	-10%	+1% points	-1% points
London	-97	120	38	-38	-24	24	-13	13
Paris	-49	64	16	-16	-6	6	-5	5
Berlin	-7	9	4	-4	-2	2	-1	1
Europe	-153	193	58	-58	-32	32	-19	19
Washington D.C.	-81	97	154	-154	-60	60	-16	16
New York	-54	66	86	-86	-39	39	-11	11
Boston	-52	64	23	-23	-25	25	-9	9
Austin	-11	14	13	-13	-13	13	-3	3
US	-198	241	276	-276	-137	137	-39	39
Toronto	-91	113	61	-61	-46	46	-14	14
Montreal	-99	122	53	-53	-42	42	-15	15
Ottawa	-4	5	3	-3	-2	2	-1	1
Quebec City	-2	3	2	-2	-1	1	-	-
Canada	-196	243	119	-119	-91	91	-30	30
Total	-547	677	453	-453	-260	260	-88	88

note 8 investment properties and owner-occupied properties, continued

risks

changes in property values

Individual and systematic errors in the valuation process, such as incorrect assumptions regarding growth, profitability, and yield have an impact on property valuations.

It is more likely for individual errors in the valuation process than systematic error. However, the risk is lower.

Systematic errors are less likely to occur, but the material effect on the valuation can be higher.

The exposure can be higher, particularly when market conditions are changing, which challenges assumptions made in the valuation process.

The company can benefit from valuation analysis that brings out hidden values and improvement opportunities in property management.

Akelius reduces the risk by continuously checking internal valuation models against external valuations, as well as against comparable data on the market.

Akelius annually follows up against external valuation of at least one third of the portfolio.

vacancy and rent levels

Rental income can be impacted by a decrease in market rents, indexation rate below inflation, and high vacancies.

Depending on the market, the rent level and/or higher vacancies can be affected by authority requirements on energy performance certifications, construction, or decreased demand for apartments in a specific location.

Akelius residential properties in growing metropolitan cities located in A and B locations ensure stable revenue.

Vacancies and rent levels fluctuate less for multifamily dwellings than for other types of properties.

Low vacancies and rent level growth are more likely in attractive, high quality residential buildings.

property costs

Utility costs are affected by macro-economic and regulatory factors, such as stricter demands for reduced emissions, and the transition to fossil free energy.

Other operating expenses include insurance costs that could increase as a consequence of climate change, such as an increased risk of flooding and extreme weather conditions.

Insuring properties in risk areas also increases costs.

Akelius continuously looks for improvement in cost efficiency.

Each city is responsible for ensuring that the property portfolio is well maintained.

Akelius upgrades properties or acquires upgraded properties, which limit the need for extensive repair.

The purchased electricity for properties is changed to green sources when possible, and solar panels are installed.

Local staff will continue to be trained to ensure best practice and to keep costs low.

The risk associated to higher property costs is unchanged compared to previous year.

note 9 assets held for sale

No properties are classified as assets held for sale as per the end of the year. During the year, two properties in Paris and one in Washington D.C previously classified as asset held for sale were sold.

The property in Washington D.C. and one property in Paris were sold in January 2025 for EUR 4 million and EUR 2 million respectively.

The remaining property in Paris was sold in July 2025 for EUR 5 million.

assets classified as held for sale

EUR million	2025	2024
Investment property	-	10
Total	-	10

assets directly related to assets as held for sale

EUR million	2025	2024
Deferred tax asset	-	1
Total	-	1

note 10 net financial items

Change in fair value for the year is mainly due to Akelius's previous holding in Castellum AB. Financial income comprises interest income on financial investments, cash and cash equivalents, and positive currency effects. Financial expenses comprise interest expenses and other expenses for borrowing.

Exchange differences mainly relates to external shares of EUR 17 million (-26), external loans of EUR 6 million (-19), cash of EUR -6 million (1), and closing of FX currency derivatives of EUR -54 million (14).

EUR million	2025	2024
Interest income, derivatives	15	28
Interest expenses, derivatives	-3	-15
Change in fair value of derivatives	2	28
Change in fair value of external shares	43	-97
Interest income	5	2
Interest expenses	-31	-48
Interest expenses, hybrid bonds	-8	-8
Interest expenses, related parties	-15	-2
Other financial items	-2	-2
Exchange differences	-37	-25
Total	-31	-139

accounting policy

Interest income and interest expenses excluding derivatives are calculated using the effective interest method. Financial income and expense is recognized in the income statement in the period to which they relate.

All transactions related to derivatives and financial investments are measured at fair value through profit or loss. Refer to note 13 financial instruments and risk management for additional information.

note 11 taxes

tax in the income statement

EUR million	2025	2024
Current tax	-7	-4
Deferred tax	8	-17
Total	1	-21

reconciliation of effective tax

EUR million	2025	2024
Profit or loss before income taxes	125	-58
Income taxes based on national rates	-38	9
- in percent	30.5	14.9
Non-deductible interest	-6	2
Other non-taxable income and non-deductible expenses	-3	-6
Non-taxable income or non-deductible expenses, other shares	12	-26
Non-recognized deferred tax assets from properties	27	9
Non-recognized tax loss carryforwards (-) or use of tax loss carryforwards previously not recognised (+)	8	-6
Adjustment of tax, prior year	1	-3
Total	1	-21
Effective tax rate, percent	-0.8	-34.8

Tax recognized in the income statement totaled EUR 1 million (-21).

The weighted average tax rate was 30.5 percent (14.9), which correspond to a tax expense of EUR -38 million (9).

The weighted average tax rate is affected by the profit before tax and the current tax rate in each jurisdiction.

This means, if a jurisdiction with a higher tax rate account for a larger share of the total profit before tax the weighed average tax rate will increase.

The change in weithed average tax rate towards prior year is mainly due to increased taxable profit in the US compared to 2024.

Deferred tax assets followed by the negative change on the properties' fair value are only recognized to the extent that the realization is probable.

During the year, reversal of previously non-recognized deferred tax assets totaled EUR -27 million (-9).

The gross amount of tax loss carryforwards totaled EUR 1,660 million (1,796), EUR 441 million (396) are recognized, which correspond to a tax amount of EUR 112 million (104).

Use of previously non-recognized tax loss carryforwards during the year are mainly related to Canada.

The expiration date for utilization of tax loss carryforwards for which deferred tax assets have been recognized is either indefinite or between 20-30 years depending on jurisdiction.

note 11 taxes, continued

change in deferred taxes in the balance sheet

EUR million	2025			2024		
	Assets	Liabilities	Net balance	Assets	Liabilities	Net balance
Opening balance	3	44	-41	22	48	-26
Changes through profit or loss for the year	5	-3	8	-17	-	-17
Changes through other comprehensive income	7	-	7	2	-	2
Transferred to liabilities held for sale	1	-	1	-1	-	-1
Netting of assets and liabilities	1	1	-	-5	-5	-
Exchange differences	1	-2	3	2	1	1
Closing balance	18	40	-22	3	44	-41

nature of deferred tax

	Investment properties	Tax loss carry forwards	Translation on foreign net investments	Other	Total
Net balance Jan 1, 2024	-153	127	-	-	-26
Changes through profit or loss for the year	-	-21	-2	6	-17
Changes through other comprehensive income	-	-	2	-	2
Transferred to liabilities held for sale	-1	-	-	1	-1
Exchange differences	2	-2	-	-	1
Net balance Dec 31, 2024	-152	104	-	7	-41
Net balance Jan 1, 2025	-152	104	-	7	-41
Changes through profit or loss for the year	2	14	-7	-1	8
Changes through other comprehensive income	-	-	7	-	7
Redistribution	1	-	-	-	1
Exchange differences	8	-6	-	1	3
Net balance Dec 31, 2025	-141	112	-	7	-22

 **accounting policy**

All Akelius's acquisitions are classified as asset acquisitions. For asset acquisitions, deferred tax is not recognized on the acquisition date. After the acquisition, deferred tax is recognized for future changes in value.

 **estimates and judgments**

Akelius reports deferred tax assets based on management's estimates of future taxable profits, affected by the tax laws that apply in the jurisdictions where the company operates. The outcome may be different depending on changes in tax rules and the business climate.

note 12 property, plant and equipment

Property, plant and equipment consists mainly of office equipment and cars.

property, plant and equipment

EUR million	2025	2024
Acquisition value		
Opening balance	16	14
Investments	2	1
Translation differences	- 2	1
Closing balance	16	16
Depreciation		
Opening balance	-12	-10
Depreciation	-2	-2
Exchange differences	2	-
Closing balance	-12	-12
Carrying value	4	4

accounting policy

Property, plant and equipment are reported to cost less accumulated depreciation and any accumulated impairment losses. Cost includes expenditure that directly can be attributed to the acquisition of the asset.

Property, plant and equipment are depreciated on a straight-line basis in a systematic way during each the estimated useful life of the asset.

Depreciation time for property, plant and equipment varies between three and ten years.

note 13 financial instruments and risk management

financial instruments by fair value hierarchy as at Dec 31, 2025

EUR million	Fair value through profit or loss	Financial assets measured at amortized cost	Financial liabilities measured at amortized cost	Total book value	Level 1	Level 2	Total fair value
Derivatives	26	-	-	26	-	26	26
Trade receivable	-	3	-	3	-	3	3
Other receivables	-	14	-	14	-	14	14
Cash and cash equivalents	-	182	-	182	-	182	182
Total assets	26	199	-	225	-	225	225
Unsecured loans	-	-	2,254	2,254	-	2,164	2,164
Secured loans	-	-	191	191	-	187	187
Hybrid bonds	-	-	335	335	329	-	329
Lease liabilities	-	-	6	6	-	6	6
Accrued expenses	-	-	32	32	-	32	32
Trade payables	-	-	3	3	-	3	3
Other financial liabilities	-	-	21	21	-	21	21
Total liabilities	-	-	2,842	2,842	329	2,413	2,742

financial instruments by fair value hierarchy as at Dec 31, 2024

EUR million	Fair value through profit or loss	Financial assets measured at amortized cost	Financial liabilities measured at amortized cost	Total book value	Level 1	Level 2	Total fair value
Derivatives	41	-	-	41	-	41	41
Financial assets	544	-	-	544	544	-	544
Trade receivable	-	3	-	3	-	3	3
Other receivables	-	15	-	15	-	15	15
Cash and cash equivalents	-	100	-	100	-	100	100
Total assets	585	118	-	703	544	159	703
Unsecured loans	-	-	2,745	2,745	-	2,534	2,534
Secured loans	-	-	103	103	-	115	115
Hybrid bonds	-	-	334	334	322	-	322
Lease liabilities	-	-	6	6	-	6	6
Derivatives	17	-	-	17	-	17	17
Accrued expenses	-	-	42	42	-	42	42
Trade payables	-	-	5	5	-	5	5
Other financial liabilities	-	-	28	28	-	28	28
Total liabilities	17	-	3,263	3,280	322	2,747	3,069

note 13 financial instruments and risk management, continued

financial instruments

Financial instruments recognized as assets in the balance sheet include cash and cash equivalents, trade receivable, financial assets, derivatives, and other receivables.

