

**SUPPLEMENT NO. 1 DATED 4 MAY 2022  
TO THE BASE PROSPECTUS DATED 16 MARCH 2022**

# Heimstaden

**Heimstaden AB (publ)**  
(incorporated with limited liability in Sweden)

**€4,000,000,000**  
**Euro Medium Term Note Programme**

This supplement no. 1 (the "Supplement") is supplemental to, and must be read in conjunction with, the base prospectus dated 16 March 2022 (as supplemented, the "Base Prospectus") prepared by Heimstaden AB (publ) (the "Issuer") with respect to its €4,000,000,000 Euro Medium Term Note Programme (the "Programme") and constitutes a supplement for the purposes of Article 23 of Regulation (EU) 2017/1129 (the "Prospectus Regulation"). Terms defined in the Base Prospectus have the same meaning when used in this Supplement.

This Supplement has been approved by the Central Bank of Ireland (the "Central Bank"), as competent authority under the Prospectus Regulation. The Central Bank only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. Approval by the Central Bank should not be considered as an endorsement of the Issuer or of the quality of the Notes that are the subject of the Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

The Issuer accepts responsibility for the information contained in this Supplement. To the best of the knowledge of the Issuer the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

## **Purpose of this Supplement**

The purpose of this Supplement is to:

- (a) incorporate by reference the Q1 2022 Results Announcement (as defined below);
- (b) incorporate by reference the Q1 2022 report of Heimstaden Bostad;
- (c) update the "*Description of the Issuer – Board of Directors, Management and Auditors – Senior Management*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (d) update the "*Description of the Issuer – Board of Directors, Management and Auditors – Auditors*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (e) update the "*Description of the Issuer – The Issuer as a standalone entity*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (f) update the "*Description of the Issuer – Recent Developments*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (g) update the "*Description of the Issuer – Selected Key Performance indicators of the Issuer – Derivation of key data considered alternative according to the ESMA guidelines*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;

- (h) update the "*Description of Heimstaden Bostad – Group Structure*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (i) update the "*Description of Heimstaden Bostad – Shareholders – Capital Distribution*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (j) update the "*Description of Heimstaden Bostad – Investment Property Portfolio*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (k) update the "*Description of Heimstaden Bostad – Income*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (l) update the "*Description of Heimstaden Bostad – Operational Data*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (m) update the "*Description of Heimstaden Bostad – Lease activities – Real economic occupancy, residential*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (n) update the "*Description of Heimstaden Bostad – Lease activities – Economic occupancy, residential*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (o) update the "*Description of Heimstaden Bostad – Signed Acquisitions*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (p) update the "*Description of Heimstaden Bostad – Capital expenditure, repair, and maintenance*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (q) update the "*Description of Heimstaden Bostad – Finance and Capital Structure - Funding*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (r) update the "*Description of Heimstaden Bostad – Board of Directors and Management – Board of Directors – Christer Franzén*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (s) update the "*Description of Heimstaden Bostad – Board of Directors and Management – Board of Directors – Eldbjørg Sture*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (t) update the "*Description of Heimstaden Bostad – Recent Developments*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (u) update the "*Selected Key Performance Indicators of Heimstaden Bostad – Alternative Performance Measures - Interest coverage ratio, (S&P method) (rolling 12 months) (multiple)*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (v) update the "*Selected Key Performance Indicators of Heimstaden Bostad – Key Performance Indicators*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;
- (w) update the "*Selected Key Performance Indicators of Heimstaden Bostad – Derivation of key data considered alternative according to the ESMA guidelines*" section of the Base Prospectus following publication of the Q1 2022 Results Announcement;

- (x) update the “*Selected Key Performance Indicators of Heimstaden Bostad – Derivation of certain key data by geographic segment*” section of the Base Prospectus following publication of the Q1 2022 Results Announcement; and
- (y) following the publication of the Q1 2022 Results Announcement, update the statement of no significant change for the Group.

## **Incorporation of information by reference**

By virtue of this Supplement, the first paragraph of the "*Documents Incorporated by Reference*" section on page 34 of the Base Prospectus is updated by adding items (d) and (e) as follows:

"(d) The Q1 2022 report of the Issuer (except for pages 4-5) for the three months ended 31 March 2022 (the "**Q1 2022 Results Announcement**"). This document is available for viewing on the following website:

[https://s28.q4cdn.com/819094337/files/doc\\_financials/2022/q1/HST\\_2022\\_Q1\\_EN\\_270422-v3.pdf](https://s28.q4cdn.com/819094337/files/doc_financials/2022/q1/HST_2022_Q1_EN_270422-v3.pdf)."

(e) The Q1 2022 report of Heimstaden Bostad (except for pages 4-5) for the three months ended 31 March 2022. This document is available for viewing on the following website:

[https://s28.q4cdn.com/551253430/files/doc\\_financials/2022/q1/HSTB\\_2022\\_Q1\\_EN\\_270422-v2.pdf](https://s28.q4cdn.com/551253430/files/doc_financials/2022/q1/HSTB_2022_Q1_EN_270422-v2.pdf)."

## **Board of Directors, Management and Auditors – Senior Management**

The section entitled "*Board of Directors, Management and Auditors – Senior Management – Magnus Nordholm, Deputy Chief Executive Officer*" on page 97 of the Base Prospectus shall be deleted.

## **Board of Directors, Management and Auditors – Auditors**

The section entitled "*Board of Directors, Management and Auditors – Auditors*" beginning on page 98 of the Base Prospectus shall be deleted and replaced with the following:

### ***"Auditors***

At Heimstaden AB's annual general meeting, held on 7 April 2022, Ernst & Young AB was appointed as Heimstaden AB's auditor and Jonas Svensson from Ernst & Young AB, an authorised auditor, was appointed as the auditor in charge, each to serve until the end of the next annual general meeting.

Jonas Svensson replaces Peter von Knorring, who was the auditor in charge of Heimstaden AB since 2015. Jonas Svensson is member of FAR (Föreningen Auktoriserade Revisorer), which is the professional institute for the accountancy sector in Sweden.

Ernst & Young AB's address is Drottninggatan 24, Norrköping 602 24, Sweden.".

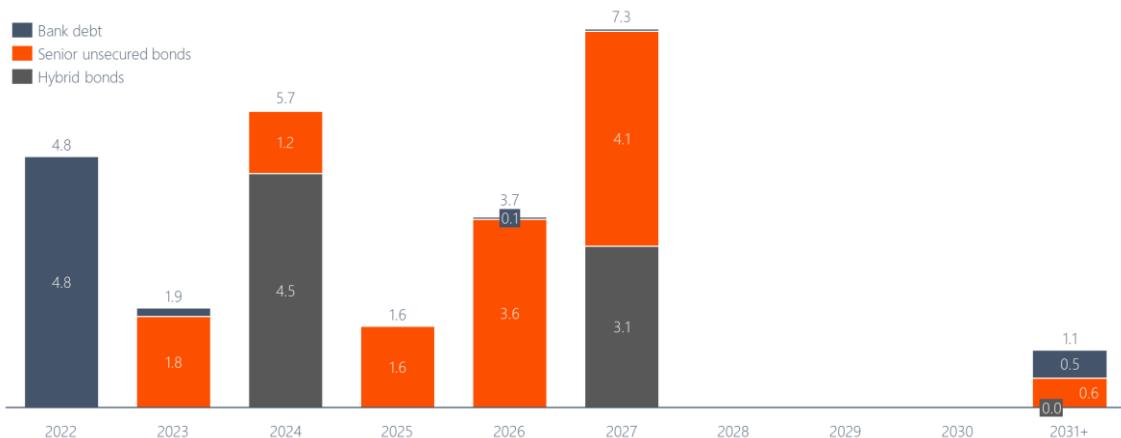
## **The Issuer as a standalone entity**

The section entitled "*The Issuer as a standalone entity*" beginning on page 99 of the Base Prospectus shall be deleted and replaced with the following:

### ***"The Issuer as a standalone entity***

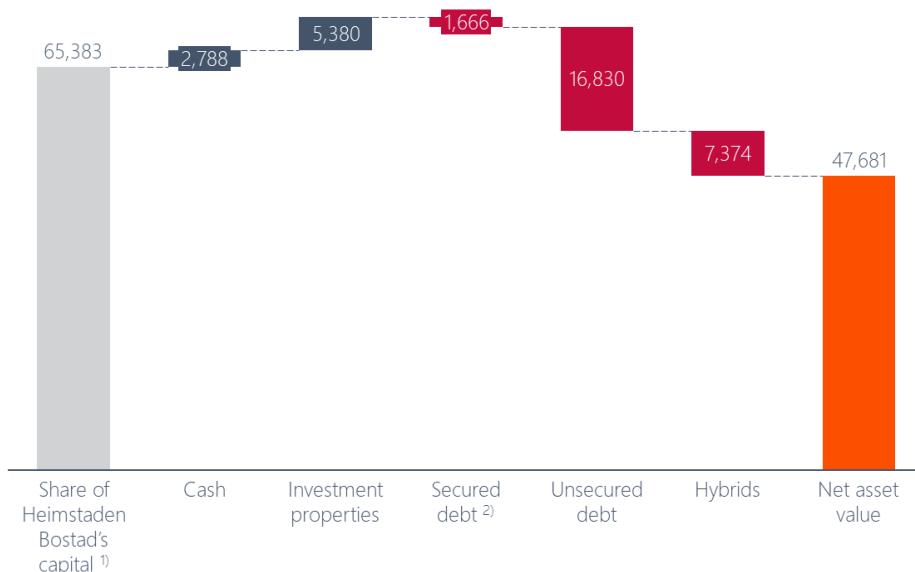
The chart below shows an overview of the Issuer Group's debt maturity profile as of 31 March 2022.

## Issuer Group's non-audited debt maturity profile (SEK billion)



The chart below shows an overview of the Issuer Group's ownership in Heimstaden Bostad and the Issuer Group's assets and liabilities as of 31 March 2022.

## Issuer Group's assets and liabilities (non-audited) (SEK million) as of 31 March 2022



### Note:

<sup>(1)</sup> Capital means Heimstaden Bostad's net asset value excluding non-controlling interest and hybrid bonds with accrued interest.

