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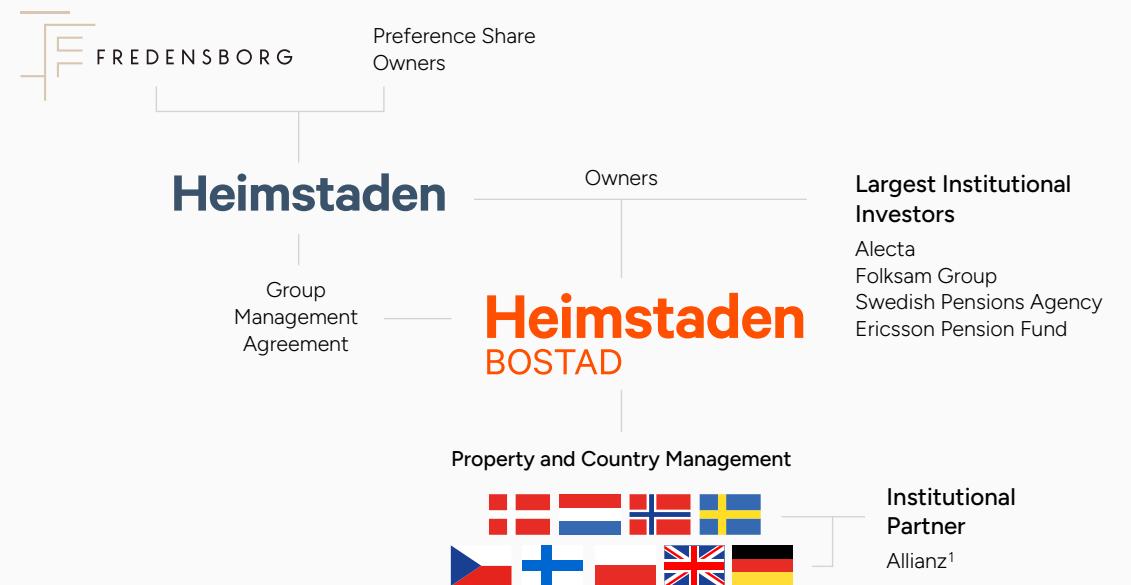
Administration Report and Financial Information

Heimstaden AB is a public company. Corporate identification number 556670-0455. Domiciled in Malmö, Sweden.

This report contains forward-looking information based on the current expectations of Heimstaden's management. No guarantee can be provided that these expectations will prove correct, and future outcomes may vary considerably compared to what is presented herein based on, among other things, changing economic, market, and competitive conditions, changes in legal requirements and other policy measures, and exchange-rate fluctuations.

The Annual Report is published in Swedish and English. The Swedish version is the original and has been audited by Heimstaden's auditor. Figures in brackets refer to the corresponding period the year before, unless otherwise stated.

The statutory administration report consists of [page 2–4, 6, 19–22, 36](#). The scope of the Sustainability report in accordance with the Swedish Annual Accounts Act described on [page 38](#). The formal annual report comprises of [page 2–4, 6, 19–22, 36, 117–181](#), and has been audited by external auditors.



¹ Heimstaden Bostad/Allianz partnership owning part of the Swedish and German portfolio. Consolidated as Group companies.