Financial instruments recognized as liabilities include trade payables, loans, derivatives, lease liabilities, and other payables.

During the first quarter, Akelius Residential Property AB (publ) sold its remaining 51,800,760 shares in Castellum AB for SEK 130 per share to its Parent company Akelius Apartments Ltd.

During the year, Akelius repaid bonds for EUR 1,059 million.

In the second quarter, Akelius raised new secured loans in Canada of EUR 107 million.

The interest bearing related party debt increased during the year and amounts to EUR 658 million at the end of 2025.

accounting policy

Akelius measures its financial assets such as external shares, and derivatives to fair value.

The appropriate bid price is used for financial assets while the appropriate ask price is used for financial liabilities, which are considered to be a safe approach to fair value measurement.

To reach a fair value measurement at which an orderly transaction would take place between market participants at the measurement date, data are categorized at different levels, level 1, level 2, or level 3.

This means that the pricing is based on the bid price from an active market.

Transactions take place with sufficient frequency and volume to give a fair value of the shares.

Akelius's issued bonds, excluding hybrid bonds, are based on level 2 data.

Akelius hybrid bonds are assessed based on level 1 data since the financial instruments have tradeable prices.

Other interest-bearing liabilities are assessed based on level 2 data.

The fair values of interest-bearing liabilities are calculated by discounting the future contracted cash flow with the current market interest rate.

The fair value of derivatives that are not traded in an active market is calculated based on the present value of future cash flows.

The future cash flow from derivative contracts are discounted with the market interest rate.

The fair values are based on level 2 of the fair value hierarchy.

No transfers have taken place between the various hierarchical levels during the year.

risks

refinancing risk

Refinancing risk is the risk of not having access to adequate financing on acceptable terms at any point in time.

Akelius's refinancing risk is mitigated by

- diversified borrowing through 4 bonds (6) and loans from 3 banks (4)
- 3.2 years (2.7) of debt duration
- liquidity of EUR 226 million (691)
- unencumbered properties of EUR 5,148 million (5,638)
- diversification through assets in eleven metropolitan cities and five countries
- BBB- credit rating with stable outlook from Standard & Poor's

Akelius's refinancing risk is also mitigated by the financial guarantee provided by Akelius Apartments.

The Group's borrowing includes certain special conditions, covenants.

Akelius's covenants primarily relate to interest coverage ratio, loan-to-value ratio, secured loan-to-value ratio, and unencumbered assets in relation to unsecured loans.

Important key figures are followed up and reported to the Akelius management on a monthly basis.

A breach of covenant means a fail to comply with the promises made in the agreement, which can lead to penalties, an increase in interest or collateral, or repayment of loan. Akelius fulfills all covenants in the loan agreements per December 31, 2025.

For a detailed description of covenants see section *covenants on non-current liabilities*.

note 13 financial instruments and risk management, continued

maturity analysis of financial debt instruments, Dec 31 2025¹

EUR million	0-1 years	1-5 years	>5 years	Total
Interest-bearing loans	42	2,348	161	2,551
Hybrid bonds ²	8	30	718	756
Lease liabilities	1	4	1	6
Derivatives ³	-6	-16	-8	-30
Trade payables	3	-	-	3
Other payables	35	-	-	35
Total	83	2,366	872	3,321

1) based on undiscounted cash flow and include future interest payments where applicable.

2) the hybrid bond mature in year 2081

3) negative amounts indicates future positive cash flows. All derivatives are classified as receivables as per end of 2025.

maturity analysis of financial debt instruments, Dec 31 2024¹

EUR million	0-1 years	1-5 years	>5 years	Total
Interest-bearing loans	1,126	1,181	656	2,963
Hybrid bonds ²	8	30	725	763
Lease liabilities	2	3	1	6
Derivatives	4	-19	-7	-22
Trade payables	5	-	-	5
Other payables	38	-	-	38
Total	1,183	1,195	1,375	3,753

1) based on undiscounted cash flow and include future interest payments where applicable

2) the hybrid bond mature in year 2081

covenants on non-current liabilities

Bond	ISIN	Book value, million EUR	Maturity
Listed	XS2228897158	499	Jan 2028
Listed	XS2251233651	499	Jan 2029
Listed	XS2301127119	596	Feb 2030
Hybrid	XS2110077299	335	May 2081

Covenants	2025
Loan to value, percent	Max 60 39
Interest coverage ratio*	Min 1.5 6.2
Secured loan to value, percent	Max 45 0
Unencumbered asset ratio, percent	Min 125 253

* refer to page 54 for calculation.

Covenants for bonds shall be reported no later than 30 calendar days after publication of the quarterly report or annual report.

note 13 financial instruments and risk management, continued

covenants on non-current liabilities, continued

Lending	Book value, million EUR	Maturity
Canada	4	Jun 2029

Documents required to be provided include consolidated financial statements, financial statements of the property and rent roll.

Reporting shall be done no later than 120 days after closing.

Lending	Book value, million EUR	Maturity
Canada	10	Jun 2027
Canada	28	Dec 2031
Canada	27	Mar 2031
Canada	3	Aug 2035
Canada	98	Sep 2035

Documents required to be provided include audited financial statements, financial statements of the property, rent roll and leasing reports.

Reporting shall be done no later than 120 days after closing.

note 13 financial instruments and risk management, continued

liquidity risk

Liquidity risk is the risk of not having access to liquid funds to meet commitments, or that they can only be met by borrowing at significantly increased cost.

Akelius has a diversified portfolio that provides access to different funding sources in several countries.

Akelius's liquidity is supported by long-term credit agreements with a number of banks, as well as available cash through deposits and unutilized credit facilities.

The liquidity risk is also mitigated by Akelius Apartments Ltd's financial guarantee commitment to Akelius Residential Property AB (publ).

Liquidity amounts to EUR 226 million (691) at the end of 2025, including EUR 182 million (100) in cash, EUR 0 million (544) in financial investments, and EUR 44 million (47) in unutilized credit facilities.

interest rate risk

Interest rate risk is the risk that Akelius is negatively affected by changes in interest rates.

Interest rates are fixed in the long term in order to further reduce the risk or fluctuations in cash flow.

At year-end, 15 percent (30) of the loans had a fixed interest period of more than five years and 2 percent (13) had a fixed interest period of less than a year.

In general, Akelius applies fixed interest rates on external loans and variable interest on intercompany loans. As per end of 2025 73% of all loans excluding hybrid bonds had a fixed rate.

Given the low share of loans with variable interest rates, a change in market interest rates would have a limited impact on earnings.

Interest rate derivatives are used to obtain the desired fixed interest rate.

The interest rate derivatives' value development depends on how the market develops in relation to the contractual interest rate, currency, and remaining maturity.

At the end of the year, the net value of the interest rate derivative portfolio was EUR 26 million (38).

A change in market rates of one percentage point would impact the valuation of the interest rate derivatives portfolio by EUR 22 million (29).

The average interest rate, which takes into account the effects of swap agreements, amounted to 1.91 percent (1.15).

The average interest hedge was 3.6 years (3.7).

With the breakdown of fixed rate terms applicable at the end of 2025, and with all other variables constant, a change in the market interest rate by one percentage point corresponds to EUR -0.6 million (0.7) in changed interest expenses for all active instruments. Due to Akelius interest derivatives, the interest expense will decrease if the market interest rate would increase with one percentage point.

change in value interest rate derivatives

EUR million	2025
+ 1 percentage point in market interest	22.3
1 year shorter maturity	-6.3

change in interest expenses

EUR million	2025
+ 1 percentage point in market interest	-0.6

note 13 financial instruments and risk management, continued

fixed interest term

Year	2025		2024	
	Loan, EUR million	Average interest rate, percent	Loan, EUR million	Average interest rate, percent
0-1	58	6.23	382	-2.74
1-2	152	3.87	177	3.25
2-3	686	1.66	172	3.87
3-4	595	1.42	699	1.71
4-5	597	0.87	557	1.26
5-6	149	2.68	595	0.87
6-7	51	3.71	156	2.69
7-8	-	0.00	58	1.07
8-9	-	0.00	-	0.00
9-10	102	4.19	-	0.00
>10	55	3.77	52	3.77
Total	2,445	1.91	2,848	1.15

currency risk

Akelius owns assets and has liabilities in currencies other than the functional currency, euro.

Therefore, the Group has a currency exposure that may affect cash flows, valuation of liabilities and assets, and cause fluctuations in profit or loss.

For the Group, exposure to translation arises primarily when subsidiaries, with net assets in currencies other than euro, are translated at the year-end rate. The impact is reported in other comprehensive income.

The Parent Company, whose functional currency is euro, lends money to subsidiaries in the currency in which the subsidiary operates.

Therefore, the Parent Company is exposed to exchange rate exposure that arises between the transaction day rate and the closing price, as well as revaluation of assets and liabilities at the closing rate.

The currency fluctuations have an impact on profit or loss, except for translation of long-term intra-group receivables or liabilities related to net foreign investments which are reported in other comprehensive income.

exchange rates

Currency	Year-end rate		Average rate	
	2025-12-31	2024-12-31	2025	2024
GBP - UK	0.8726	0.8292	0.8568	0.8466
SEK - Sweden	10.8215	11.4590	11.0663	11.4325
CAD - Canada	1.6088	1.4948	1.5787	1.4821
USD - US	1.1750	1.0389	1.1300	1.0824

note 13 financial instruments and risk management, continued

sensitivity analysis for exchange rate fluctuations on equity

Currency	Equity, EUR million	Impact on equity if EUR strengthens by 10 percent	Impact on equity if EUR weakens by 10 percent	Equity ratio, percent
SEK	23	-2	3	
GBP	513	-47	57	
EUR	-1,648	-	-	
CAD	1,864	-169	207	
USD	2,286	-208	254	
Total	3,038	-426	521	51.1
+10 percent	2,612			47.9
-10 percent	3,558			54.4

sensitivity analysis for exchange rate fluctuations on the result

	Impact on PnL if EUR strengthens by 10 percent	Impact on PnL if EUR weakens by 10 percent
CAD	-9	11
GBP	39	-48
SEK	-	1
USD	-12	14
Total	18	-22

note 14 trade receivables

Trade receivables are primarily attributable to residential tenants.

trade receivables, maturity

EUR million	2025		2024	
	Gross	Impairment	Gross	Impairment
0-30 days	2	-	2	-
31-60 days	1	-	1	-
61-90 days	-	-	-	-
>90 days	4	-4	4	-4
Total	7	-4	7	-4

provision for expected credit loss

EUR million	2025	2024
Opening balance	4	3
Provisions recognized for expected losses	3	3
Confirmed losses	-3	-2
Closing balance	4	4

Trade receivables of EUR 3 million (3) are reported as net after provisions for expected credit loss and other impairments of EUR 4 million (4).