<sup>(2)</sup> Secured debt excluding Heimstaden Bostad deferred charges effect on Heimstaden AB debt.

The table below shows an overview of the Issuer Group's financial policy figures as of 31 March 2022 compared to 31 March 2021.

Financial Policy	Financial Policy Targets	As of 31 March (non-audited)	
		2022	2021
Loan-to-Value.....	≤30	22.2	11.6
Interest Coverage Ratio ( <i>rolling 12 months</i> ) ( <i>multiple</i> ).....	≥ 2.0	7.3	17.9
Interest Coverage Ratio, including hybrid costs ( <i>rolling 12 months</i> ) ( <i>multiple</i> ) .....	≥ 1.5	4.5	6.5

The table below shows an overview of the Issuer's ownership per share class in Heimstaden Bostad as of 31 March 2022.

Heimstaden's ownership in Heimstaden Bostad	As of 31 March 2022		
	(SEK million)	(Per cent. of capital) <sup>1,2</sup>	(Per cent. of votes) <sup>1</sup>
Preference share A.....	168	100.0	100.0
Preference share B .....	30,951	35.7	35.7
Preference share C .....	1	100.0	100.0
Common shares .....	34,266	60.4	60.4
<b>Total.....</b>	<b>65,386</b>	<b>45.6</b>	<b>51.6</b>

**Note:**

<sup>(1)</sup> Per cent. refers to Heimstaden's share of the total share class based on capital or votes.

<sup>(2)</sup> Capital means Heimstaden Bostad's net asset value excluding non-controlling interest and hybrid bonds with accrued interest.

The table below provides an overview of the Icelandic portfolio as of 31 March 2022:

Iceland	Fair value of investment properties <sup>(1)</sup> (SEK million)	Homes (units)	Residential share (%)	Regulated income
Total .....	4,830	1,678	100.0	0.0

**Note:**

<sup>(1)</sup> The valuation of Icelandic properties is based on sales comparison. Two components are needed for a sales comparison, a standardised price and identical assets. Registers Iceland, the state registry for real estate, provides information on the sales price per sqm in the neighbourhood of each apartment in the portfolio and adjusts for the size and number of rooms. Based on this data, an average price per sqm is calculated based on size, number of rooms and year of transaction. The average of official sales prices from the current period, or if not available the most recent from earlier periods, is allocated to each apartment to assess the value. ".

## Recent developments

At the end of the section entitled "*Recent Developments*" beginning on page 100 of the Base Prospectus, the following shall be inserted:

### "Recent Developments

#### *Heimstaden Bostad, a subsidiary of Heimstaden AB, Buys 806 Homes in Jönköping*

On 16 February 2022, Heimstaden Bostad announced the signing of a SEK 1.7 billion acquisition in Jönköping, Sweden. The seller was Vätterbygdens Byggnads AB. The portfolio consists of 806 residential units, and 21 new attic apartments under construction, mainly located in attractive micro locations in the central parts of Jönköping. The portfolio has 100% regulated residential income and has a total of 38 properties with approximately 63,700 square meters of space.

*Heimstaden Bostad, a subsidiary of Heimstaden AB, has held its 2022 Annual General Meeting*

On 29 March 2022, Heimstaden Bostad held its annual general meeting, at which the meeting:

- Adopted the financial statements for the year ending 31 December 2021.
- Re-elected Casper von Koskull as Chairman of the Board and Ivar Tollefsen, Stefan Attefall, Axel Brändström, John Giverholt, Frans Heijbel, Birgitta Stenmark, Vibeke Krag and Bente Landsnes as board members.
- Resolved on SEK 960,000 fee to the Chairman and SEK 300,000 fee to Bente Landsnes. No fee will be paid to the other members.
- Re-appointed Ernst & Young AB as external auditor.
- Resolved to pay total dividends of SEK 6.6 billion, SEK 3.4 billion of which was reinvested in a share issue resolved upon by the meeting. Heimstaden AB subscribed for SEK 1,007 million, Alecta for SEK 1,640 million, Folksam Group for SEK 563 million and other shareholders for SEK 181 million.
- Resolved to rebalance the value relationship between the Pref B and Common shares through a cash neutral dividend and corresponding reinvestment.

*Heimstaden AB has held its 2022 Annual General Meeting*

On 7 April 2022 Heimstaden AB held its annual general meeting. The annual general meeting mainly resolved upon the following in accordance with the proposals presented:

- Adoption of the annual report for 2021 and the proposal for the allocation of profit and dividend in accordance with such proposal;
- Re-election of Ivar Tollefsen, John Giverholt, Fredrik Reinfeldt, and Vibeke Krag as members of the board of directors. Ivar Tollefsen was re-elected as chairman of the board of directors;
- Adoption of the proposal for directors' fees for 2022;
- Re-election of the registered auditing firm Ernst & Young AB as auditor with Jonas Svensson as the auditor in charge;
- Authorisation for the board of directors to, with or without deviation from the shareholders' preferential rights, resolve to issue shares for the period up until the annual general meeting 2023, through issue of ordinary shares, preference shares or preference shares of series B, or a combination thereof, against cash payment, with a provision for non-cash consideration or set-off or otherwise with conditions, and amendment of the articles of association, for the purpose of introducing a new class of preference shares, preference shares of series B.

*Heimstaden Bostad, a subsidiary of Heimstaden AB, funds and acquires PLATFORM\_’s Residential Project in Edinburgh*

On 21 April 2022, Heimstaden Bostad announced that the Heimstaden Bostad Group has agreed to fund and acquire PLATFORM\_’s 464-home residential project in Edinburgh for SEK 1.5 billion (£124.4 million). A build contract was placed simultaneously, and practical completion is scheduled for mid-2024. The transaction is structured as a turnkey forward funded project to ensure Heimstaden Bostad carries no direct development risk. PLATFORM\_ will act as developer on the project as well as being retained as asset manager following completion of the development.

*Heimstaden Bostad, a subsidiary of Heimstaden AB, acquires residential project in Warsaw*

On 24 April 2022, Heimstaden Bostad announced that the Heimstaden Bostad Group is buying a 400-apartment residential project named Aurora in Warsaw from the developer company Dantex. The transaction is structured as a turnkey forward funded acquisition, where Heimstaden Bostad does not carry any direct development risk. Completion is scheduled for mid-2024.

*Heimstaden Bostad, a subsidiary of Heimstaden AB, expands further in Finland*

Heimstaden Bostad has strengthened its presence in Finland with the acquisition of 2,009 residential and 30 commercial units located in Oulu, Jyväskylä and Lahti. The transaction was valued at EUR 223 million and was closed on 25 April 2022. The seller was the residential real estate company SATO. The 64 properties consist of 2,009 residential and 30 commercial units with a total lettable area of 109,068 sqm. The residential units have an average size of 52 sqm where the majority is studio or 1-bedroom apartments. The main part of the portfolio (93%) is located in Oulu, Lahti, and Jyväskylä.".

**Selected Key Performance indicators of the Issuer**

**Derivation of key data considered alternative according to the ESMA guidelines**

The section entitled "*Selected Key Performance indicators of the Issuer – Derivation of key data considered alternative according to the ESMA guidelines*" beginning on page 103 of the Base Prospectus shall be deleted and replaced with the following:

"Derivation of key data considered alternative according to ESMA guidelines

	<b>As of / rolling 12 months ending 31 March</b>	
	<b>2022 (unaudited)</b>	<b>2021 (audited)</b>
	<i>(SEK millions, unless otherwise stated)</i>	
<b>Relevant assets</b>		
Heimstaden share of capital.....	65,383	37,525
Investment properties .....	5,380	622
<b>Relevant assets .....</b>	<b>70,763</b>	<b>38,147</b>
<b>Net interest-bearing debt</b>		
Interest-bearing secured liabilities .....	1,666	218
Interest-bearing unsecured liabilities .....	16,830	7,833
<b>Interest-bearing liabilities .....</b>	<b>18,496</b>	<b>8,051</b>
Cash and cash equivalents .....	-2,788	-3,640
<b>Net interest-bearing debt.....</b>	<b>15,708</b>	<b>4,411</b>
<b>Net Loan-to-Value (%)</b>		
Net interest-bearing debt.....	15,708	4,411
Relevant assets.....	65,707	38,147
<b>Net Loan-to-Value (%).....</b>	<b>22.2</b>	<b>11.6</b>
<b>Operating profit/loss</b>		
Operating income .....	581	287
Operating cost.....	-376	-240
<b>Operating profit/loss.....</b>	<b>205</b>	<b>47</b>
<b>Adjusted earnings</b>		
Operating profit/loss .....	205	47
Pref A dividends.....	434	277
Common dividends.....	1,809	1,636
Pref B dividends .....	1,007	553
<b>Adjusted earnings .....</b>	<b>3,455</b>	<b>2,512</b>

<b>Financial costs</b>		
Interest expenses.....	-474	-141
Hybrid cost .....	-301	-244
<b>Financial costs.....</b>	<b>-775</b>	<b>-385</b>
 <b>Interest Coverage Ratio (rolling 12 months) (multiple)</b>		
Adjusted earnings .....	3,455	2,512
Interest expenses.....	-474	-141
<b>Interest Coverage Ratio (rolling 12 months) (multiple).....</b>	<b>7.3</b>	<b>17.9</b>
 <b>Interest Coverage Ratio, including hybrid costs (rolling 12 months) (multiple)</b>		
Adjusted earnings .....	3,455	2,512
Financial costs .....	-775	-385
<b>Interest Coverage Ratio, including hybrid costs (rolling 12 months) (multiple).....</b>	<b>4.5</b>	<b>6.5</b>

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## Group Structure

The section entitled "*Group Structure*" beginning on page 110 of the Base Prospectus shall be deleted and replaced with the following:

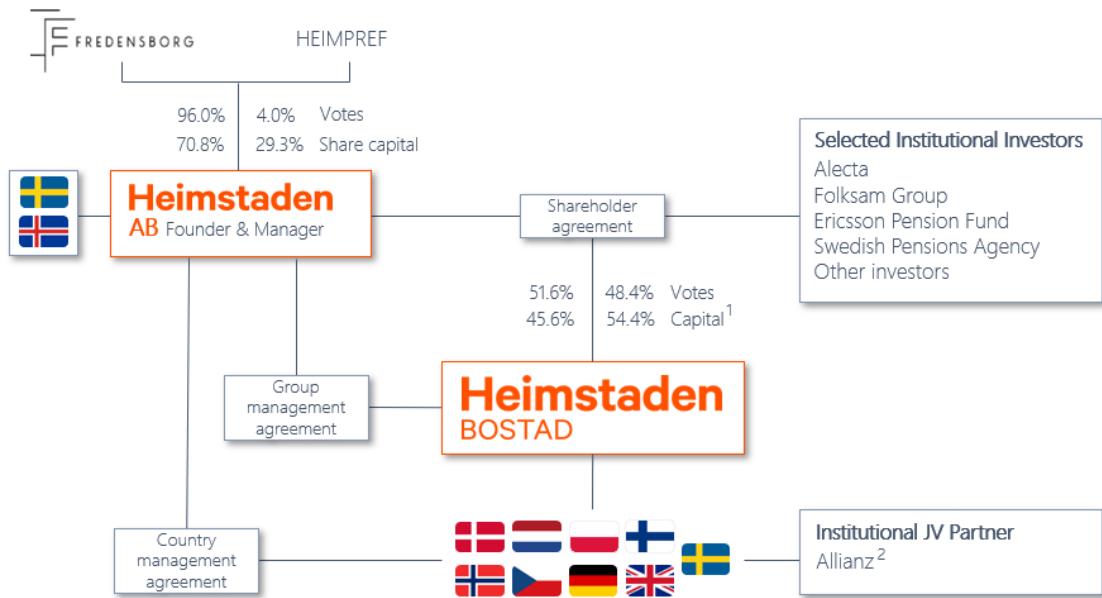
### "Group Structure

The below provides an overview of the investors in Heimstaden Bostad (based on voting rights) as of 31 March 2022:

- Heimstaden AB (through subsidiary): 51.6%;
- Alecta: 33.3%;
- Folksam Group: 11.2%;
- Swedish Pensions Agency: 1.3%;
- Other Investors: 1.3%;
- Ericsson Pension Fund: 1.2%.

The Issuer's majority owner is Fredensborg AS, a Norwegian investment company indirectly owned by Ivar Tollefsen. The rights of the shareholders in Heimstaden Bostad are contained in the articles of association of Heimstaden Bostad and Heimstaden Bostad is managed in accordance with those articles and with the provisions of Swedish law.

The illustration below provides an overview of the ownership structure of Heimstaden Bostad based on voting rights and capital as of 31 March 2022.



**Note:**

<sup>(1)</sup> Capital means Heimstaden Bostad's net asset value excluding non-controlling interest and hybrid bonds with accrued interest. The calculation is based on figures as of 31 March 2022.

<sup>(2)</sup> Allianz, through a joint venture, see section "Allianz and Heimstaden Bostad joint venture".

## Shareholders

### Capital Distribution

The section entitled "Shareholders – Capital Distribution" beginning on page 112 of the Base Prospectus shall be deleted and replaced with the following:

#### ***"Capital Distribution***

The total capital of Heimstaden Bostad as of 31 March 2022 and its distribution between its shareholders is presented in the table below:

Shareholders	Total capital <sup>(1)</sup> (SEK billion)	Proportion of total capital <sup>(1)</sup> (%)	Proportion of voting rights (%)
Heimstaden AB (through subsidiary).....	65.4	45.6	51.6
Alecta .....	53.8	37.5	33.3
Folksam Group .....	18.2	12.7	11.2
Swedish Pensions Agency .....	2.1	1.4	1.3
Other Investors .....	2.1	1.5	1.3
Ericsson Pension Fund.....	2.0	1.4	1.2
<b>Total.....</b>	<b>143.5</b>	<b>100.0</b>	<b>100.0</b>

**Note:**

<sup>(1)</sup> Capital means Heimstaden Bostad's net asset value excluding non-controlling interest and hybrid bonds with accrued interest. <sup>11</sup>.

### Investment Property Portfolio

The section entitled "Investment Property Portfolio" beginning on page 119 of the Base Prospectus shall be deleted and replaced with the following:

## "Investment Property Portfolio

The table below shows the Heimstaden Bostad Group's property portfolio as of 31 March 2022.

Country	Fair Value of investment properties		Homes (No. of residential units)	Residential (%)	Regulated income	Rental income, earnings capacity <sup>1,2</sup>	Net operating income, earnings capacity <sup>1,3</sup>
	(SEK million)	(SEK per square metre)				(SEK million)	(SEK million)
Sweden.....	99,448	32,218	43,419	91.5	100.0	4,127	2,221
Germany.....	74,844	44,164	25,387	92.1	100.0	2,040	1,570
Denmark.....	69,243	38,036	18,437	95.1	18.1	3,041	2,098
Netherlands .....	28,668	27,267	13,314	98.3	66.0	1,241	783
Norway <sup>(4)</sup> .....	21,342	97,588	4,411	85.1	0.0	510	510
Czech Republic .....	19,528	7,513	42,695	95.8	32.0	1,356	916
UK .....	1,659	72,011	60	88.4	0.0	16	8
Finland .....	1,111	20,438	1,041	95.4	0.0	82	42
Poland .....	-	-	-	-	-	10	-4
<b>Total</b> .....	<b>315,843</b>	<b>30,000</b>	<b>148,764</b>	<b>93.0</b>	<b>62.5</b>	<b>12,422</b>	<b>8,144</b>

**Note:**

<sup>(1)</sup> This information is an earning capacity based on the Group's properties as of 31 March 2022 with contracted rental income, and current property and administrative costs. It is important to note that earning capacity should not be equated with a forecast for the current year or the next twelve months. For example, earning capacity does not include an assessment of future rents, vacancies and market interest rates. In earning capacity, changes in value of properties and financial instruments, which affect the Group's income statement, have not been taken into account either.

<sup>(2)</sup> Rental income capacity for the twelve months from 31 March 2022, excluding service income charges.

<sup>(3)</sup> Net operating income capacity for the twelve months from 31 March 2022.

<sup>(4)</sup> Rental income for the property portfolio in Norway is generated through a lease agreement with Heimstaden AS, a subsidiary of Heimstaden AB. Under the arrangement, Heimstaden Bostad receives lease payments, calculated as the net of rental income generated by the property less its property expenses and certain administrative costs.

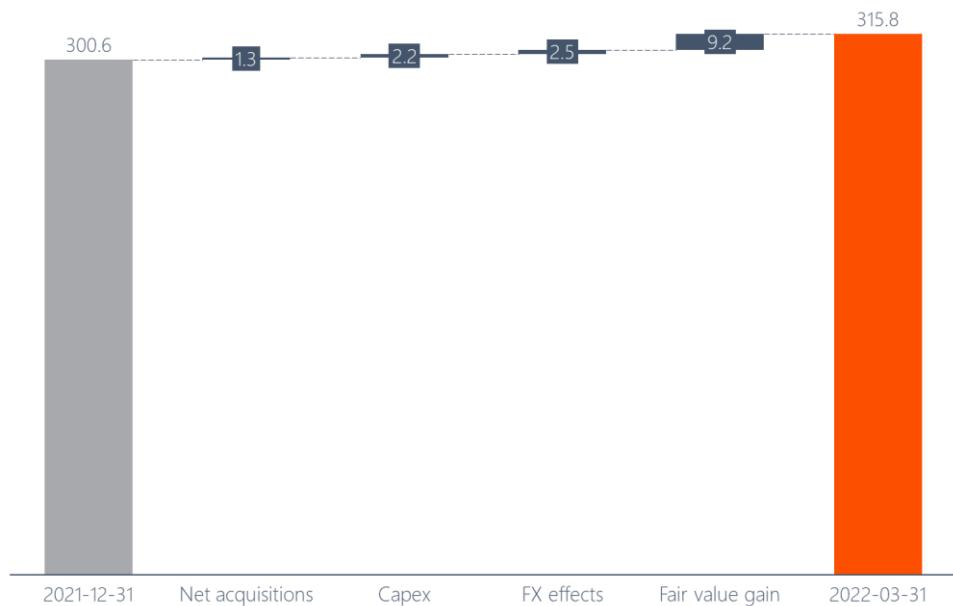
The table below shows a breakdown by category of the fair value of investment properties as of 31 March 2022.

Category	Sweden	Germany	Denmark	Netherlands	Norway	Czech Rep.	UK	Finland	Total
	(SEK million)								
Completed investment properties.....	93,125	74,841	67,966	28,668	20,248	19,341	173	1,111	<b>305,473</b>
Investment properties under construction <sup>1</sup> .....	5,877	-	1,148	-	-	0	1,486	-	<b>8,512</b>
Land and building rights.....	149	-	129	-	-	188	-	-	<b>466</b>
Land leases.....	297	2	-	-	1,093	-	-	-	<b>1,392</b>
<b>Total</b> .....	<b>99,448</b>	<b>74,844</b>	<b>69,243</b>	<b>28,668</b>	<b>21,341</b>	<b>19,529</b>	<b>1,659</b>	<b>1,111</b>	<b>315,843</b>

**Note:**

<sup>(1)</sup> Investment properties under construction are not valued by external valuers, please see the section "*Valuation of Development Properties*" in the Base Prospectus.

The chart shows the fair value of investment properties development from the year ending 31 December 2021 to the three months ending 31 March 2022 in SEK billion.