Portfolio Overview

335,422

Fair Value, SEK million

58.0%

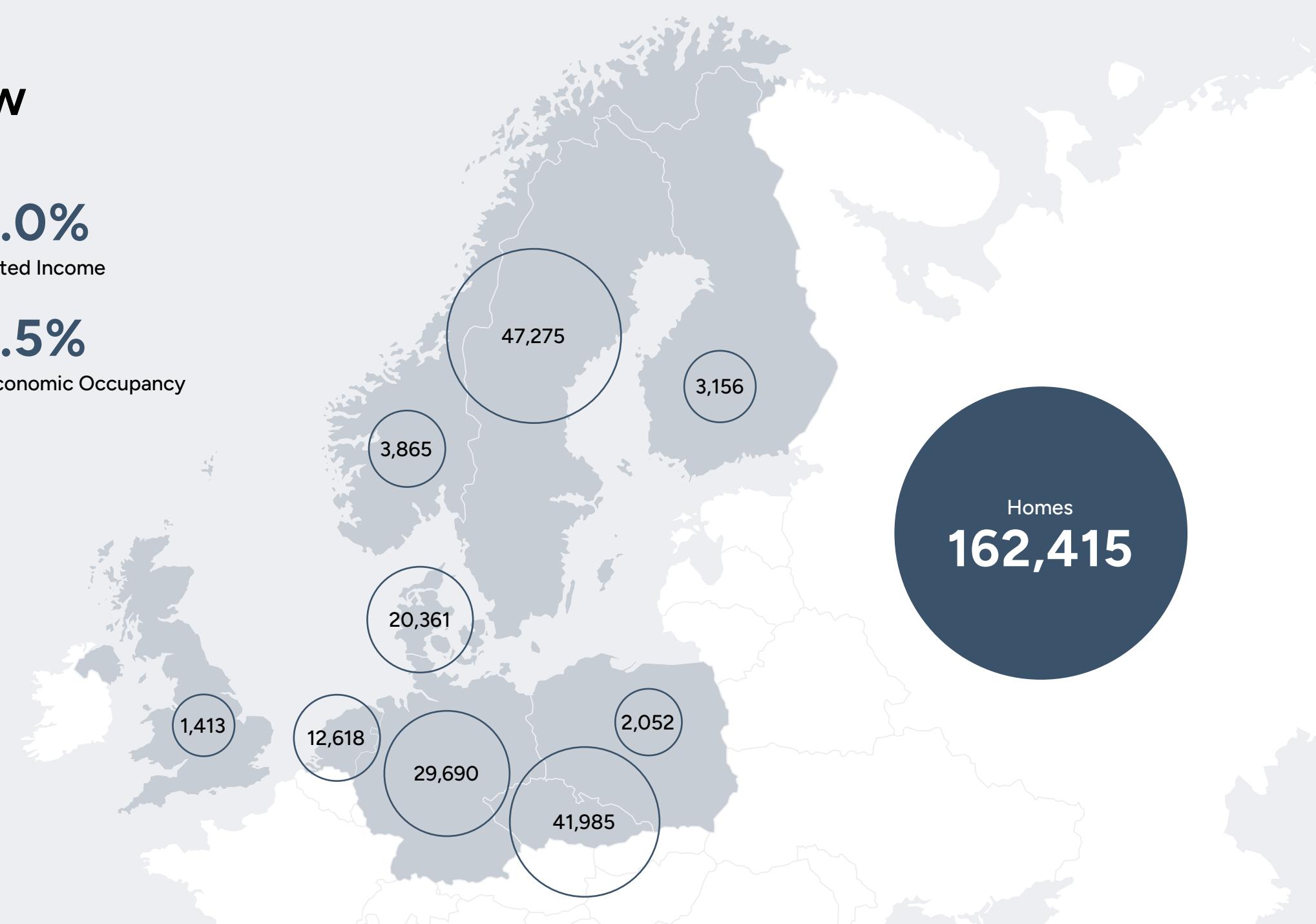
Regulated Income

92.7%

Residential Share of Fair Value

98.5%

Real Economic Occupancy



Year in Brief

- Residential fundamentals remain strong, reflected in annualised like-for-like rental growth above 5%, annualised real economic occupancy approaching 99%, and LTM NOI margin above 70%
- Property values increased 2.6% on a year-over-year basis due to NOI gains stemming from strong operating performance alongside value-accractive CAPEX projects
- Privatisation sales, for the year, reached an estimated SEK 7,599 million with 1,673 residential units sold at a 26.1% premium to book value across five markets
- Return to the capital markets with issuance of approximately SEK 14,360 million stemming from five transactions for the purposes of liability management
- Continued access to asset-backed financing with approximately SEK 27,500 million raised including EUR 725m sustainability-linked credit facility backed by a Dutch portfolio
- Stabilisation in key credit metrics including LTV and ICR
- For subsidiary Heimstaden Bostad, Fitch revised their Outlook to Stable from Negative in January 2025 following their downgrade to 'BBB-' from 'BBB' in Q1 2024
- S&P initiates coverage of Heimstaden AB and assigns an issuer rating of 'B-' with a Negative Outlook. In January 2025, Fitch ratings downgraded to 'B-' with a Negative Outlook

15.9 billion

Rental income (annual), SEK

7.6 billion

Privatisation sales (LTM), SEK

4.4%

Rental income growth (YOY)