Provisions for expected credit loss and impairment losses recognized in the income statement totaled EUR 3 million (3).

accounting policy

Rent receivables are recognized when a performance has been delivered and payment corresponding to the value of the receivable has not yet been received. Other current receivables are recognized when invoiced.

Rent receivables and other current receivables normally have a maturity of less than twelve months and are reported to the amount that is expected to be received, less provision for credit losses.

Expected credit losses are calculated for trade receivables and is recognized in the statement of profit and loss.

Akelius applies the simplified approach for lease receivables and trade receivables. The model to calculate the provision for expected credit losses is based on historical credit loss experience and forward-looking factors.

The model includes operational simplifications of rent receivables and trade receivables.

credit risk in trade receivables

Operational credit risk is the risk that Akelius's tenants will not meet their payment obligations.

It is not possible to evict defaulting tenants in all markets.

Exposure is reduced by carefully selecting tenants and provide *a better living*.

Akelius follows up on the collection of rents to mitigate the risk that tenants do not pay their rents.

The impact of bad debt has decreased due to a better letting and litigation process.

note 15 cash and cash equivalents

Cash and cash equivalents consist of available cash balances in banks and bank deposits with a residual maturity of no more than three months.

Change in cash and cash equivalents is shown in the consolidated statement of cash flow.

Unutilized credit agreements of EUR 44 million (47) exists that are not included in cash and cash equivalents.

EUR million	2025	2024
Cash and cash equivalents	182	100
Total	182	100

note 16 interest-bearing loans and hybrid bonds

Unsecured interest-bearing loans and hybrid bonds refer to 4 listed bonds (6) at year-end.

Assets pledged as collateral for mortgages decreased from EUR 137 million to EUR 163 million during the year.

Most borrowings contain financial covenants, specific to each counterpart.

Loan-to-value ratio and interest coverage ratio are the most common covenants for Akelius.

Refer to note 13 *financial instruments and risk management* on page 118 for additional information.

Information related to fair value hierarchy and valuation technique can also be found in note 13 on page 118.

interest-bearing loans per currency

	2025		2024	
	EUR million	Local currency	EUR million	Local currency
SEK	-	-	1,070	12,263
EUR	1,796	1,796	1,346	1,346
CAD	191	307	87	131
GBP	458	400	145	120
USD	-	-	200	208
Total*	2,445		2,848	

* including EUR 1,595 million (2,675) related to listed bonds excluding hybrid bond.

listed bonds

Nominal value, EUR million	Book value, EUR million	Market value, level 2, EUR million	Maturity	Rating	Annual coupon, percent	ISIN code
EUR 500	499	480	Jan 2028	BBB-	1.000	XS2228897158
EUR 500	499	470	Jan 2029	BBB-	1.125	XS2251233651
EUR 600	596	536	Feb 2030	BBB-	0.750	XS2301127119

hybrid bond

Nominal value, EUR million	Book value, EUR million	Market value, level 1, EUR million	Maturity	Rating	Annual coupon, percent	ISIN code
EUR 335	335	329	May 2081	BB	2.249	XS2110077299

All bonds are listed on the Euronext Dublin.

note 16 interest-bearing loans and hybrid bonds, continued

maturity structure of interest-bearing loans as at Dec 31, 2025

EUR million	Fixed interest rates			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-315	372	57	2
1–5 years	250	1,780	2,030	83
>5 years	256	102	358	15
Total	191	2,254	2,445	100
Average interest rate hedge, years			3.6	
Average interest rate, percent			1.91	

* table shows fixed interest rate including effects of swap agreements

EUR million	Capital tied up			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	21	-	21	1
1–5 years	14	2,254	2,268	93
>5 years	156	-	156	6
Total	191	2,254	2,445	100
Average debt maturities, years	6.9	2.9	3.2	

maturity structure of interest-bearing loans as at Dec 31, 2024

EUR million	Fixed interest rates			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-416	798	382	13
1–5 years	349	1,255	1,604	57
>5 years	170	692	862	30
Total	103	2,745	2,848	100
Average interest rate hedge, years			3.7	
Average interest rate, percent			1.15	

* table shows fixed interest rate including effects of swap agreements

EUR million	Capital tied up			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	7	1,076	1,083	38
1–5 years	35	1,073	1,108	39
>5 years	61	596	657	23
Total	103	2,745	2,848	100
Average debt maturities, years	4.6	2.6	2.7	

note 17 derivatives

EUR million	2025	2024
Interest rate derivatives		
Assets	26	41
Liabilities	-	-3
Foreign exchange derivatives		
Liabilities	-	-14
Total net fair value	26	24
Nominal value	773	2,459
of which interest rate derivatives	773	1,107
of which foreign exchange derivatives	-	1,352

changes during the year

EUR million	2025	2024
Opening balance	24	-4
Change in fair value	2	28
Closing balance	26	24
of which long-term	26	39

Derivative transactions are undertaken with approved counterparts for which credit limits are established and for which International Swaps and Derivatives Association, ISDA, master agreement applies.

Derivatives have generated a cash flow of EUR -54 million (14) related to realized change of currency swaps. Settlement of derivatives have not generated any cash flow during 2025 (-).

maturity structure

EUR million	2025	2024
0-1 year	-	-15
1-5 years	7	18
>5 years	19	21
Total	26	24



accounting policy

Akelius uses interest and currency derivatives in accordance with the Group's financial policy to achieve the desired average fixed interest term, interest risks, and currency exposure.

Derivatives are initially recognized at fair value on the date a derivative contract is entered.

In subsequent periods, derivatives are measured at fair value through profit and loss by using valuation techniques for derivatives not listed on an active market, according to level 2, IFRS 13.

Akelius reports all derivatives gross.

For more information regarding financial instruments, refer to note 13.

note 18 net debt reconciliation, including hybrid bond

2025	Assets			Liabilities		Total
	Cash and cash equivalents	Financial assets	External shares	Short-term loans	Long-term loans	
EUR million						
Opening balance	-100	-	-544	1,083	2,099	2,538
Cash flow	-90	-	604	-1,078	692	128
Reclassification	-	-	-	18	-18	-
Other*	-	-	-43	-	-1	-44
Exchange differences	8	-	-17	-2	-13	-24
Closing balance	-182	-	-	21	2,759	2,598

* other refers to non-cash related revaluations, accrued transaction costs, eventual discounts and premiums

2024	Assets			Liabilities		Total
	Cash and cash equivalents	Financial assets	External shares	Short-term loans ¹	Long-term loans	
EUR million						
Opening balance	-74	-	-855	605	3,083	2,759
Cash flow	-25	-	188	-602	76	-363
Reclassification	-	-	-	1,061	-1,061	-
Other*	-	-	97	16	-13	100
Exchange differences	-1	-	26	3	14	42
Closing balance	-100	-	-544	1,083	2,099	2,538

* other refers to non-cash related revaluations, accrued transaction costs, eventual discounts and premiums

note 19 accrued expenses and prepaid income

EUR million	2025	2024
Prepaid rental income	6	7
Other prepaid income	2	1
Accrued interest expenses	18	32
Accrued employee expenses	2	2
Accrued property expenses	11	5
Other accrued expenses	3	6
Total	42	53

note 20 provisions

EUR million	2025	2024
Opening balance	2	3
Provision made	-	2
Provision used	-	-2
Provision reversed	-	-1
Closing balance	2	2
of which long-term	1	1
of which short-term	1	1
Total	2	2

maturity structure

EUR million	2025	2024
0-1 year	1	1
1-5 year	1	1
>5 year	-	-
Total	2	2

Akelius has existing legal obligations of EUR 2 million (2).

It is likely that Akelius will have to pay money in the future to settle these obligations.

EUR 2 million (1) refers to legal disputes and EUR 0 million (1) relates to transaction costs for sold operations in Scandinavia and Germany during 2021.

note 21 pledged assets and contingent liabilities

pledged assets

EUR million	2025	2024
Property mortgages*	163	137
Shares in subsidiaries	-	3
Total	163	140

* assets have been pledged for bank loans

EUR 163 million (137) in property mortgages refers to properties in Canada, recognized to a total value of EUR 521 million (354).

Refer to note 16 for more information regarding interest-bearing loans.

contingent liabilities

EUR million	2025	2024
Total	-	-

In addition to the above contingent liabilities, there are guarantee commitments in completed real estate transactions.

accounting policy

Guarantees exist in contracts, but are considered contingent liabilities as their existence will only be confirmed by one or more uncertain future events.

note 22 equity

At the end of the year, equity amounted to EUR 3,038 million (3,381), equivalent to an equity ratio of 51 (50).

In February 2025, Akelius Foundation, through its wholly owned subsidiary Akelius Apartments Ltd, announced a recommended public cash offer of EUR 1.9 per D-share for Akelius Residential Property.

On 24 March 2025, Akelius Apartments Ltd initiated a compulsory redemption of the remaining D-shares, which was finalized 8 of September 2025.

During the first quarter,

Akelius Apartments Ltd purchased 617,000,000 A shares in Akelius Residential Property AB (publ) from Xange Holding Ltd. The statement of changes in equity on page 96 shows a complete reconciliation of all changes in equity.

The share capital consists of 6,170,000,000 A-shares with one vote per share and 220,000,000 D-shares, each with one tenth vote per share.

EUR million	A-shares	D-shares	Total
Opening balance	6,170,000,000	220,000,000	6,390,000,000
Issued shares	-	-	-
Closing balance	6,170,000,000	220,000,000	6,390,000,000

	Opening balance	Issued shares	Closing balance
Total share capital, EUR	373,055,205	-	373,055,205
Pair value, EUR	0.06	-	0.06

earnings per share

	2025	2024
Profit attributable to owners of the Parent Company, EUR million	126	-79
Total number of shares, January 1	6,390,000,000	6,060,000,000
Effect of share issue	-	272,136,986
Weighted average number of shares	6,390,000,000	6,332,136,986
Earnings per share, basic and diluted, EUR	0.02	-0.01

risks

Akelius's credit risk is reduced by a capital structure that secures the Group's ability to continue as a going concern.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares, convert debt into equity or sell assets to reduce debt.

The Group evaluates capital based on the loan-to-value ratio.

At the end of the year, the net debt was EUR 2,263 million (2,204), and the loan-to-value ratio was 39 percent (36).

note 23 related parties

Akelius Apartments Ltd, Cyprus, a subsidiary of the Akelius Foundation, Cyprus (previously Bahamas), owns 100% percent of the shares and has a controlling interest in the Group.