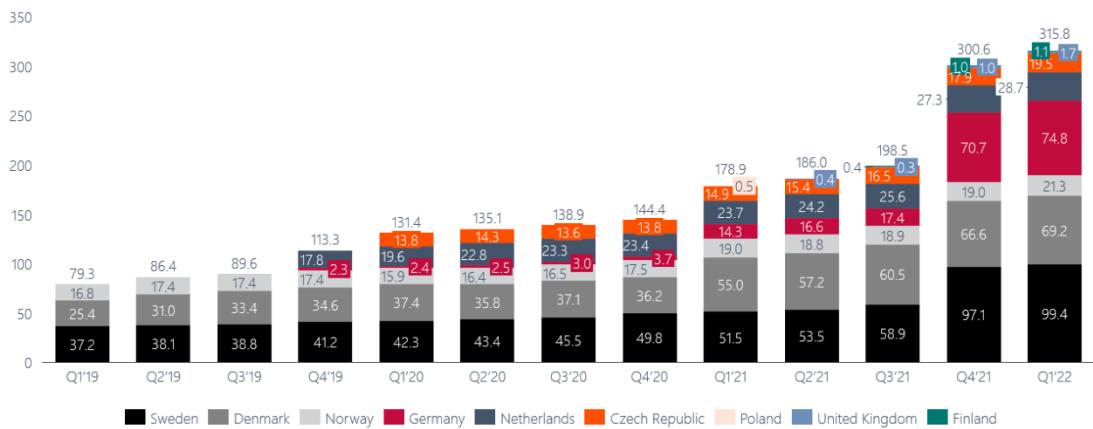
The table below shows the unrealised and realised changes in fair value of investment properties as of 31 March 2022 (compared to as of 31 December 2021). Unrealised value changes show the increase in market valuation as determined by external property valuation firms (see *"Valuation of Investment Properties"* in the Base Prospectus).

Country	Change in fair value of investment properties	
	(%)	(SEK million)
Sweden .....	1.1	1,053
Germany .....	4.9	3,513
Denmark .....	2.0	1,350
Netherlands .....	3.6	987
Norway .....	5.4	1,091
Czech Republic .....	5.4	994
UK .....	9.5	144
Finland .....	8.8	90
<b>Total.....</b>	<b>3.0</b>	<b>9,224</b>

The table below shows a comparison of the income measures of the Heimstaden Bostad Group's property portfolio across the geographic segments in which the Heimstaden Bostad Group operates for the three months ending 31 March 2022.

	Three months ending 31 March 2022								
	Sweden	Germany	Denmark	Netherlands	Norway	Czech Republic	Other countries	Eliminations	Total
Rental income (SEK million) .....	1,021	493	728	299	182	320	37	-65	3,014
Net operating income (SEK million) .....	457	357	502	180	104	224	6	0	1,829
Net operating income margin (%) .....	44.7	72.4	68.9	60.1	57.1	70.1	17.5	-	60.7

The stacked column chart below shows the development in the fair value of investment properties (SEK billion) over time from as of 31 March 2019 until as of 31 March 2022.



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## Income

The section entitled "*Income*" beginning on page 122 of the Base Prospectus shall be deleted and replaced with the following:

### "Income"

The table below shows the Heimstaden Bostad Group's rental income by property type for the three months ending 31 March 2021 and 31 March 2022.

Rental income	Three months ending 31 March	
	2022	2021
		(SEK million)
Residential .....	2,784	1,868
Commercial .....	191	124
Parking .....	39	22
<b>Total.....</b>	<b>3,014</b>	<b>2,014</b>

Service income	Three months ending 31 March	
	2021	2020
		(SEK million)
Residential .....	315	176
Commercial .....	11	9
<b>Total.....</b>	<b>326</b>	<b>185</b>

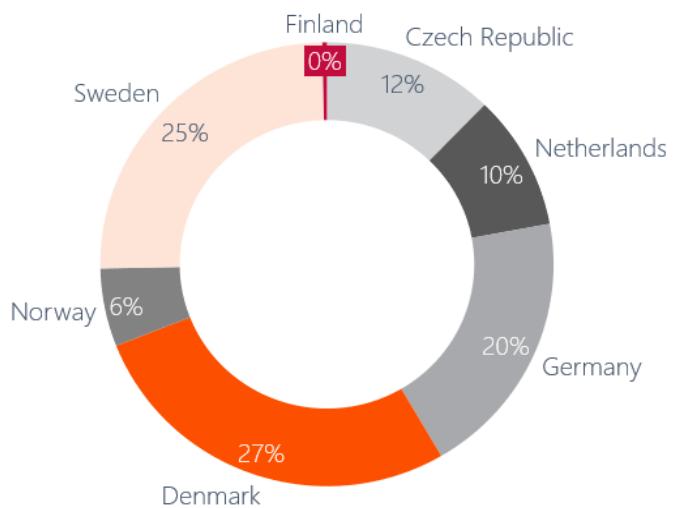
The line chart below shows the historical quarterly like-for-like rental growth by geographic segment for the period between the first quarter of 2021 and the first quarter of 2022.

### Like-for-like rental growth by geographic segment (%)

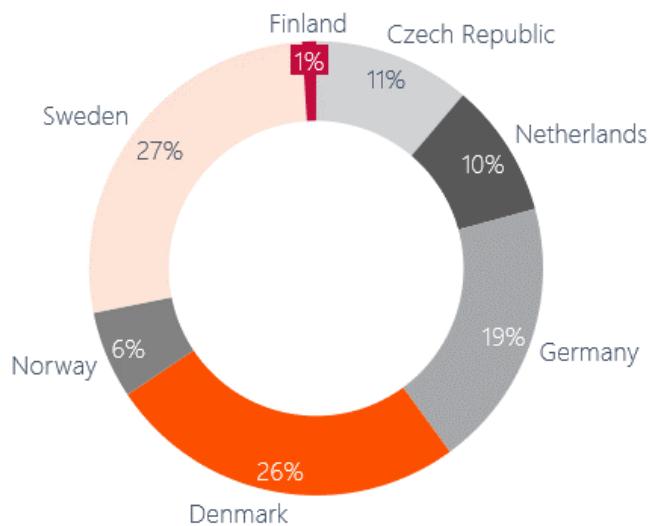


The first chart below shows the Heimstaden Bostad Group's actual net operating income by geographic segment as a share of total actual net operating income for the three months ending 31 March 2022. The second chart below shows the Heimstaden Bostad Group's earning capacity net operating income by geographic segment as a share of net operating income (according to total earnings capacity) as of 31 March 2022.

### Net operating income distribution, actual (SEK 1,829 million) for the three months ending 31 March 2022

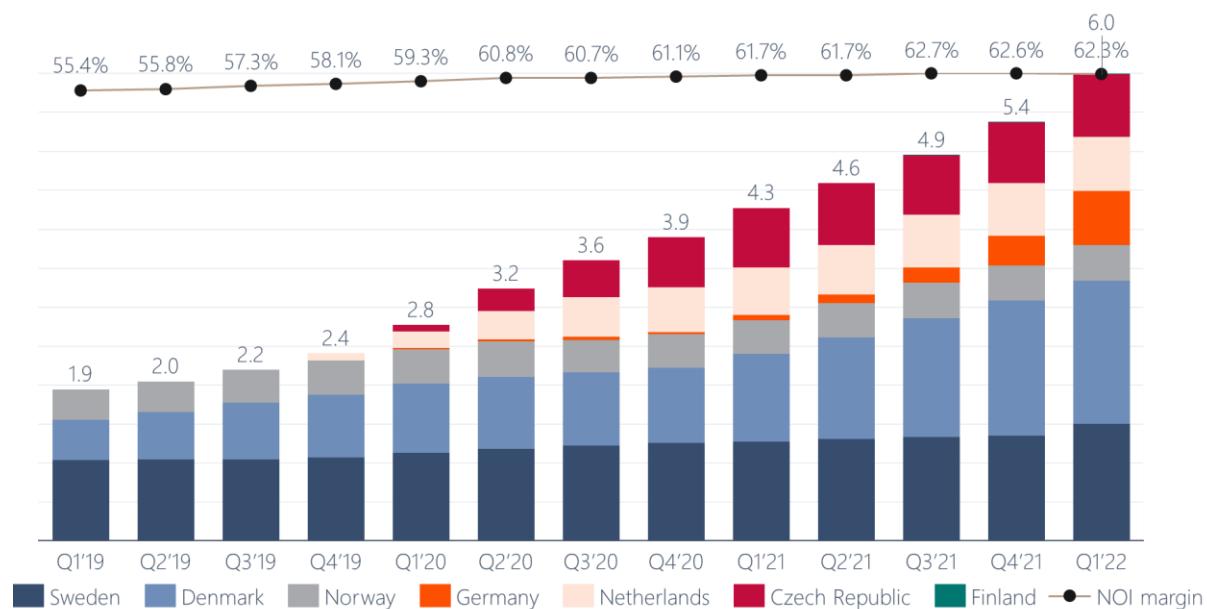


## Net operating income distribution, earnings capacity (SEK 8,144 million) as at 31 March 2022



### Net operating income

The column chart below shows the twelve months rolling net operating income (in billions of SEK) over the period from the twelve months ending 31 March 2019 until the twelve months ending 31 March 2022. In addition, the line value shows Heimstaden Bostad's total twelve months rolling net operating income margin from the twelve months ending 31 March 2019 until the twelve months ending 31 March 2022.



".

### Operational Data

The section entitled "Operational Data" beginning on page 124 of the Base Prospectus shall be deleted and replaced with the following:

## "Operational Data

### *Potential Earnings Capacity*

The earnings capacity represents annualised earnings calculated on the basis of the contracted rental income, current property expenses and administrative expenses of the property portfolio as of 31 March 2022. Announced property acquisitions or divestments that closed after the balance sheet date are not included in the calculation. The earnings capacity does not include any adjustment for development trends in rent levels, vacancy rates, property expenses or interest rates, nor does the earnings capacity provide any adjustment for expected changes in the fair value of properties, foreign exchange rates, acquisitions or disposals. The earnings capacity should not be considered a forecast for the current year or for the next 12-month period. There can be no assurance that such figures will not change in the future and therefore it is not a forecast of actual future earnings.

The following table sets out the unaudited earnings capacity as of 31 March 2022.

Earnings capacity	As of 31 March 2022 (unaudited) (SEK million, unless otherwise stated)
<b>Current earning capacity</b>	
Rental income.....	12,422
Service income .....	1,134
Property expenses.....	-5,412
<b>Net operating income.....</b>	<b>8,144</b>
Corporate administrative expenses .....	-790
<b>Profit before financial items.....</b>	<b>7,355</b>
Financial costs – interest-bearing liabilities.....	-1,881
<b>Profit.....</b>	<b>5,474</b>
<b>Key data</b>	
Net operating income margin (%). ....	65.6
Interest coverage ratio (ICR) (multiple) .....	3.9

### *Property Expenses*

The following table sets out the property expenses for the Heimstaden Bostad Group's portfolio for the three months ending 31 March 2021 compared to the three months ending 31 March 2022.