26.1%

Privatisation gross premium

KEY FIGURES

		2024	2023	2022	2021	2020
Financials						
Rental income	SEK m	15,919	15,253	13,204	9,027	6,600
Growth YOY	%	4.4	15.5	46.3	36.8	35.7
Net operating income	SEK m	11,188	10,278	10,757	5,575	3,867
Net operating income margin	%	70.3	67.4	65.2	61.8	58.6
Capital expenditures	SEK m	5,608	8,353	10,190	5,439	2,746
Portfolio Metrics						
Fair value of investment properties	SEK m	335,422	320,607	351,337	305,668	144,428
Fair value change	%	2.6	-7.1	-1.2	7.7	5.8
Homes	Units	162,415	161,553	160,003	149,948	103,315
Real economic occupancy, residential	%	98.5	98.3	98.4	97.8	97.5
Annualised like-for-like rental income growth ¹	%	5.6	5.1	5.4	2.5	3.6
Credit Metrics						
Net loan-to-value (Net LTV) ²	%	56.4	58.9	53.6	51	44.4
Net debt / Total assets	%	51.0	51.5	46.4	43.9	39.8
Interest coverage ratio (ICR) ²	Multiple	1.9	1.8	2.8	3.2	2.8
Sustainability Metrics						
Aligned EU taxonomy CCM Turnover	%	26	16	16	--	--
Aligned EU taxonomy CCM Capex	%	23	26	11	--	--
Weather corrected energy intensity	kWh/m ²	117	135	147	--	--
GHG intensity scope 1 and 2	kg CO ₂ /m ²	15	19	24	--	--

¹ Annualised like-for-like rental income growth represents the average growth per quarter in the year

² Prepared in accordance with the International Financial Reporting Standards (IFRS). For definitions, see Alternative Performance Measures.

Q4

Highlights

Figures in brackets refer to the corresponding period the year before, unless otherwise stated.

- Like-for-like rental growth of 5.3% (5.6%) and rental income of SEK 4,083 million (3,850)
- The quarterly NOI margin improved to 70.2% (66.0%) and the LTM NOI margin was 70.3% (67.4%)
- Continued improvements to operating fundamentals supported a 0.7% (-1.5%) increase in property values
- Privatisation sales, for the quarter, reached SEK 2,379 (876) million with 530 (206) residential units sold at a 24% (31%) premium to book value
- Real economic occupancy of 98.6% (98.4%)
- Net LTV of 56.4% (58.9%) and ICR of 1.9x (1.8)
- Heimstaden AB, subsequently in January 2025, issued SEK 750 million senior unsecured floating rate notes and EUR 430 million senior unsecured fixed rate notes as part of a liability management exercise that tendered certain SEK and EUR maturities

KEY FIGURES

		Q4 2024	Q3 2024	2024	Q4 2023	2023
Rental income	SEK m	4,083	4,017	15,919	3,850	15,253
Net operating income	SEK m	2,867	2,934	11,188	2,540	10,278
Net operating income margin	%	70.2	73.0	70.3	66.0	67.4
Like-for-like rental income growth	%	5.3	6.3	5.6	5.6	5.1
Real economic occupancy	%	98.6	98.7	98.5	98.4	98.3
Fair value of investment properties	SEK m	335,422	331,939	335,422	320,607	320,607
Fair value change	SEK m	2,209	740	8,554	-5,323	-10,385
Fair value change	%	0.7	0.8	2.6	-1.5	-7.1
Capital expenditures	SEK m	1,804	1,298	5,608	2,240	8,353
Average valuation yield ¹	%	3.66	3.69	3.66	3.53	3.53
Acquisitions	SEK m	173	–	3,055	835	2,985

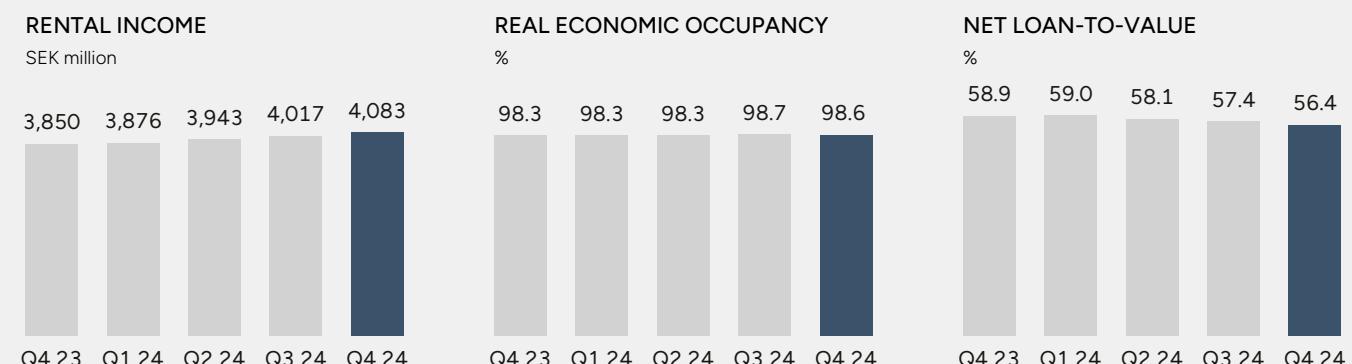
¹ The valuation yield corresponds to the passing net operating income on a normalised basis as assessed by the valuer relative to the valuation of said property.