See ownership on page 43.

Akelius Foundation, through its wholly owned subsidiary Akelius Apartments Ltd, announced in February 2025 a recommended public cash offer of EUR 1.9 per D-share to the D-shareholders of Akelius Residential Property.

On 24 March 2025, Akelius Apartments Ltd initiated a compulsory redemption of the remaining D-shares in Akelius Residential Property AB (publ).

As a result, the Board of Directors of Akelius Residential Property AB (publ) applied for de-listing of the company's D-shares from Nasdaq First North Growth Market.

The last day of trading in Akelius Residential Property AB (publ)'s D-shares on Nasdaq First North Growth Market was 7 April 2025.

During the year, Akelius Apartments Ltd purchased 617,000,000 A shares in Akelius Residential Property AB (publ) from Xange Holding Ltd.

After these transactions, Akelius Apartments Ltd owns all A shares and D shares in Akelius Residential Property AB (publ).

During the year, Akelius Residential Property AB (publ) sold its remaining 51,800,760 shares in Castellum AB for SEK 130 per share to its Parent company Akelius Apartments Ltd.

Akelius Residential Property AB (publ) has a financial guarantee of EUR 1,500 million (1,900) from the main owner.

In total, borrowings from related parties amounts to EUR 658 million (75) of which 429 relates to the parent company Akelius Apartments Ltd.

Akelius Residential Property AB (publ) has purchased services for a total of SEK 0.4 million from Lars Åhrman and Anders Lindskog, for tasks performed as members of the audit committee as well as sustainability and construction committee.

No Board member or senior executive has directly or indirectly been involved in any business transaction with Akelius beyond what is stated in this note and note 7.

For information on the remuneration of Board members and senior executives, refer to note 7.

The Group also has an indirect non-controlling interest of less than EUR 1 million held by Giannis Beta, a related party.

transactions with companies in the Akelius Foundation

EUR million	2025	2024
Transactions during the year		
Share issue	-	502
Paid dividend	-4	-15
Sale of financial assets	604	188
Unsecured borrowing	-357	-175
Repayment of unsecured borrowings	-	100
Revenue from other services	2	2
Purchase of other services	-4	-3
Interest on loans	-10	-2
Outstanding balance		
Unsecured debt*	-429	-75
Other liabilities	-1	-
Other receivables	-	1

* debt is both in EUR and GBP and is translated to the balance sheet rate.

transactions with companies controlled by Board members and other senior executives or related to them

EUR million	2025	2024
Transactions during the year		
Unsecured borrowings	-232	-
Interest on loan	-5	-
Purchase of services	-	-
Outstanding balance		
Unsecured debt*	-229	-
Purchase of services	-	-

* debt is both in EUR and GBP and is translated to the balance sheet rate.



accounting policy

Related parties refer to both legal and physical persons. Related party transactions are carried out on business terms, similar to other transactions.

Akelius define the following as related parties

- all companies within the Akelius Foundation
- Board members and company management
- close family members of Board members or company management
- companies controlled by Board members or company management

note 24 subsequent events

No significant subsequent events have occurred after the balance sheet date.

Parent Company

income statement for the Parent Company

EUR million	Note	2025	2024
Group revenue		2	5
Administrative expenses	2, 3	-5	-8
Operating profit or loss		-3	-3
Result from shares in subsidiaries	4	-81	17
Financial income	5	42	153
Financial expenses	5	-128	-109
Change in fair value of financial assets	5	43	-97
Change in fair value of derivatives	5, 13	2	28
Profit or loss before appropriations		-125	-11
Appropriations	6	4	-2
Profit or loss before tax		-121	-13
Tax	7	14	-21
Profit or loss		-107	-34

The Parent Company does not have any items in other comprehensive income.

balance sheet for the Parent Company

EUR million	Note	Dec 31 2025	Dec 31 2024
Assets			
Shares in subsidiaries	8	5,016	5,100
Receivables from Group companies	9, 10, 14	303	494
Derivatives	9, 13, 14	26	40
Other receivables	10	-	1
Deferred tax assets	7	15	-
Total non-current assets		5,360	5,635
Receivables from Group companies	9, 10, 14	97	-
Financial assets	9, 14	-	544
Derivatives	9, 13, 14	-	1
Other current receivables	9, 10	3	1
Prepaid expenses and accrued income	10	1	2
Cash and cash equivalents	9, 11, 14	165	87
Total current assets		266	635
Total assets		5,626	6,270
Equity and liabilities			
Share capital		373	373
Statutory reserve		3	3
Total restricted equity		376	376
Retained earnings		-47	-13
Share premium reserve		2,782	2,782
Profit or loss for the year		-107	-34
Total non-restricted equity		2,628	2,735
Total equity	17	3,004	3,111
Untaxed reserves			
		-	4
Interest-bearing liabilities, Group companies	9, 12, 14	2,257	1,675
Hybrid bonds	9, 14	335	334
Derivatives	9, 13, 14	-	1
Provisions	15	-	1
Total non-current liabilities		2,592	2,011
Interest-bearing liabilities	9, 12, 14	-	1,076
Interest-bearing liabilities, Group companies	9, 12, 14	3	4
Derivatives	9, 13, 14	-	16
Other current liabilities	9, 15	7	13
Accrued expenses and prepaid income	9, 15	4	19
Accrued expenses and prepaid income, Group companies	9, 15	16	16
Total current liabilities		30	1,144
Total equity and liabilities		5,626	6,270

statement of changes in equity for the Parent Company

EUR million	Restricted equity		Non-restricted equity		Total equity
	Share capital	Statutory reserve	Retained earnings	Share premium reserve	
Balance at Jan 1, 2024	354	3	-13	2,321	2,665
Profit or loss for the year	-	-	-34	-	-34
Dividend	-	-	-	-22	-22
Share issue	19	-	-	483	502
Balance at Dec 31, 2024	373	3	-47	2,782	3,111
Balance at Jan 1, 2025	373	3	-47	2,782	3,111
Profit or loss for the year	-	-	-107	-	-107
Balance at Dec 31, 2025	373	3	-154	2,782	3,004

statement of cash flows for the Parent Company

EUR million	Note	2025	2024
Operating profit		-3	-3
Interest paid		-62	-76
Interest received		43	154
Cash flow before changes in working capital		-22	75
Change in current assets		-3	-1
Change in current liabilities		-4	1
Cash flow from operating activities		-29	75
Sale of financial assets	14	604	188
Cash flow from investing activities		604	188
Share issue		-	502
Net from Group borrowings	12, 14	627	-153
Repayment of loans	12, 14	-1,059	-574
Cash from derivatives	13	-54	14
Dividends paid		-6	-22
Cash flow from financing activities		-492	-233
Cash flow for the year		83	30
Cash and cash equivalents at the beginning of the year		87	56
Exchange differences in cash and cash equivalents		-5	1
Cash and cash equivalents at the end of the year		165	87

Parent Company accounting policies and notes

note 1 accounting policies

general information

Akelius Residential Property AB (publ), with corporate identity number 556156-0383, is the Parent Company of Akelius.

Akelius Residential Property AB (publ) is based in Stockholm, Sweden.

The annual accounts were approved by the Board and CEO on the date of the electronic signatures and submitted to the Annual General Meeting for adoption on April 14, 2026.

The smallest group where Akelius Residential Property AB (publ) is a part of is Akelius (see page 98), which is presented in this report.

The consolidated financial statements presented by Akelius Foundation, is the largest group that Akelius Residential Property AB (publ) is part of.

The consolidated accounts for Akelius Foundation are available where the Foundation has its registered office, 80 Aischylou Street, 1011 Nicosia, Cyprus.

The Parent Company applies the Swedish Annual Accounts Act and RFR 2: "Accounting for Legal Entities".

The accounting policies of the Parent Company have been applied consistently for all years presented, unless otherwise stated. A more extensive explanation of material accounting policies applied is presented in notes for the Group.

The Parent Company applies other accounting principles than the Group stated below or where information about accounting principles is available in the note for the Parent Company.

basis of presentation

The income statement and balance sheet are presented in accordance with the Swedish Annual Accounts Act.

This entails differences compared to the consolidated accounts, primarily regarding financial income and expenses, comprehensive income, provisions and changes in equity.

The presentation of some notes also differs compared to the consolidated accounts.

income

As the Parent Company, Akelius Residential Property AB (publ) provides its subsidiaries with services regarding business development, education, management, finance, construction, architecture, and legal advice.

Revenues are based on allocation keys for the respective subsidiary's share of the total market value of the property portfolio, staff, and participants in activities.

The Parent Company records gross revenue for transactions where the company is the principal.

leases

The company applies full exemption from IFRS 16 in accordance with RFR2, which is why this standard has no significant impact on the company's earnings or financial position.

new and amended standards adopted with relevance for Akelius

New and amended accounting policies that came into effect as at January 1, 2025 have not had any material impact on the Parent Company's financial reports.

New and amended accounting principles effective from 1 January 2026 and onwards primarily relate to updates in RFR 2 concerning exemptions from IFRS 18.

The exemption from IFRS 18 stipulates that companies shall continue to apply the presentation format prescribed by the Swedish Annual Accounts Act for the income statement even after IFRS 18 enters into force.

Akelius is currently assessing the effects these exemptions may have on the Parent Company's financial reporting.

For more information on IFRS 18, refer to note 1 for the consolidated group.

note 2 audit expenses

Audit assignment refers to the review of financial statements, accounting records, and management by the Board of Directors.

Other services from Ernst & Young have been provided during the year, but the amount is below EUR 1 million for the year.

Other services are audit of the sustainability report and advisory services that cannot be attributed to the audit assignment category.

EUR million	2025	2024
Audit, Ernst & Young AB	1	1
Total	1	1

note 3 employees

average number of employees

	2025			2024		
	Women	Men	Total	Women	Men	Total
Sweden	8	4	12	13	7	20

At the end of the year, the number of employees was 11 (17).

salaries, other remunerations, pension costs, and social security expenses to employees

EUR million	2025	2024
Senior executives	-	-
Other employees	1	2
Total salaries and other remuneration	1	2
Pension costs		
Senior executives	-	-
Other employees	-	-
Social security expenses		
Senior executives	-	-
Other employees	1	1
Total	2	3

senior executives

As per December 31 2025, there were 2 (0) senior executives in the company, whereof 1 (0) woman.

Salaries and other remuneration to senior executives consist of fixed salaries and loyalty bonuses paid out during 2025.

No loyalty bonuses were paid during 2025. Akelius signed loyalty bonus agreements with 1 senior executives (0).

Senior executives are entitled to four to six months' salary if the company terminates their employment.

A mutual notice period of three to six months applies.

The variable compensation is not included in the basis for pension benefits.

Other benefits consist of company private health care insurance.