	Three months ending 31 March	
	2022	2021
	(SEK million)	
<b>Property expenses</b>		
Utilities .....	510	343
Repairs and maintenance .....	210	144
Property tax .....	109	85
Property management .....	518	339
Other.....	163	56
<b>Total property expenses</b>	<b>1,510</b>	<b>967</b>

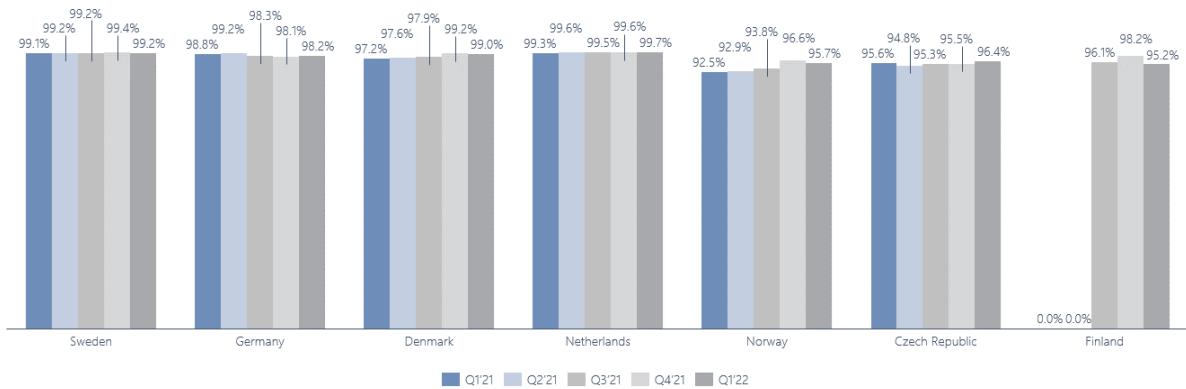
".

### **Lease activities – Real economic occupancy, residential**

The section entitled "*Lease activities – Real economic occupancy, residential*" beginning on page 128 of the Base Prospectus shall be deleted and replaced with the following:

### *"Real economic occupancy, residential*

The chart below shows the Heimstaden Bostad Group's real economic occupancy, expressed as a percentage, for the period between the three months ending 31 March 2021 and the three months ending 31 March 2022.



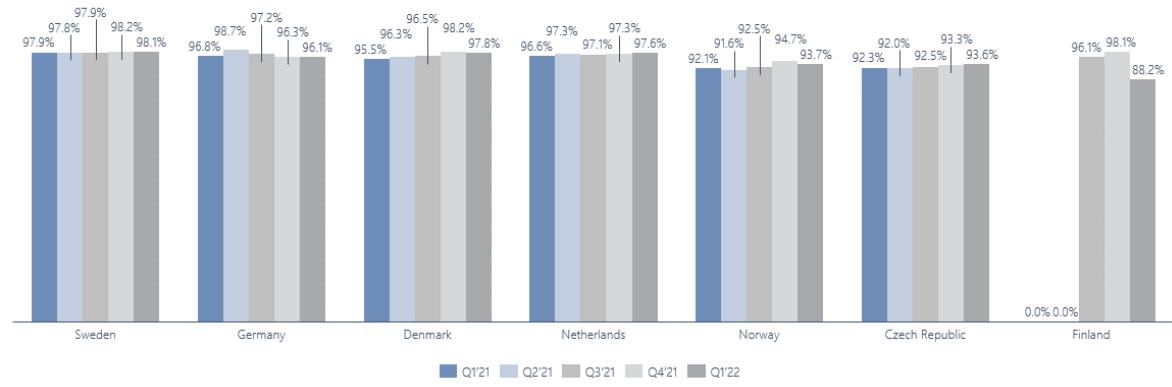
".

### **Lease activities – Economic occupancy, residential**

The section entitled "*Lease activities – Economic occupancy, residential*" beginning on page 129 of the Base Prospectus shall be deleted and replaced with the following:

### *"Economic occupancy, residential*

The chart below shows the Heimstaden Bostad Group's economic occupancy, expressed as a percentage, for the period between the three months ending 31 March 2021 and the three months ending 31 March 2022.



".

### **Signed Acquisitions**

The section entitled "*Signed Acquisitions*" beginning on page 129 of the Base Prospectus shall be deleted and replaced with the following:

## "Signed Acquisitions

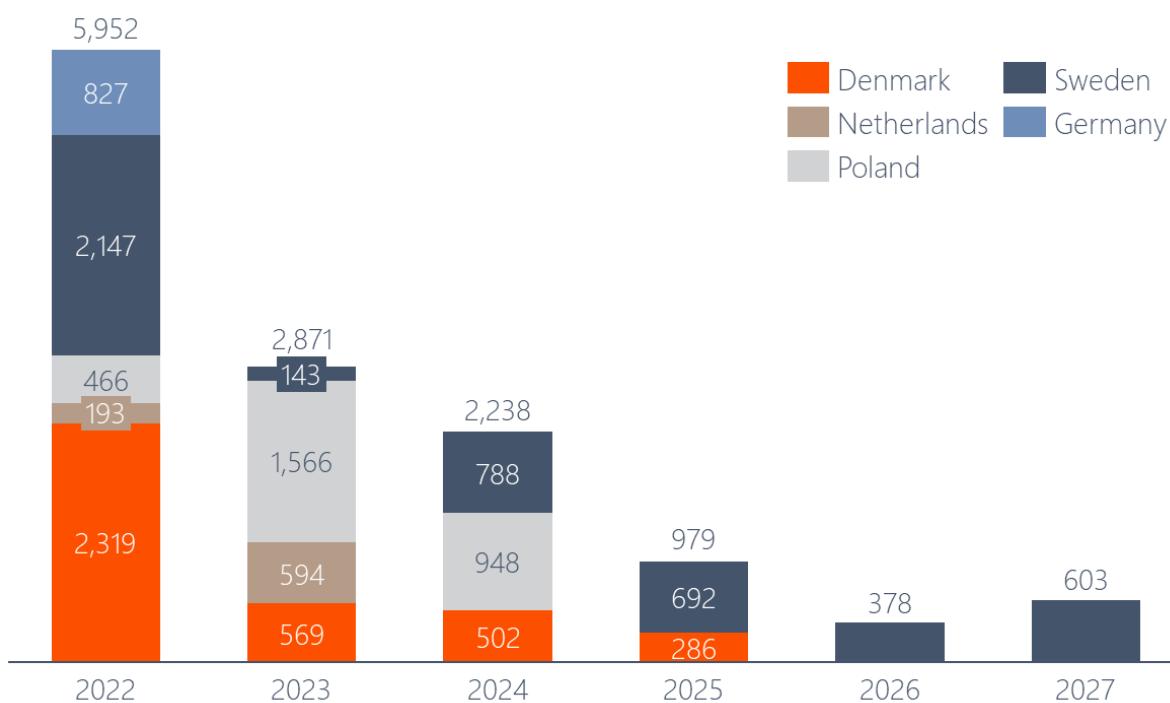
Heimstaden Bostad expands and improves its portfolio through acquisitions of standing assets and newbuilds. As of 31 March 2022, the pipeline of signed acquisitions consisted of both standing assets and newbuilds, totalling SEK 13,020 million and 8,457 residential units. Newbuild investments are structured either as forward purchase or forward funding.

Heimstaden Bostad had forward funding contracts with a total committed future capital expenditure of SEK 5,596 million as of 31 March 2022.

Signed acquisitions have not yet closed and are subject to conditions precedent, for example, developers meeting development targets. Therefore, such acquisitions are not guaranteed to complete on schedule or at all if conditions precedent are not met.

The graph below shows the signed acquisitions by the Heimstaden Bostad Group by scheduled closing date in SEK million as of 31 March 2022.

**Signed acquisitions (SEK 13,020 million) as of 31 March 2022**



".

## **Capital expenditure, repair, and maintenance**

The section entitled "*Capital expenditure, repair, and maintenance*" beginning on page 130 of the Base Prospectus shall be deleted and replaced with the following:

## **"Capital expenditure, repair, and maintenance**

Heimstaden Bostad invests in refurbishments and the construction of new investment properties. The

table below provides a breakdown of capital expenditure, repair and maintenance for the three months ending 31 March 2022 and the three months ending 31 March 2021.

<b>Capital expenditure, repair, and maintenance</b>	<b>Three months ending 31 March 2022</b>	
	<b>2021</b>	
	<i>(SEK million)</i>	
<b>Income statement items</b>		
Expenses for repair and maintenance <sup>(1)</sup> .....	263	183
<b>Balance sheet items</b>		
Capitalised repair and maintenance .....	689	417
Tenant improvements .....	313	201
Investment properties under construction .....	1,243	691
Capital expenditures.....	2,245	1,308

**Note:**

<sup>(1)</sup> Excluding group eliminations, see note 3 to the financial statements in the first quarter report of Heimstaden Bostad for the three months ending 31 March 2022.

".

