

PRESS RELEASE

Interim Report January – March 2026

- Rent income from property management was SEK 634 million (619), an increase of 2 per cent. The Group's net revenue totalled SEK 815 million (810).
- The Group's gross profit increased by 6 per cent, totalling SEK 422 million (397).
- The fair value of the property holdings was SEK 48.3 billion (48.1 at year-end).
- Unrealised changes in the value of investment properties amounted to SEK 29 million (-205) for the period.
- Net result for the period was SEK 294 million (81).

Comments from Hufvudstaden's President, Anders Nygren.

" We have seen a positively start at the beginning of the year, with a 6 per cent increase in the Group's gross profit and the rental vacancy rate decreased to 4.8 per cent. All business areas reported improved results, and it is gratifying to see the clear effect of our increased focus on leasing.

The interest has remained stable in our offices in central Stockholm, while the market in Gothenburg is slightly more cautious. Against this backdrop, it is particularly pleasing that 78 per cent of the floor space in Kvarteret Johanna has already been let. During the quarter, the first office tenants moved in and both the gym and the Johanna rooftop restaurant were opened. Others will move in over the course of the year, but the greatest economic impact on profit will be from 2027 and thereafter.

In the first quarter, the retail sector noted signs of recovery with improvements in household purchasing power. Our retail vacancies are low, particularly in central street locations. However, we know that uncertainty in the world around us can quickly impact consumption, making developments difficult to assess."

Stockholm, May 7, 2026

HUFVUDSTADEN AB (publ)

Questions can be answered by:

Anders Nygren, President, and Åsa Roslund, Vice President and CFO,
telephone +46 8 762 90 00.

Appendix: Interim Report January – March 2026

The information in this Interim Report is information that Hufvudstaden AB (publ) is obliged to publish under the EU Market Abuse Regulation. The information was published under the auspices of the above contact persons on May 7, 2026 at 12:00 CEST.