Board of Directors

Information regarding remuneration to the Board of Directors, the CEO, and other senior executives are presented in note 7 for the Group.

note 4 result from shares in subsidiaries

EUR million	2025	2024
Impairment	-113	-74
Reversal of impairment	29	-
Dividend	3	91
Total	-81	17

Impairment of shares in subsidiaries are mainly related to negative development of

property values in Canada and US when translated to euro.

note 5 net financial items

All transactions related to derivatives and financial investments are measured at fair value through profit or loss.

Other financial items are related to financial assets and liabilities measured at amortized cost using the effective interest rate method.

The Parent company lends funds to subsidiaries in the currency in which the subsidiary operates. Therefore, the Parent Company is exposed to exchange rate differences.

Exchange differences relates to promissory notes to Group companies of EUR -48 million (-7), financial investments of EUR 17 million (-26), external loans of EUR 18 million (-19), cash of EUR -6 million (1), and derivatives of EUR -54 million (14).

EUR million	2025	2024
Interest income, derivatives	15	28
interest expenses, derivatives	-3	-15
Change in fair value of derivatives	2	28
Change in fair value of external shares	43	-97
Interest income	5	2
Interest income, Group companies	22	123
Interest expenses	-9	-28
Interest expenses, hybrid bonds	-8	-8
Interest expenses, Group companies	-33	-22
Other financial items	-2	-1
Exchange differences	-73	-35
Total	-41	-25

sensitivity analysis for exchange rate fluctuations

EUR million	CAD	GBP	SEK	USD	Total
Impact on profit or loss if EUR strengthens by 10 percent	-22	33	-1	-12	-2
Impact on profit or loss if EUR weakens by 10 percent	27	-40	1	15	2

note 6 appropriations

EUR million	2025	2024
Group contribution	-	2
Untaxed reserves	4	-4
Total	4	-2

note 7 taxes

tax in the income statement

EUR million	2025	2024
Current tax	-1	-3
Deferred tax	15	-18
Total	14	-21

reconciliation of effective taxes

EUR million	2025	2024
Profit or loss before income taxes	-121	-13
Income taxes based on national rates	25	3
- in percent	20.6	20.6
Impairment of shares in subsidiaries	-17	-15
Non-taxable dividend from subsidiaries	1	19
Non-taxable income or non-deductible expenses in other shares	12	-26
Non-deductible interest	-7	-
Other non-taxable income and non-deductible expenses	-	-1
Adjustment of tax, prior year	-	-1
Total	14	-21
Effective tax rate, percent	11.5	-166.9

Current tax has been calculated on the basis of a nominal tax rate in Sweden of 20.6 percent (20.6).

change in deferred taxes in the balance sheet

EUR million	2025			2024		
	Assets	Liabilities	Net balance	Assets	Liabilities	Net balance
Opening balance	-	-	-	18	-	18
Changes through profit or loss for the year	15	-	15	-18	-	-18
Closing balance	15	-	15	-	-	-

The Parent Company has tax loss carryforwards of EUR 15 million (0) at year-end.

note 8 shares in subsidiaries

EUR million	2025	2024
Acquisitions		
Opening balance	6,407	4,349
Capital contribution	-	2,058
Closing balance	6,407	6,407
Impairment losses		
Opening balance	-1,307	-1,233
Impairment	-113	-74
Reversal of impairment	29	-
Closing balance	-1,391	-1,307
Closing net book value	5,016	5,100

The Parent Company decreased its holding in subsidiaries through impairments.

Impairments were mainly related to decreased property values in US and Canada when translated to euro.

Subsequently Akelius US Holding 1 AB and Akelius Lönnlöven AB were impaired.

Further information related to impairment of shares, refer to note 4.

Company - direct holding	Corporate ID number	Domicile	Holding, percent	Shares	Net book value, EUR million
Akelius Business Management GmbH	HRB 224168 B	Berlin	100	25,000	-
Akelius Residential Property Financing B.V.	861414755	Amsterdam	100	100	2
Akelius Denmark Holding 1 AB	556954-1393	Stockholm	100	1,000	-
Akelius France 1 AB	556878-6494	Stockholm	100	1,000	410
Akelius Hotell och Fastigheter AB	556650-2414	Stockholm	100	5,000	-
Akelius Lönnlöven AB	556878-6502	Stockholm	100	1,000	1,621
Akelius UK Holding 1 AB	556709-6028	Stockholm	100	1,000	846
Akelius US Holding 1 AB	556954-1518	Stockholm	100	1,000	2,137
Akelius Fastigheter i Göteborg AB	556647-1792	Stockholm	100	1,000	-
Akelius Arto Property Holding GmbH	HRB 267019 B	Berlin	90	22,500	-
Akelius Sweden Holding 1 AB	559474-8641	Stockholm	100	50,000	-
Closing net book value					5,016

accounting policy

Participations in Group companies are recognized at acquisition value, less deductions for any impairments. The acquisition value includes acquisition related costs and any contingent consideration.

If there is an indication of value decrease for participations in Group companies, the recoverable amount is calculated.

If the recoverable amount is lower than the carrying amount, the participation is impaired. Impairment is recognized in row Result from shares in subsidiaries.

If the control is lost in the case of sale, the net result is reported in the profit of the year.

Shareholder contributions are reported as an increase of participations in Group companies and tested for impairment.

note 9 financial instruments

financial instruments by fair value hierarchy as at Dec 31, 2025

EUR million	Fair value through profit or loss	Financial assets measured at amortized cost	Financial liabilities measured at amortized cost	Total book value	Level 1	Level 2	Total fair value
Receivables from Group companies	-	400	-	400	-	400	400
Derivatives	26	-	-	26	-	26	26
Cash and cash equivalents	-	165	-	165	-	165	165
Total assets	26	565	-	591	-	591	591
Liabilities to Group companies	-	-	2,276	2,276	-	2,296	2,296
Interest-bearing liabilities	-	-	335	335	329	-	329
Other financial liabilities	-	-	7	7	-	7	7
Total liabilities	-	-	2,618	2,618	329	2,303	2,632

financial instruments by fair value hierarchy as at Dec 31, 2024

EUR million	Fair value through profit or loss	Financial assets measured at amortized cost	Financial liabilities measured at amortized cost	Total book value	Level 1	Level 2	Total fair value
Receivables from Group companies	-	494	-	494	-	494	494
Derivatives	41	-	-	41	-	41	41
Financial assets	544	-	-	544	544	-	544
Trade and other receivables	-	1	-	1	-	1	1
Cash and cash equivalents	-	87	-	87	-	87	87
Total assets	585	582	-	1,167	544	623	1,167
Liabilities to Group companies	-	-	1,695	1,695	-	1,695	1,695
Interest-bearing liabilities	-	-	1,410	1,410	322	1,054	1,376
Derivatives	17	-	-	17	-	17	17
Other financial liabilities	-	-	28	28	-	28	28
Total liabilities	17	-	3,133	3,150	322	2,794	3,116

note 9 financial instruments, continued

The following table shows the maturity structure of the Parent Company's financial liabilities.

The amounts are undiscounted cash flow. Where applicable, they also include future interest payments.

maturity interest-bearing liabilities, Dec 31, 2025

EUR million	0-1 years	1-5 years	>5 years	Total
Interest-bearing liabilities, Group	50	2,342	-	2,392
Hybrid bond*	8	30	718	756
Derivatives	-6	-16	-8	-30
Other payables	3	-	-	3
Total	55	2,356	710	3,121

* the hybrid bond mature in year 2081

maturity interest-bearing liabilities, Dec 31, 2024

EUR million	0-1 years	1-5 years	>5 years	Total
Interest-bearing liabilities	1,098	-	-	1,098
Interest-bearing liabilities, Group	28	1,737	-	1,765
Hybrid bond*	8	30	725	763
Derivatives	4	-19	-7	-22
Other payables	10	-	-	10
Total	1,148	1,748	718	3,614

* the hybrid bond mature in year 2081

note 10 receivables and other assets

Receivables from Group companies are attributable to transactions between the Parent Company and subsidiaries.

Intragroup loans are subject to market terms and are without collateral.

EUR million	2025	2024
Receivables from Group companies	303	494
Other receivables	-	1
Non-current receivables	303	495
Receivables from Group companies	97	-
Prepaid expenses and accrued income	1	2
Other receivables	3	1
Current receivables	101	3
Total receivables and other assets	404	498

note 11 cash and cash equivalents

Cash and cash equivalents consist of bank deposits.

The change in cash and cash equivalents is shown in the cash flow statement.

EUR million	2025	2024
Cash and cash equivalents	165	87
Total	165	87

note 12 interest-bearing liabilities

maturity structure of interest-bearing liabilities as at Dec 31, 2025

EUR million	Fixed interest rates			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-332	881	549	24
1–5 years	234	1,277	1,511	67
>5 years	98	102	200	9
Total	-	2,260	2,260	100
Average interest rate hedge, years			2.7	
Average interest rate, percent			1.85	

EUR million	Capital tied up			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-	3	3	-
1–5 years	-	2,257	2,257	100
>5 years	-	-	-	-
Total	-	2,260	2,260	100
Average debt maturities, years	-	2.6	2.6	

maturity structure of interest-bearing liabilities as at Dec 31, 2024

EUR million	Fixed interest rates			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-420	1,307	887	32
1–5 years	312	759	1,071	39
>5 years	108	689	797	29
Total	-	2,755	2,755	100
Average interest rate hedge, years			2.9	
Average interest rate, percent			1.17	

EUR million	Capital tied up			Share, percent
	Secured borrowing	Unsecured borrowing	Total borrowing	
0–1 years	-	1,080	1,080	39
1–5 years	-	1,082	1,082	39
>5 years	-	593	593	22
Total	-	2,755	2,755	100
Average debt maturities, years	-	2.6	2.6	

note 13 derivatives

EUR million	2025	2024
Interest rate derivatives		
Assets	26	41
Liabilities	-	-3
Foreign exchange derivatives		
Liabilities	-	-14
Total net fair value	26	24
Nominal value	773	2,459
of which interest rate derivatives	773	1,107
of which foreign exchange derivatives	-	1,352

Derivative transactions are undertaken with approved counterparts for which credit limits are established and with which ISDA,

International Swaps and Derivatives Association, master agreement applies.

changes during the year

EUR million	2025	2024
Opening balance	24	-4
Settlement of derivatives	-	-
Change in fair value	2	28
Closing balance	26	24
of which long-term	26	39

maturity structure

EUR million	2025	2024
0–1 year	-	-15
1–5 years	7	18
>5 years	19	21
Total	26	24

note 14 net debt reconciliation, including hybrid bond

2025	Assets			Liabilities			Total
	Cash and cash equivalents	Financial assets	Receivables, group	Short-term loans	Long-term loans	Liabilities, group	
EUR million							
Opening balance	-87	-544	-494	1,076	334	1,679	1,964
Cash flow	-83	604	58	-1,059	-	569	89
Other*	-	-43	-	1	1	-	-41
Exchange differences	5	-17	36	-18	-	12	18
Closing balance	-165	-	-400	-	335	2,260	2,030