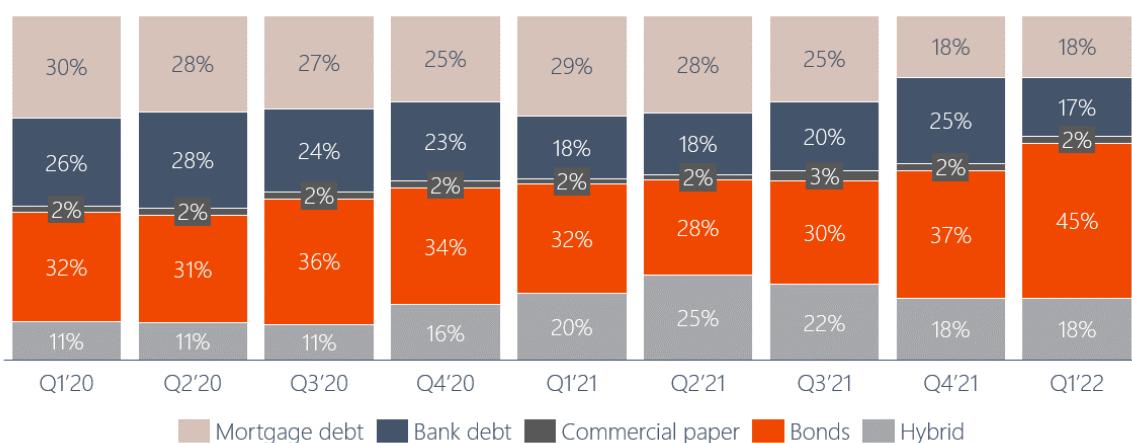
## Finance and Capital Structure - Funding

The section entitled "*Finance and Capital Structure - Funding*" beginning on page 132 of the Base Prospectus shall be deleted and replaced with the following:

### "Funding

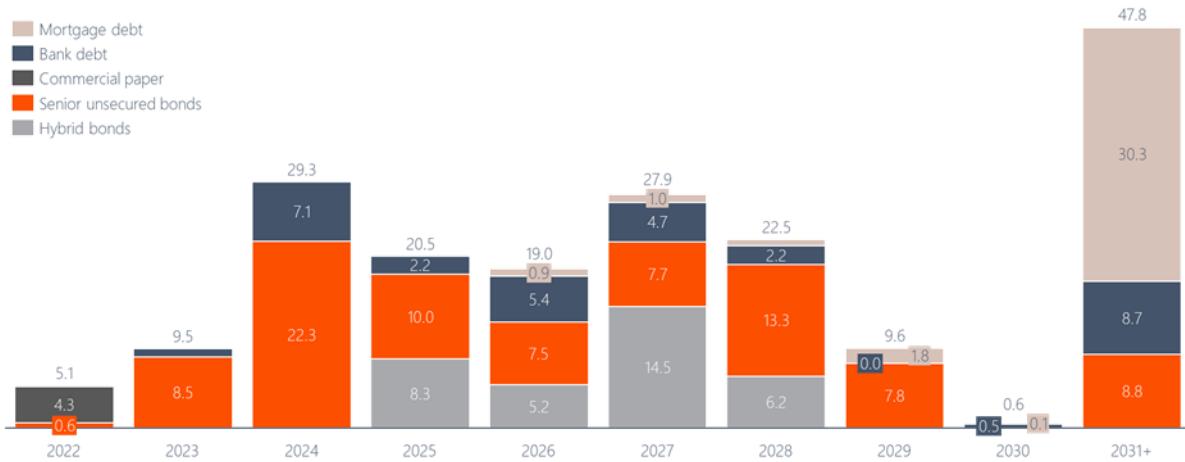
The chart below shows an overview of the Heimstaden Bostad Group's funding distribution, expressed as a percentage, from the three months ending 31 March 2020 to the three months ending 31 March 2022.

#### **Funding distribution, % (three months ending 31 March 2020 – three months ending 31 March 2022)**



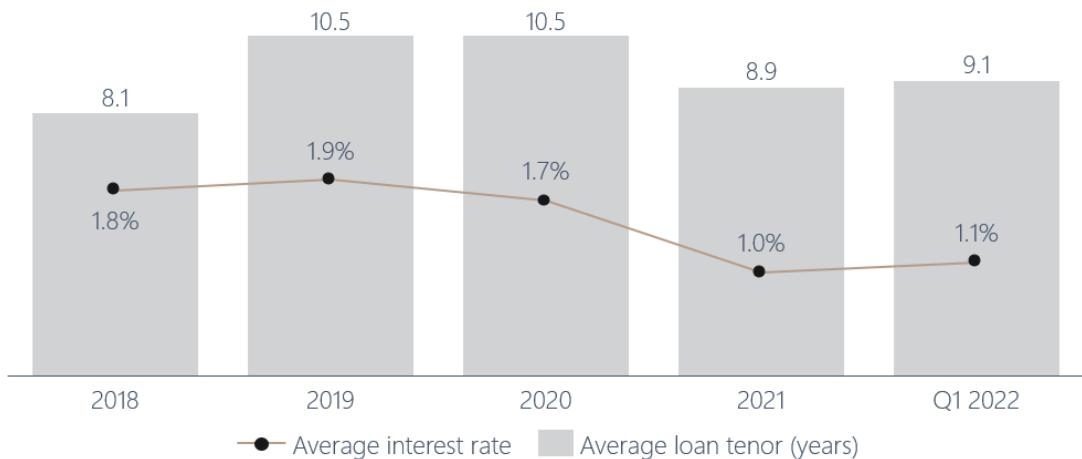
The chart below shows an overview of the Heimstaden Bostad Group's funding maturity profile (in SEK billion) as at the date of this Supplement. Note hybrid instruments are perpetual and therefore the first reset date is shown as the maturity in the chart below.

## Heimstaden Bostad Group's funding maturity profile (SEK billion)



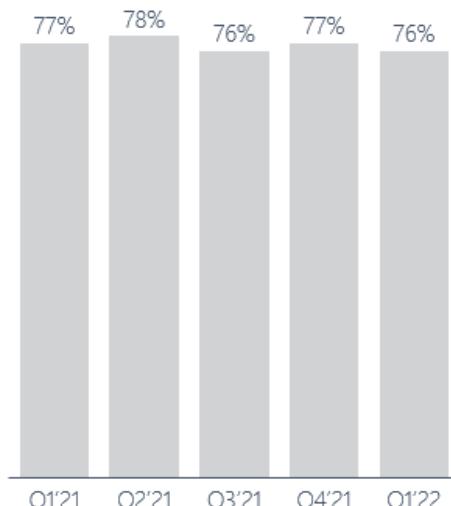
The chart below shows an overview of the Heimstaden Bostad Group's average interest rate, expressed as a percentage, and average loan tenor (years) from the figures from the year ending 31 December 2018 to the three months ending 31 March 2022.

### Average interest rate and average loan tenor (year ending 31 December 2018 - three months ending 31 March 2022)



The chart below shows an overview of the Heimstaden Bostad Group's interest rate hedge ("hedge ratio") from the figures from the three months ending 31 March 2021 to the three months ending 31 March 2022.

## Hedge ratio (three months ending 31 March 2021 – three months ending 31 March 2022)



The table below shows the Heimstaden Bostad Group's interest-bearing liabilities and whether the financing is secured by the Heimstaden Bostad Group's assets as of 31 March 2022.

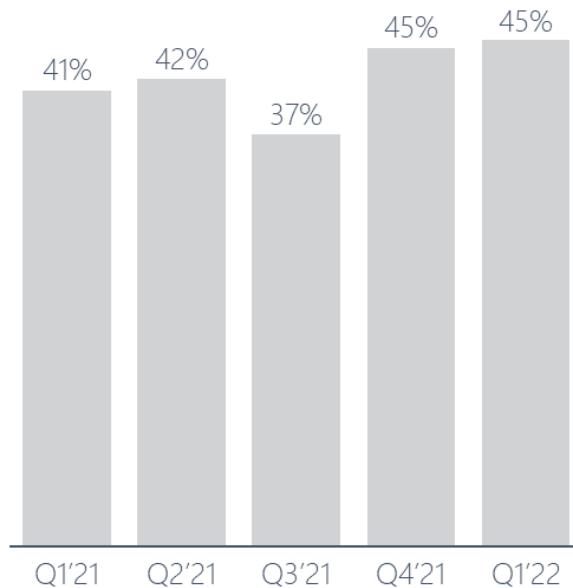
Interest-bearing liabilities	Interest-bearing liabilities (SEK million)	Secured loans (%)	Share (%)	Unutilised credit commitments (SEK million)
Corporate bonds.....	90,794	0	58	-
Mortgages.....	34,787	100	22	-
Bank loans.....	31,969	96	20	24,488
<b>Total.....</b>	<b>157,551</b>	<b>42</b>	<b>100</b>	<b>24,488</b>
Deferred charges				-796
<b>Total including deferred charges</b>				<b>156,755</b>

The table below shows the Heimstaden Bostad Group's unencumbered properties ratio (value of unencumbered properties as a proportion of total property value), expressed as a percentage, by country as of 31 March 2022.

Country	Unencumbered properties ratio (%)
Czech Republic.....	100.0
Denmark.....	5.1
Finland.....	100.0
Germany.....	22.0
Netherlands.....	23.6
Norway.....	90.4
Sweden.....	75.7
UK.....	100.0
<b>Total.....</b>	<b>45.5</b>

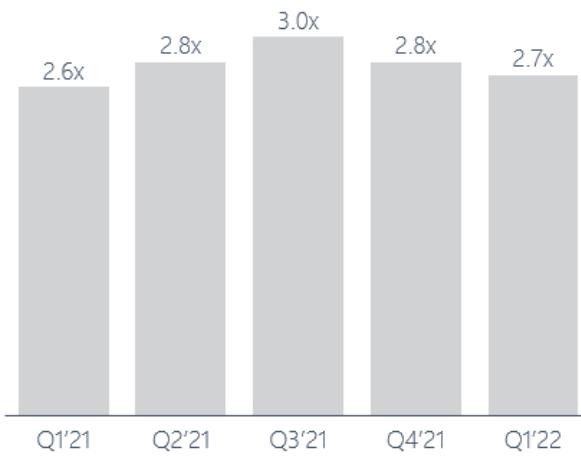
The chart below shows the Heimstaden Bostad Group's unencumbered properties ratio, expressed as a percentage, from the three months ending 31 March 2021 to the three months ending 31 March 2022.

**Unencumbered properties ratio (three months ending 31 March 2021 – three months ending 31 March 2022)**



The chart below shows the Heimstaden Bostad Group's interest coverage ratio (S&P method) from rolling 12 months ending 31 March 2021 to rolling 12 months ending 31 March 2022.