* other refers to non-cash related revaluations, accrued transaction costs, eventual discounts, premiums, shareholder contributions and group contributions

2024	Assets			Liabilities			Total
	Cash and cash equivalents	Financial assets	Receivables, group	Short-term loans	Long-term loans	Liabilities, group	
EUR million							
Opening balance	-56	-855	-2,331	577	1,386	1,697	418
Cash flow	-30	188	-228	-574	-	75	-569
Reclassification	-	-	-	1,054	-1,054	-	-
Other*	-	97	2,058	16	-13	-94	2,064
Exchange differences	-1	26	7	3	15	1	51
Closing balance	-87	-544	-494	1,076	334	1,679	1,964

* other refers to non-cash related revaluations, accrued transaction costs, eventual discounts, premiums, shareholder contributions and group contributions

note 15 provisions, accrued expenses, and other liabilities

EUR million	2025	2024
Provisions	-	1
Total non-current liabilities	-	1
Accrued interest expenses	3	18
Accrued interest expenses, Group companies	16	16
Other accrued expenses	1	1
Dividend payables	-	5
Collateral for derivatives	3	4
Other payables	4	4
Total current liabilities	27	48
Total provisions, accrued expenses and other liabilities	27	49

note 16 pledged assets and contingent liabilities

Guarantees provided are mainly related to the Euro Medium Term Note program for the benefit of a subsidiary, Akelius Residential Property Financing B.V.

In addition to contingent liabilities, there are guarantee commitments in completed real estate transactions.

The Parent Company does not have any pledged assets.

contingent liabilities

EUR million	2025	2024
Guarantees on behalf of subsidiaries	1,616	1,617
Total	1,616	1,617



accounting policy

The Parent Company applies RFR 2, Section IFRS 9 regarding accounting for financial guarantee agreements. This represents a relief compared with the rules in IFRS 9 regarding financial guarantee agreements issued in favor of subsidiaries.

Financial guarantees from the Parent Company on behalf of subsidiaries are reported as contingent liabilities. They are reported as contingent liabilities, unless it is likely that the guarantees will lead to payments.

In such cases, an accrual is reported.

note 17 equity

proposed appropriation of profits

The Annual General Meeting has the following amount at its disposal in the Parent Company, in EUR.

Retained earnings	-46,512,094
Share premium reserve	2,781,700,195
Profit or loss for the year	-107,127,843
Total	2,628,060,258

The Board proposes that the amount be allocated as follows.

Carried forward	2,628,060,258
Total	2,628,060,258

note 18 related parties

The Parent Company has control over its subsidiaries as described in note 8. Related party transactions for the Group is presented in note 23 for the Group.

Akelius Foundation, through its wholly owned subsidiary Akelius Apartments Ltd, announced in February 2025 a recommended public cash offer of EUR 1.9 per D-share to the D-shareholders of Akelius Residential Property AB (publ).

On 24 March 2025, Akelius Apartments Ltd initiated a compulsory redemption of the remaining D-shares in Akelius Residential Property AB (publ).

As a result, the Board of Directors of Akelius Residential Property AB (publ) applied for de-listing of the company's D-shares from Nasdaq First North Growth Market.

The last day of trading in Akelius Residential Property AB (publ)'s D-shares on Nasdaq First North Growth Market was 7 April 2025.

During the year, Akelius Apartments Ltd purchased 617,000,000 A shares in Akelius Residential Property AB (publ) from Xange Holding Ltd.

After these transactions, Akelius Apartments Ltd owns all A shares and D shares in Akelius Residential Property AB (publ).

The Parent Company sold its remaining 51,800,760 shares in Castellum AB during the first quarter for SEK 130 per share to its Parent company Akelius Apartments Ltd.

Akelius Residential Property AB (publ) has a financial guarantee of EUR 1,500 million (1,900) from the main owner.

The Parent Company has purchased services for a total of SEK 0.4 million from Lars Åhrman and Anders Lindskog, for tasks performed as members of the audit committee, as well as the sustainability and construction committee.

transactions with companies in the Akelius Group

EUR million	2025	2024
Transactions during the year		
Share issue	-	502
Paid dividend	-4	-15
Received dividend	3	91
Group contribution	-	2
Net from group borrowings	-395	-153
Sale of financial assets	604	188
Revenue from Group companies	2	5
Purchase from Group companies	-3	-4
Interest income	22	123
Interest expenses	-28	-22
Outstanding balance		
Interest-bearing liabilities, Group companies	-2,031	-1,679
Receivables from Group companies	400	494
Accrued expenses and prepaid income, Group companies	16	16

transactions with companies controlled by Board members and other senior executives or related to them

EUR million	2025	2024
Transactions during the year		
Interest-bearing borrowings	-232	-
Interest expenses	-5	-
Purchase of services	-	-
Outstanding balance		
Interest-bearing liabilities*	-229	-

* liabilities are in GBP, outstanding balance is recalculated to the balance sheet date exchange rate

note 19 subsequent events

As of the first quarter of 2026, staff from Akelius Technology AB, a related party entity, will be transferred to Akelius Residential Property AB (publ). No rise in costs is anticipated as the functions were previously charged to Akelius Residential Property AB (publ).

annual report signatures

The Board assures that the annual accounts have been prepared in accordance with generally accepted accounting policies.

The annual accounts give a true and fair view of the company's financial position and performance.

The directors' report gives a fair review of the development of the company's operations, financial position and performance and describes the principal risks and uncertainties facing the Group.

The consolidated accounts have been prepared in accordance with the international set of accounting standards referred to in Regulation (EC) No. 1606/2002 of the European Parliament and of the Council of July 19, 2002, on the application of international accounting standards.

The consolidated accounts have been prepared in accordance with the sustainability reporting standards adopted pursuant to Article 29b of Directive 2013/34/EU of the European Parliament and of the Council of 26 June 2013 on annual financial statements, consolidated financial statements and related reports of certain types of undertakings, amending Directive 2006/43/EC of the European Parliament and of the Council and repealing Council Directives 78/660/EEC and 83/349/EEC, and the specifications adopted pursuant to Article 8(4) of Regulation (EU) 2020/852 of the European Parliament and of the Council.

The consolidated accounts give a true and fair picture of the Group's financial position and performance.

The directors' report gives a fair review of the development of the Group's operations, financial position and performance and describes the principal risks and uncertainties facing the Group and the companies in the Group.

The statutory Sustainability Report on page 57-90, has been authorized for issue by the Board.

The annual report has been prepared on 12 March, 2026.

The date for signing is stated in the electronic signatures.

Jonas Rogberg
Chairman of the Board

Igor Rogulj

Kerstin Engström

Thure Lundberg

Ralf Spann
Chief Executive Officer and
Board Member

Our auditor's report regarding the annual accounts and the consolidated accounts and our limited assurance report regarding the statutory sustainability statement was issued on 12 March 2026.

Ernst & Young AB

Anders Kriström
Authorized Public Accountant

auditor's report

To the general meeting of the shareholders of Akelius Residential Property AB (publ), corporate identity number 556156-0383.

report on the annual accounts and consolidated accounts

opinions

We have audited the annual accounts and consolidated accounts of Akelius Residential Property AB (publ) for the year 2025. The annual accounts and consolidated accounts of the company are included on pages 41-150 in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company as of 31 December 2025 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31 December 2025 and their financial performance and cash flow for the year then ended in accordance with IFRS Accounting Standards, as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the corporate governance statement on pages 41-46 and 57-90. The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

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

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company's audit committee in accordance with the Audit Regulation (537/2014) Article 11.

basis for opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the

Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

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

key audit matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements..

valuation of investment properties

description

The recorded fair value of investment properties in the group is 5 659 meur at 31 December 2025, with a unrealized value change of -42 meur. The recorded fair value

is based on an internal valuation of each property. The valuation policy and valuation model are consistently used in all countries where Akelius has property operations. Based on the high degree of assumptions and assessments which are made in connection with property valuations, we believe that this area is a particularly important area in our audit. A description of the valuation of the property portfolio is stated in note 8 on investment properties.

how our audit addressed this key audit matter

During our audit we have evaluated the company's property valuation process by evaluating the valuation methodology and assumptions in the prepared valuations. We have also evaluated the skills of the company's experts. We have made comparisons to known market information. With support from our internal valuation expertise, we have reviewed the model used to perform property valuations. We have reviewed, for a sample of properties, the reasonability of the adopted assumptions such as yield rates, capital expenditure and vacancy rates with support of our internal valuation expertise. For a sample of properties, we have tested rental income and operating costs as well as the arithmetical accuracy of calculations. We have reviewed the disclosures provided in the annual accounts.

other information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on pages 2-40, 57-90 and 157-169. The Board of Directors and the Managing Director are responsible for this other information. Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether

the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

responsibilities of the Board of Directors and the Managing Director

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

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Directors' responsibilities and tasks in general, among other things oversee the company's financial reporting process.

auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with

ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are

required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause a company and a group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the consolidated accounts. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

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

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in

the auditor's report unless law or regulation precludes disclosure about the matter.

report on other legal and regulatory requirements

opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of Akelius Residential Property AB (publ) for the year 2025 and the proposed appropriations of the company's profit or loss.

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

basis for opinions

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

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

responsibilities of the Board of Directors and the Managing Director

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

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous

assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

auditor's responsibility

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

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

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

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

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

judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined [the Board of Directors' reasoned statement and a selection of supporting evidence in order to be able to assess] whether the proposal is in accordance with the Companies Act.

the auditor's examination of the corporate governance statement

The Board of Directors is responsible for that the corporate governance statement on pages 41-46 has been prepared in accordance with the Annual Accounts Act. Our examination of the corporate governance statement is conducted in accordance with FAR's standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2-6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

Ernst & Young AB, Box 7850, 103 99 Stockholm, was appointed auditor of Akelius Residential Property AB by the general meeting of the shareholders on the 29 April 2025 and has been the company's auditor since 2018.

Stockholm, on the day stated in our electronic signature

Ernst & Young AB

Anders Kriström
Authorized Public Accountant

auditor's limited assurance report on Akelius Residential Property AB (publ), sustainability statement

This is the translation of the auditor's limited assurance report in Swedish.
To the General Meeting of the shareholders of Akelius Residential Property AB (publ),
corporate identity number 556156-0383.

conclusion

We have conducted a limited assurance engagement of the sustainability statement prepared by Akelius Residential Property AB (publ) (the company) for the financial year 2025. The sustainability statement is included on page 57-90 of this document. Based on our limited assurance engagement as described in the section Auditor's Responsibility, nothing has come to our attention that causes us to believe that the sustainability statement is not, in all material respects, prepared in accordance with the Swedish Annual Accounts Act, which includes:

- Whether the sustainability statement meets the requirements of ESRS;
- Whether the process carried out by the company to identify reported sustainability information has been conducted as described in the sustainability statement; and
- Compliance with the reporting requirements in Article 8 of the EU's Green Taxonomy Regulation.

basis for conclusion

We have conducted the limited assurance engagement in accordance with FAR's recommendation RevR 19 – *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*. Our responsibility under this recommendation is described in more detail in the section Auditor's Responsibility.

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

other information than the sustainability statement

This document also contains other information than the sustainability statement, found on pages 2-56, 90-150 and 157-169 with the exception of the information referenced within the incorporation by reference 41-46. The Board

of Directors and the Managing Director are responsible for this other information.

Our conclusion on the sustainability statement does not cover this other information, and we do not express any conclusion with assurance regarding this other information.

In connection with our limited assurance engagement on the sustainability statement, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the sustainability statement. In this procedure we also take into account our knowledge otherwise obtained in the limited assurance engagement and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

other matter

The sustainability statement for the previous financial year 2024 has not been subject to a limited assurance engagement according to RevR 19 *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*. Therefore, no limited assurance engagement of comparative figures in the sustainability statement for 2025 has been performed.

responsibilities of the Board of Directors and Managing Director

The Board of Directors, and the Managing Director, are responsible for the preparation of sustainability statement in accordance with Chapter 6, Sections 12–12f of the Swedish Annual Accounts Act, and for such internal control as the Board of Directors and the Managing Director determine is necessary to enable the preparation of the sustainability statement that is free from material misstatements, whether due to fraud or error.

auditor's responsibility

Our responsibility is to express a conclusion whether the sustainability statement is prepared in accordance with Chapter 6, Sections 12–12 f of the Swedish Annual Accounts Act based on our limited assurance engagement. The limited assurance engagement has been conducted in accordance with FAR's recommendation RevR 19 *Revisorns översiktliga granskning av den lagstadgade hållbarhetsrapporten*. This recommendation requires that we plan and perform our procedures to obtain limited assurance that the sustainability statement is prepared in accordance with these requirements.

The procedures in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. This means that it is not possible for us to obtain such assurance that we become aware of all significant matters that could have been identified if a reasonable assurance engagement had been performed.

Our firm applies ISQM 1 (International Standard on Quality Management), which requires the firm to design, implement, and manage a quality management system including guidelines or procedures regarding compliance with ethical requirements, standards of professional practice, and applicable laws and regulations.

We are independent of Akelius AB in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities according to these requirements.

A limited assurance engagement involves performing procedures to obtain evidence to support the sustainability information. The auditor selects the procedures to be performed, including assessing the risks of material misstatements in the sustainability statement, whether due to fraud or error. In this risk assessment, the auditor considers the parts of the internal control that are relevant to how the Board of Directors and the Managing Director prepares the sustainability statement, in order to design procedures that are appropriate under the circumstances, but not for the purpose of providing a conclusion on the effectiveness

of the company's internal control. The review consists of making inquiries, primarily of persons responsible for the preparation of the sustainability statement, performing analytical review, and conducting other limited review procedures.

The review procedures primarily include:

Our review procedures regarding the sustainability statement included, but were not limited to the following:

- Through inquiries, obtaining a general understanding of the internal control environment, reporting processes, and information systems relevant to the preparation of the information in the sustainability statement;
- Evaluating whether information identified as material through the process the company has undertaken to identify the content of the sustainability statement is also included;
- Evaluating whether the structure and presentation of the sustainability statements are consistent with the requirements of ESRS;
- Conducting inquiries with relevant personnel and analytical review procedures regarding selected disclosures in the sustainability statements; and
- Performing substantive review procedures of selected disclosures in the sustainability statements;
- Obtain, through inquiries and analytical review procedures, support for the methods used for preparing material estimates and forward-looking information and on how these methods were applied;

Our review procedures regarding the process the company have undertaken to identify sustainability information to report included, but were not limited to the following:

- Obtaining an understanding of the process by conducting inquiries to understand the sources of the information used by management (e.g., stakeholder dialogues, business plans, and strategy documents);
- Review the company's internal documents of its process; and
- Evaluating whether the information obtained from our procedures regarding the process implemented by

the company aligns with the description of the process in GOV-4 in the sustainability statement.

The review of the taxonomy disclosures included but was not limited to the following review procedures:

- Obtaining an understanding of the process for identifying economic activities that are covered by and are consistent with the EU Green Taxonomy and the corresponding disclosures in the sustainability statement;
- Conducting inquiries to relevant personnel and analytical review procedures on the taxonomy disclosures;
- Conducting inquiries to understand the sources of the information used in the taxonomy disclosures;
- Evaluating whether the presentation of the taxonomy disclosures is consistent with the requirements of the EU Taxonomy Regulation; and
- Performing substantive review procedures of selected disclosures in the sustainability statement regarding the EU Green Taxonomy.

inherent limitations

In reporting forward-looking information in accordance with ESRS, the board and management of Akelius AB must prepare forward-looking information based on specified assumptions about events that may occur in the future and possible future activities of Akelius AB. Actual outcomes are likely to differ as expected events often do not occur as anticipated.

Stockholm, on the day stated in our electronic signature

Ernst & Young AB

Anders Kriström

Authorized Public Accountant

key figures per country

	Dec 31 2025	Dec 31 2024	Dec 31 2023	Dec 31 2022	Dec 31 2021
Properties Canada					
Average residential rent, EUR/sqm/month	16.67	17.19	16.68	15.95	15.91
Growth in average residential rent, percent ¹	4.0	5.2	6.0	5.2	2.7
Growth in rental income, percent ²	4.7	7.3	12.9	7.1	2.1
Growth in net operating income, percent ²	6.2	14.6	25.5	6.9	1.4
Fair value, EUR/sqm	3,388	3,647	3,732	3,977	4,391
Capitalization rate, percent	4.76	4.70	4.57	4.13	3.81
Number of apartments	9,226	9,058	8,836	8,834	7,909
Vacancy rate, residential, percent	3.9	3.1	3.5	5.4	11.4
Real vacancy rate, residential, percent	2.3	1.6	0.6	1.1	2.7
Opening balance fair value, EUR million	2,106	2,092	2,233	2,141	1,755
Change in fair value, EUR million	-41	-62	-159	-172	30
Investments, EUR million	43	53	48	60	70
Purchases, EUR million	25	67	-	222	128
Sales, EUR million	-	-	-	-11	-
Exchange difference, EUR million	-149	-44	-30	-7	158
Closing balance fair value, EUR million	1,984	2,106	2,092	2,233	2,141
Properties US					
Average residential rent, EUR/sqm/month	27.84	30.69	28.32	28.13	24.53
Growth in average residential rent, percent ¹	2.5	2.1	4.3	8.1	3.1
Growth in rental income, percent ²	3.1	4.5	9.3	15.9	2.1
Growth in net operating income, percent ²	3.4	10.9	16.6	32.8	-7.7
Fair value, EUR/sqm	4,194	4,603	4,282	4,906	5,190
Capitalization rate, percent	5.27	5.35	5.23	4.35	4.16
Number of apartments	7,071	7,143	6,928	6,923	6,240
Vacancy rate, residential, percent	4.7	6.7	6.8	8.7	11.4
Real vacancy rate, residential, percent	3.1	2.6	2.4	3.2	3.1
Opening balance fair value, EUR million	2,461	2,216	2,534	2,446	1,959
Change in fair value, EUR million	-	-38	-326	-391	-206
Investments, EUR million	51	72	92	91	97
Purchases, EUR million	-	68	-	235	431
Sales, EUR million	-4	-	-	-	-
Exchange difference, EUR million	-286	143	-84	153	165
Closing balance fair value, EUR million	2,222	2,461	2,216	2,534	2,446

key figures per country, continued

	Dec 31 2025	Dec 31 2024	Dec 31 2023	Dec 31 2022	Dec 31 2021
Properties UK					
Average residential rent, EUR/sqm/month	44.20	44.88	39.70	35.57	35.08
Growth in average residential rent, percent ¹	4.1	8.0	8.5	5.2	-3.9
Growth in rental income, percent ²	10.8	15.5	12.0	11.0	-4.2
Growth in net operating income, percent ²	13.1	21.5	14.2	15.8	-8.2
Fair value, EUR/sqm	9,293	9,821	9,234	9,046	9,483
Capitalization rate, percent	4.69	4.58	4.38	4.17	4.06
Number of apartments	2,497	2,462	2,348	2,223	2,064
Vacancy rate, residential, percent	2.2	2.1	3.8	5.2	8.2
Real vacancy rate, residential, percent	1.1	0.9	0.7	0.7	0.9
Opening balance fair value, EUR million	1,006	949	939	985	912
Change in fair value, EUR million	2	-5	-48	-30	-21
Investments, EUR million	9	24	41	36	30
Purchases, EUR million	26	-	-	-	-
Sales, EUR million	-2	-8	-3	-	-
Exchange difference, EUR million	-51	46	20	-52	64
Closing balance fair value, EUR million	990	1,006	949	939	985
Properties France					
Average residential rent, EUR/sqm/month	32.28	31.40	29.82	29.18	27.61
Growth in average residential rent, percent ¹	2.7	3.9	2.2	7.0	1.4
Growth in rental income, percent ²	6.7	5.7	10.8	13.0	11.5
Growth in net operating income, percent ²	29.2	27.0	-5.6	8.9	73.4
Fair value, EUR/sqm	9,243	8,840	8,308	8,909	8,564
Capitalization rate, percent	3.92	3.91	3.90	3.77	3.74
Number of apartments	1,357	1,409	1,540	1,565	1,557
Vacancy rate, residential, percent	4.3	9.2	19.0	24.8	28.8
Real vacancy rate, residential, percent	0.8	2.1	0.8	3.3	2.3
Opening balance fair value, EUR million	419	429	467	448	429
Change in fair value, EUR million	1	3	-49	1	5
Investments, EUR million	7	8	13	18	15
Purchases, EUR million	-	-	-	-	-
Sales, EUR million	-10	-21	-2	-	-1
Exchange difference, EUR million	-	-	-	-	-
Closing balance fair value, EUR million	418	419	429	467	448

key figures per country, continued

Dec 31
2025

Properties Germany	
Average residential rent, EUR/sqm/month	10.19
Growth in average residential rent, percent ¹	0.0
Growth in rental income, percent ²	0.0
Growth in net operating income, percent ²	0.0
Fair value, EUR/sqm	2,552
Capitalization rate, percent	3.75
Number of apartments	499
Vacancy rate, residential, percent	1.8
Real vacancy rate, residential, percent	1.0
Opening balance fair value, EUR million	-
Change in fair value, EUR million	-5
Investments, EUR million	1
Purchases, EUR million	59
Sales, EUR million	-
Exchange difference, EUR million	-
Closing balance fair value, EUR million	55