**Interest coverage ratio (S&P method) (rolling 12 months ending 31 March 2021 – rolling 12 months ending 31 March 2022)**

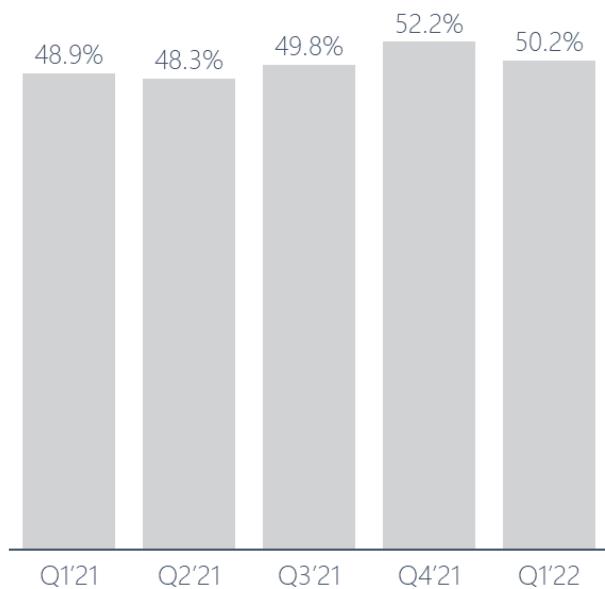


**Note:**

The definition was changed in Q1 2022 to include capitalised interest expenses, this has been reflected for all periods.

The chart below shows the Heimstaden Bostad Group's net debt / net debt + equity (S&P method) in relation to the Heimstaden Bostad Group's financial policy from the three months ending 31 March 2021 to the three months ending 31 March 2022.

**Net debt / Net debt + Equity (S&P method), % (three months ending 31 March 2021 – three months ending 31 March 2022)**

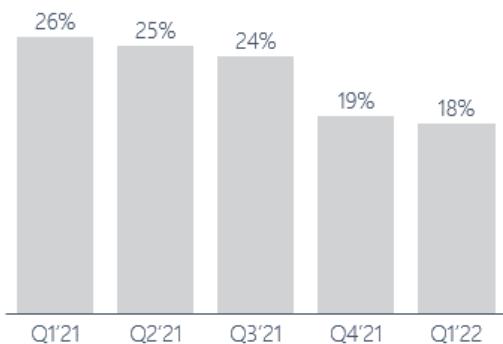


**Note:**

The definition was changed in Q4 2021 to remove the cash adjustment of 10%, this has been reflected for all periods.

The chart below shows the Heimstaden Bostad Group's secured loan-to-value ratio, expressed as a percentage, from the three months ending 31 March 2021 to the three months ending 31 March 2022.

**Secured loan-to-value ratio (three months ending 31 March 2021 – three months ending 31 March 2022)**



".

**Board of Directors and Management – Board of Directors – Christer Franzén**

The section entitled "Board of Directors and Management – Board of Directors – Christer Franzén" on page 137 of the Base Prospectus shall be deleted.

## **Board of Directors and Management – Board of Directors – Elbjørg Sture**

The section entitled "Board of Directors and Management – Board of Directors – Elbjørg Sture" on page 137 of the Base Prospectus shall be deleted.

### **Recent developments**

The section entitled "Recent Developments" beginning on page 138 of the Base Prospectus shall be amended by adding the following to the end of the current segment:

#### **"Recent Developments**

##### *Heimstaden Bostad Buys 806 Homes in Jönköping*

On 16 February 2022, Heimstaden Bostad announced the signing of a SEK 1.7 billion acquisition in Jönköping, Sweden. The seller was Vätterbygdens Byggnads AB. The portfolio consists of 806 residential units, and 21 new attic apartments under construction, mainly located in attractive micro locations in the central parts of Jönköping. The portfolio has 100% regulated residential income and has a total of 38 properties with approximately 63,700 square meters of space.

##### *Heimstaden Bostad 2022 Annual General Meeting*

On 29 March 2022, Heimstaden Bostad held its annual general meeting, at which the meeting:

- Adopted the financial statements for the year ending 31 December 2021.
- Re-elected Casper von Koskull as Chairman of the Board and Ivar Tollefsen, Stefan Attefall, Axel Brändström, John Giverholt, Frans Heijbel, Birgitta Stenmark, Vibeke Krag and Bente Landsnes as board members.
- Resolved on SEK 960,000 fee to the Chairman and SEK 300,000 fee to Bente Landsnes. No fee will be paid to the other members.
- Re-appointed Ernst & Young AB as external auditor.
- Resolved to pay total dividends of SEK 6.6 billion, SEK 3.4 billion of which was reinvested in a share issue resolved upon by the meeting. Heimstaden AB subscribed for SEK 1,007 million, Alecta for SEK 1,640 million, Folksam Group for SEK 563 million and other shareholders for SEK 181 million.
- Resolved to rebalance the value relationship between the Preference B and Common shares through a cash neutral dividend and corresponding reinvestment.

##### *Heimstaden Bostad Funds and Acquires PLATFORM\_’s Residential Project in Edinburgh*

On 21 April 2022, Heimstaden Bostad announced that the Heimstaden Bostad Group has agreed to fund and acquire PLATFORM\_’s 464-home residential project in Edinburgh for SEK 1.5 billion (£124.4 million). A build contract was placed simultaneously, and practical completion is scheduled for mid-2024. The transaction is structured as a turnkey forward funded project to ensure Heimstaden Bostad carries no direct development risk. PLATFORM\_ will act as developer on the project as well as being retained as asset manager following completion of the development.

##### *Heimstaden Bostad Acquires Residential Project in Warsaw*

On 24 April 2022, Heimstaden Bostad announced that the Heimstaden Bostad Group is buying a 400-apartment residential project named Aurora in Warsaw from the developer company Dantex. The transaction is structured as a turnkey forward funded acquisition, where Heimstaden Bostad does not carry any direct development risk. Completion is scheduled for mid-2024.

## *Heimstaden Bostad expands further in Finland*

Heimstaden Bostad strengthened its presence in Finland with the acquisition of 2,009 residential and 30 commercial units located in Oulu, Jyväskylä and Lahti. The transaction was valued at EUR 223 million and was closed on 25 April 2022. The seller was the residential real estate company SATO. The 64 properties consist of 2,009 residential and 30 commercial units with a total lettable area of 109,068 sqm. The residential units have an average size of 52 sqm where the majority is studio or 1-bedroom apartments. The main part of the portfolio (93%) is located in Oulu, Lahti, and Jyväskylä.".

## **Selected Key Performance Indicators**

### **Alternative Performance Measures**

The section entitled "*Alternative Performance Measures - Interest coverage ratio, (S&P method) (rolling 12 months) (multiple)*" beginning on page 139 of the Base Prospectus shall be deleted and replaced with the following:

#### ***"Interest coverage ratio, (S&P method) (rolling 12 months) (multiple)***

EBITDA (adjusted) divided by Interest Expense (adjusted). EBITDA (adjusted) means profit before inventory properties and fair value adjustments, plus depreciation and amortisation, the SOS partnership fee, transaction costs from business combination and less share of net profits of associates and joint ventures. Interest Expense (adjusted) means interest expenses on interest-bearing liabilities, 50% of the accrued (scheduled) dividend payments in respect of Heimstaden Bostad's outstanding hybrid capital as financial costs and capitalised interest. The inclusion of 50% of the hybrid dividend payments reflects S&P's classification of Heimstaden Bostad's outstanding hybrid capital as being 50% debt and 50% equity (rather than the IFRS classification of the same instrument being 100% equity).".

### **Key Performance Indicators**

The section entitled "*Key Performance Indicators*" beginning on page 141 of the Base Prospectus shall be deleted and replaced with the following:

#### **"Key Performance Indicators**

	<b>As at / three months ending 31 March</b>	
	<b>2022</b>	<b>2021</b>
<i>(SEK million unless otherwise stated)</i>		
<b>Property-related key data</b>		
Net operating income margin (%).....	60.7	61.2
Economic occupancy ratio, residential (%).....	96.8	95.7
Real economic occupancy ratio, residential (%) .....	98.5	97.6
Proportion residential fair value on balance sheet date (%) .....	93.0	93.3
Cash generated from operations.....	890	1,368
<b>Financial key data</b>		
Interest coverage ratio (rolling 12 months) (multiple).....	2.5	3.2
Interest coverage ratio, (S&P method) (rolling 12 months) (multiple).....	2.7	2.6
Net loan-to-value ratio (%).....	44.5	41.1
Secured loan-to-value ratio (%).....	17.9	26.0
Net debt / Net debt + Equity (S&P method) (%).....	50.2	48.9
Net debt to total assets (%) .....	38.4	37.3
Equity ratio (%) .....	47.7	50.6
Average interest rate (%) .....	1.1	1.5
The average remaining term of fixed interest in the loan portfolio, including derivatives (years) .....	1.94	2.97

	<b>As at / three months ending 31 March</b>	
	<b>2022</b>	<b>2021</b>
<i>(SEK million unless otherwise stated)</i>		
Average loan tenor ( <i>years</i> ) .....	9.1	11.7
Net asset value on the balance sheet date.....	185,738	104,761
Debt / EBITDA (rolling 12 month) ( <i>multiple</i> ) .....	22.5	19.1
Profit before inventory properties and fair value adjustments <sup>(1)</sup> .....	1,728	1,096

**Notes:**

<sup>(1)</sup> Prior to 31 March 2021, reported as profit from property management. In 2021, this metric was impacted by transaction costs from business combination with the Akelius Portfolio of SEK 2,232 million.

<b>Financial Policy</b>	<b>Financial Policy</b>	<b>Financial Policy</b>	<b>As at / three months ending 31</b>		
		<b>Targets</b>	<b>March</b>	<b>2022</b>	<b>2021</b>
Interest coverage ratio, rolling 12 months, S&P method.....		≥ 2.4		2.7	2.6
Net Debt / Net Debt + Equity, S&P Method (%) <sup>(1)</sup> .....		< 55		50.2	48.9
Average loan tenor ( <i>years</i> ) .....		≥ 4		9.1	11.7
Loan maturity in individual year (%).....		≤ 25		19	17
Share of loans from individual lender (%).....		≤ 20		9	13
Interest rate hedge (%).....		≥ 75		76	77
Quick ratio <sup>(2)</sup> .....		≥ 1.25		2.3	7.61

**Notes:**

<sup>(1)</sup> The Net debt to net debt + equity ratio is calculated on the basis of the S&P classification of Heimstaden Bostad's outstanding hybrid capital as being 50% debt and 50% equity, rather than the IFRS classification of the same instrument as being 100% equity.