- 1) like-for-like growth from the beginning of the year to the end of the year
- 2) like-for-like growth for the year compared to the previous year
- 3) no comparative figures are presented for Germany for periods prior to 2025, as the portfolio was acquired during 2025

alternative performance measures

Calculation of alternative key figures using guidelines published by the European Securities and Markets Authority.

net asset value and loan-to-value ratio

EUR million	Dec 31 2025	Dec 31 2024
Equity	3,038	3,381
Deferred tax	22	40
Derivatives	-26	-24
Net asset value	3,034	3,397
Total interest-bearing liabilities	2,780	3,182
Hybrid bonds	-335	-334
Cash and cash equivalents	-182	-100
Financial assets	-	-544
Net debt	2,263	2,204
Total assets	5,942	6,729
Cash and cash equivalents	-182	-100
Financial assets	-	-544
Net assets	5,760	6,085
Loan-to-value ratio, percent	39	36

average interest rate

EUR million	Dec 31 2025	Dec 31 2024
Interest-bearing liabilities excluding hybrid bonds	2,445	2,848
Interest cost based on interest as at end of the year	47	33
Average interest rate	1.91	1.15

liquidity

EUR million	Dec 31 2025	Dec 31 2024
Cash and cash equivalents	182	100
Unutilized credit facilities	44	47
Financial assets	-	544
Liquidity	226	691

alternative performance measures, continued

unencumbered asset ratio

EUR million	Dec 31 2025	Dec 31 2024
Unencumbered properties	5,148	5,638
Right-of-use-assets	5	4
Property, plant and equipment	4	4
Deferred tax assets	18	4
Financial assets	-	544
Receivables and other assets	38	40
Derivatives	26	41
Unencumbered assets	5,239	6,275
Unsecured loans	2,254	2,745
Cash and cash equivalents	-182	-100
Net unsecured senior debt	2,072	2,645
Unencumbered asset ratio	2.53	2.37

equity

EUR million	Dec 31 2025	Dec 31 2024
Comprehensive income for the year	-343	68
Opening balance equity	3,381	2,833
Return on equity, percent	-10	2
Equity	3,038	3,381
Hybrid capital	335	334
Equity and hybrid capital	3,373	3,715
Total assets	5,942	6,729
Equity ratio, percent	51	50
Equity and hybrid capital ratio, percent	57	55

realized value growth

EUR million	2025 Jan–Dec	2024 Jan–Dec
Proceeds from the sale of properties	16	29
Costs of sale	-1	-
Acquisition costs and accumulated investments	-36	-51
Realized value growth	-21	-22

alternative performance measures, continued

rental income and net operating income growth for like-for-like properties

EUR million	2025 Jan-Dec	2024 Jan-Dec	Growth, percent
Rental income	368	357	3.1
Purchases and sales	-11	-2	
Service income	-6	-5	
Exchange differences	-	-15	
Like-for-like rental income	351	335	4.8
Net operating income	212	200	5.9
Purchases and sales	-8	-2	
Exchange differences	-	-7	
Like-for-like net operating income	204	191	7.0

development of EBITDA

EUR million	Dec 2024– Dec 2025
EBITDA, Dec 31, 2024	186
Like-for-like rental income	16
Like-for-like property costs	-3
Like-for-like net operating income	13
Purchase and sales rental income	9
Purchase and sales property costs	-4
Purchase and sales net operating income	5
Service income	1
Exchange differences	-7
Central administrative expenses	4
EBITDA, Dec 31, 2025	202

definitions

adjusted EBITDA

EBITDA plus other financial administrative income and expenses.

It is used to show results excluding interest expenses and changes in the value of assets and liabilities.

annual property return

Net operating income plus unrealized and realized changes in the value of properties on an annual basis in relation to the fair value of the properties at the beginning of the year.

It illustrates the total return on the *property portfolio*.

average interest rate

Average interest rate on the total interest-bearing liabilities, excluding hybrid bonds, at period end.

This key figure shows financial risk.

capitalization rate

The rate of return used in assessing the terminal value of property in the fair value assessment.

cash sources

Cash sources include *liquidity*, adjusted EBITDA less net interest expenses based on earnings capacity, signed property sales, and financial guarantees from the owner.

cash uses

Cash uses include mandatory investments, signed property acquisitions purchases, and short-term loans.

debt coverage capacity

Net debt in relation to *EBITDA*. Net debt in relation to EBITDA including realized change in value. Shows the number of years it takes for the company to pay off its debt with current earnings.

debt maturities, years

Volume-weighted remaining term of interest-bearing loans and derivatives on the balance sheet date.

It illustrates the company's refinancing risk.

discount rate

Rate of return used in assessing the present value of future cash flow and terminal value in the fair value assessment of properties.

earning capacity

The earning capacity is based on the *property portfolio* at the balance sheet date and the portfolio's gross rent, *real vacancy*, estimated operating expenses, and maintenance costs as well as central administrative expenses, during a normal year.

Net interest expenses are based on net debt on the balance sheet date calculated at the currency rate on the balance sheet date.

No tax has been calculated as it relates mainly to deferred tax that does not affect the cash flow.

The earning capacity is not a forecast for the coming twelve months.

It contains no estimates of rent, *vacancy*, currency exchange, future property purchases and sales, or interest rate changes.

EBITDA

Net operating income plus central administrative expenses, and other income and expenses.

Facilitates the analysis of current operating profit.

equity ratio

Equity in relation to total assets.

It highlights the company's financial stability.

financial assets

Holdings in listed debt securities and equity securities with assessed high creditworthiness.

Included in the calculation of *liquidity*.

hybrid capital

Equal to Akelius hybrid bond.

Used as a term due to that Standard & Poor's considers the hybrid bond to consist of fifty percent equity content.

definitions

injury rate

Refers to the frequency of injuries, relative to the total time of 100,000 hours worked.

in-place rent

Contracted rent excluding rental discounts and temporary charges.

interest coverage ratio

Adjusted EBITDA plus realized value growth for the latest rolling 12-month period in relation to *net interest expenses* for the latest rolling 12-month period.

It illustrates the company's sensitivity to interest rate changes.

interest rate hedge

Volume-weighted remaining term of interest rates on interest-bearing loans and derivatives at the balance sheet date.

It illustrates the company's sensitivity to interest rate changes.

liquidity

The liquidity reserve consists of cash and cash equivalents, unutilized credit facilities, and *financial assets* that can be liquidized within three working days.

like-for-like properties

Properties owned during the compared periods.

This means that properties that were acquired or sold during any of the compared periods are excluded.

It facilitates the analysis and the comparison between different periods when properties that do not figure in all the periods are excluded.

loan-to-value ratio

Net debt divided by *net assets*.

This key figure shows financial risk.

lost day rate

Refers to the impact of occupational accidents and diseases relative to the total time of 100,000 hours worked.

net asset

Total assets less pledged cash, cash and cash equivalents and financial assets. It is used to illustrate the company's net assets.

net asset value

Equity, deferred tax, and derivatives. It is used to highlight the company's long-term capital that is not interest-bearing.

net debt

Interest-bearing liabilities excluding leasing less hybrid bond debt, cash and cash equivalents, pledged cash assets, and *financial assets*.

It is used to facilitate analysis of the company's real indebtedness.

net financial items

The net of interest income, interest expenses, other financial income and expenses, and changes in the fair value of derivatives and *financial assets*.

Summarizes financial income and expenses and is used to explain the financial items' contribution to profit or loss.

net interest expenses

Total interest expenses, including net interest of interest derivatives, less interest on hybrid bond debt, one-off financing charges and other income payable on cash and cash equivalents, and *financial assets*. Used to facilitate analysis of the company's interest results.

net operating income

Rental income less *property costs*.

It highlights the ongoing earning capacity from property management.

net operating income margin

Net operating income in relation to *rental income*.

It highlights the ongoing earning capacity from property management.

net operating income return

Net operating income on an annual basis in relation to the fair value of the properties at the beginning of the year.

It measures the yield on the *property portfolio*.

definitions

other financial income and expense

This item includes change in fair value of derivatives, change in fair value of hybrid bonds, dividend from external shares, currency effects on external loans, and administrative finance cost.

other income and expenses

Items from secondary activities such as gains on disposals of fixed assets other than investment properties, income and expenses from temporary services rendered after the sale of properties.

It summarizes income and expenses from business operations ancillary to the main business operations.

property costs

Includes direct property costs, such as operating expenses, utility expenses, maintenance costs, and property taxes.

property portfolio

Investment properties, owner-occupied properties, and investment properties classified as assets held for sale.

realized value growth

Proceeds from the sale of investment properties less acquisition costs, accumulated investments, and costs of sale. This item demonstrates the actual result of sales measured from the acquisition to sale.

real vacancy rate

The total number of vacant apartments less the number of apartments vacant due to renovation work or planned sales, in relation to the total number of apartments.

Real vacancy is measured on the first day after the period end.

This rate facilitates the analysis of long-term vacancy for the company.

rental income

Rental value less vacancies and rent discounts.

rent potential

The new lease level per area of the last 12 months divided by the rent per area per the last day of the period for all occupied apartments.

rental value

12 months' rent for apartments, including a market rent for vacant apartments.

return on equity

Comprehensive income divided by opening equity.

It shows the return offered on the owners' invested capital.

sales and ended units

Sales or split of an apartment where one apartment object is ended and two new ones are created.

unencumbered asset ratio

Unencumbered assets divided by unsecured loans less hybrid bond debt, cash and cash equivalents.

It is used to assess unencumbered assets in relation to unsecured senior interest-bearing debt.

vacancy rate

The number of vacant apartments in relation to the total number of apartments.

The vacancy rate is measured on the first day after the period end.

value growth

Changes in the value of investments properties excluding investment and change in currencies.

It demonstrates the changes in value of properties cleared for currency effects and capital spent.

walk score

Rating from 0 to 100 regarding how easy it is to carry out daily errands without a car, where 100 is the best.

Walk score is provided by Walkscore.com and is disclosed to rate the location of the properties.

Head Office, Sweden

visiting address,
Tegnérgatan 2A
113 58 Stockholm
postal address,
Box 5836
102 48 Stockholm
+46 8 566 130 00
akelius.com

Canada

533 College Street
Toronto M6G 1A8
+1 844 253 5487
akelius.ca

UK

19-21 Clerkenwell Close
London EC1R 0AA
+44 800 014 8579
akelius.co.uk

France

37-41 Rue du Rocher
75008 Paris
+33 805 081 163
akelius.fr

US

300 A Street
Boston, MA 02210
+1 857 930 39 00
akelius.us