<sup>(2)</sup> The quick ratio is calculated as cash and bank balance, including available credit facilities divided by forecast net liquidity needs over the ensuing 12 months, in accordance with S&P's guidelines.

The table above sets out the financial guidelines that are relevant to Heimstaden Bostad, as contained in internal guidelines and financial agreements with third parties.

The table below sets out the ways in which certain key data, which is considered "alternative" according to the ESMA guidelines, is derived.".

**Derivation of key data considered alternative according to the ESMA guidelines**

The section entitled "*Derivation of key data considered alternative according to the ESMA guidelines*" beginning on page 142 of the Base Prospectus shall be deleted and replaced with the following:

**"Derivation of key data considered alternative according to the ESMA guidelines**

	<b>As for the three months ending 31 March</b>	
	<b>2022</b>	<b>2021</b>
<i>(SEK million unless otherwise stated)</i>		
<b>Economic occupancy, residential (%)</b>		
Theoretical rental income on residential units .....	2,862	1,977
Economic vacancy.....	-92	-84
Rental income on residential units.....	2,770	2,061
<b>Economic occupancy (%)</b> .....	<b>96.8</b>	<b>95.7</b>
<b>Real economic occupancy ratio, residential (%)</b>		
Theoretical rental income on residential units .....	2,862	2,061
Adjusted for non-market vacancy.....	-44	-37

	<b>As for the three months ending 31 March</b>	
	<b>2022</b>	<b>2021</b>
<i>(SEK million unless otherwise stated)</i>		
Adjusted theoretical rental income .....	2,819	2,024
<b>Real economic occupancy ratio, residential (%)</b> .....	<b>98.5</b>	<b>97.6</b>
<b>Net operating income margin (%)</b>		
Rental income.....	3,014	2,014
Net operating income .....	1,829	1,232
<b>Net operating income margin (%)</b> .....	<b>60.7</b>	<b>61.2</b>

	<b>As at 31 March</b>	
	<b>2022</b>	<b>2021</b>
<i>(SEK million unless otherwise stated)</i>		
<b>Profit before financial items plus financial income (rolling 12 months)</b>		
Profit before inventory properties and fair value adjustments .....	3,466	3,910
Financial income .....	200	87
<b>Profit before financial items plus financial income (rolling 12 months)</b>	<b>3,666</b>	<b>3,996</b>
<b>Interest coverage ratio (rolling 12 months) (multiple)</b>		
Profit before financial items plus financial income .....	3,666	3,996
Financial costs – Interest-bearing liabilities .....	1,449	1,266
<b>Interest coverage ratio (rolling 12 months) (multiple)</b> .....	<b>2.5</b>	<b>3.2</b>
<b>Interest coverage ratio, (S&amp;P method) (rolling 12 months) (multiple)</b>		
Profit before inventory properties and fair value adjustments .....	3,466	3,910
Depreciation and amortisation.....	1	12
SOS partnership fee.....	81	-
Transaction costs from business combination .....	2,054	-
Share of net profits of associates and joint ventures.....	-358	-31
<b>EBITDA, adjusted</b> .....	<b>5,244</b>	<b>3,890</b>
Interest expenses on interest-bearing liabilities .....	1,449	1,266
Capitalised interest .....	55	14
50% hybrid dividend (reflecting S&P methodology) .....	451	194
<b>Interest expense, adjusted</b> .....	<b>1,955</b>	<b>1,473</b>
<b>Interest coverage ratio, (S&amp;P method) (rolling 12 months) (multiple)</b> ..	<b>2.7</b>	<b>2.6</b>
<b>Equity ratio (%)</b>		
Total equity .....	174,483	99,597
Total assets .....	365,446	196,857
<b>Equity ratio (%)</b> .....	<b>47.7</b>	<b>50.6</b>
<b>Net interest-bearing liabilities</b>		
Interest-bearing secured liabilities.....	65,457	51,183
Interest-bearing unsecured liabilities.....	91,298	36,000
Cash and cash equivalents .....	-16,321	-13,702
<b>Net interest-bearing liabilities</b> .....	<b>140,434</b>	<b>73,480</b>
<b>Net debt to total assets (%)</b>		
Net interest-bearing liabilities .....	140,434	73,480
Total assets .....	365,446	196,857
<b>Net debt to total assets (%)</b> .....	<b>38.4</b>	<b>37.3</b>
<b>Net loan-to-value (LTV) (%)</b>		
Net interest-bearing liabilities .....	140,434	73,480

	As at 31 March	
	2022	2021
Fair value of investment properties .....	315,843	178,897
<b>Net loan-to-value (LTV) (%)</b> .....	<b>44.5</b>	<b>41.1</b>
<b>Secured loan-to-value (%)</b>		
Interest-bearing secured liabilities .....	65,457	51,183
Total assets .....	365,446	196,857
<b>Secured loan-to-value (%)</b> .....	<b>17.9</b>	<b>26.0</b>
<b>Net debt / Net debt + Equity (S&amp;P method) (%)</b>		
Equity .....	174,483	99,597
50% of hybrid equity as debt (S&P adjusted) .....	16,833	10,829
<b>Equity adjusted</b> .....	<b>157,650</b>	<b>88,768</b>
Total interest-bearing liabilities .....	156,755	87,183
Right-of-use-liabilities .....	1,410	603
Cash and cash equivalents .....	-16,321	-13,702
50% of hybrid equity as debt (S&P adjusted) .....	16,833	10,829
<b>Net interest-bearing liabilities, adjusted (Net debt)</b> .....	<b>158,677</b>	<b>84,912</b>
<b>Net debt + Equity</b> .....	<b>316,327</b>	<b>173,680</b>
<b>Net debt / Net debt + Equity (S&amp;P method) (%)</b> .....	<b>50.2</b>	<b>48.9</b>
<b>Net asset value on the balance sheet date</b>		
Equity .....	174,483	99,597
Deferred tax liability not attributable to goodwill .....	11,255	5,163
<b>Net asset value on the balance sheet date</b> .....	<b>185,738</b>	<b>104,761</b>
<b>Debt (rolling 12 months)</b>		
Interest-bearing liabilities ( <i>rolling 12 months</i> ) .....	124,369	74,799
<b>Debt (rolling 12 months)</b> .....	<b>124,369</b>	<b>74,799</b>
<b>EBITDA (rolling 12 months)</b>		
Profit before inventory properties and fair value adjustments .....	3,466	3,910
Transaction cost from business combination .....	2,054	-
Amortisation and depreciation .....	1	12
<b>EBITDA (rolling 12 months)</b> .....	<b>5,521</b>	<b>3,921</b>
<b>Debt/EBITDA (rolling 12 months) (multiple)</b>		
Interest-bearing liabilities ( <i>rolling 12 months</i> ) .....	124,369	74,799
EBITDA ( <i>rolling 12 months</i> ) .....	5,521	3,921
<b>Debt/EBITDA (rolling 12 months) (multiple)</b> .....	<b>22.5</b>	<b>19.1</b>

".

### Derivation of certain key data by geographic segment

The section entitled "*Derivation of certain key data by geographic segment*" beginning on page 143 of the Base Prospectus shall be deleted and replaced with the following:

### "Derivation of certain key data by geographic segment

	3 months ending 31 March 2022						
	Sweden	Germany	Denmark	Netherlands	Norway	Czech rep.	Total
Rental income, Q1 2021 (comparative portfolio) (SEK million) .....	645	90	382	289	176	300	1,883
Rental income, Q1 2022 (comparative portfolio) (SEK million) .....	665	113	409	300	183	320	1,989
<b>Like-for-like rental income growth (%)</b> .....	<b>3.0%</b>	<b>24.9%</b>	<b>6.9%</b>	<b>3.7%</b>	<b>4.1%</b>	<b>6.5%</b>	<b>5.6%</b>

	3 months ending 31 March 2022								
	Sweden	Germany	Denmark	Netherlands	Norway	Czech rep.	Finland	UK	Total
Theoretical rental income on residential units ( <i>SEK million</i> ).....	879	469	688	299	166	332	27	2	2,862
Economic vacancy ( <i>SEK million</i> ) .....	-17	-18	-15	-7	-10	-21	-3	0	-92
Rental income on residential units ( <i>SEK million</i> ) .....	862	451	673	292	156	311	24	2	2,770
<b>Economic occupancy ratio (%)</b> .....	98.1%	96.1%	97.8%	97.6%	93.7%	93.6%	88.2%	98.8%	96.8%

	3 months ending 31 March 2022								
	Sweden	Germany	Denmark	Netherlands	Norway	Czech rep.	Finland	UK	Total
Theoretical rental income on residential units ( <i>SEK million</i> ).....	879	469	688	299	166	332	27	2	2,862
Adjusted for non-market vacancy ( <i>SEK million</i> ) .....	-7	-8	-7	-1	-7	-12	-1	0	-44
Adjusted theoretical rental income ( <i>SEK million</i> ) .....	872	461	681	298	159	320	26	2	2,819
<b>Real economic occupancy ratio (%)</b>	99.2%	98.2%	99.0%	99.7%	95.7%	96.4%	95.2%	98.8%	98.5%

".

## Significant Change

The section titled "*Significant or Material Change*" on page 158 of the Base Prospectus shall be updated and replaced with the following:

"There has been no significant change in the financial performance or financial position of the Group since 31 March 2022 and there has been no material adverse change in the financial position or prospects of the Issuer since 31 December 2021.".

## Other Information

To the extent that there is any inconsistency between (a) any statements in or incorporated by reference into this Supplement and (b) any other statement in or incorporated by reference into the Base Prospectus, the statements in this Supplement will prevail.

Save as disclosed in this Supplement, no other significant new factor, material mistake or material inaccuracy relating to information included in the Base Prospectus has arisen or been noted since the publication of the Base Prospectus.

Certain figures and percentages included in this Supplement have been subject to rounding adjustments; accordingly, figures shown in the same category presented in different tables may vary slightly and figures shown as totals in certain tables may not be an arithmetic aggregation of the figures which precede them.