5.3%
Like-for-like rental growth

98.6%
Real economic occupancy

70.2%
NOI margin (Q4)

2.4 billion
Privatisation sales (Q4), SEK



Business Strategy (ESRS 2 SBM-1)

Beyond Friendly Homes

Heimstaden's business model centres upon acquiring, developing, and managing residential real estate with the aim to optimise value creation for our owners while providing Friendly Homes to our tenants. With a fully integrated and scalable operating platform, Heimstaden's property portfolio is diversified across attractive European markets with growing economies and favourable demographics.

As a major landlord, we recognise our impact on people's lives and our responsibility to provide safe and inclusive homes. Heimstaden focuses on customer satisfaction by delivering efficient and high-quality service alongside well-maintained homes. Operating in regulated Northern European markets with strong protection of tenants' rights helps mitigate social and governance risks, reinforcing our commitment to responsible property management.

Beyond providing Friendly Homes, we are dedicated to making sustainable and lasting contributions to society. This commitment is supported by fostering a stimulating work environment for our approximately 2,000 colleagues

across nine markets and serving more than 300,000 tenants across our portfolio.

Continued Demand for Friendly Homes
The real estate sector is emerging from a transformative period of change, marked by macroeconomic and geopolitical uncertainty. While cost efficiency and operational excellence have always been critical to profitability, the past two years have shown how the pace of change has accelerated our ability to improve our operational blueprint productivity.

In response, we have sharpened our focus on efficiency, refining our capital allocation strategy with a disciplined approach to shareholder value

creation alongside prudent financial risk management. At the same time, the accelerated pace of change has proven the potential for continued productivity improvements including the ability to leverage technological advancements.

The Investment Case for Residential

Residential real estate remains a compelling investment with housing being an essential, irreplaceable need. Unlike most industries, housing cannot be digitized, and forward looking demand projections can be made with high certainty considering the sticky nature of demographic and socioeconomic trends. Long-term structural trends such as urbanization and decreasing household sizes continue to drive housing demand. Limited supply and lack of new construction further supports our operational performance. As a result, rental growth is expected to outpace inflation with property values set to catch-up from the recent years shortfall of wage growth and inflation.

Core Values



Dare

Embrace change without compromising our principles – face challenges head-on and speak up



Care

Prioritise society, partners, customers, and colleagues – collaborating to find sustainable solutions



Share

Exchange knowledge freely and support one another's growth – remain authentic, transparent, and honest in our communication and actions

Reflections on the Year

Tailwinds Rising on the Back of Strong Fundamentals



Helge Krogsbøl
Co-CEO
Heimstaden AB



Christian Fladeland
Co-CEO & Chief Investment Officer
Heimstaden AB

Following a successful reopening of the capital markets, all eyes are on operational resilience, and for Heimstaden, operations are best-in-class.

Exceptional Operating Fundamentals

In 2024, Heimstaden's subsidiary, Heimstaden Bostad, achieved impressive operating results, with rental income growth maintaining strong momentum despite reduced CPI rates, highlighting the rent reversion of our portfolio. Near-full occupancy supported this performance, with like-for-like rental income growth exceeding 5% for the entire year.

On the cost side, property expenses decreased by 3.5% on a full year basis. Our focus on continuously improving efficiency resulted in a series of operational initiatives and organizational changes that brought us closer to our tenants while maintaining high-quality service at a reduced cost. This included investments in technology and automation as we expanded our digital services simplifying access to information and service requests for tenants. As a result, we achieved a net cost reduction of SEK 228 million related to our standing assets for the year.

Our NOI margin ended the year at a record 70.3% (LTM basis)—marking the twelfth consecutive quarter of improvement. This achievement underscores our ability to deliver sustained income growth while maintaining equally sustained cost control.

Recovering Asset Valuations

For Heimstaden Bostad, income growth underpinned the full year valuation performance as we ended 2024 up by 2.7% on a year-over-year basis. Residential real estate continues to stand out due to its intrinsic value link to ownership housing, offering value characteristics beyond being just an investment asset. For our portfolio, this has resulted in a recovery in residential values that is becoming more consistent across markets. With an increasing number of owner-occupied housing markets reaching record highs and income growth momentum continuing, we anticipate continued value growth in the coming quarters, despite geopolitical tensions and macroeconomic uncertainty.

"In 2024, Heimstaden's portfolio proved its ability to deliver strong performance in a higher interest rate environment, and the momentum in income growth is set to spur a continued recovery in property values."

Privatisation Programme on Track

As residential prices have been less responsive to interest rates and more reliant on supply-demand dynamics, our Privatisation Programme in Heimstaden Bostad continues to deliver strong performance and we are well on track for our SEK 20,000 million sales target by 2025 year-end. Privatisation sales continued the ramp up in 2024 as annual sales reached an estimated SEK 7,599 million with 1,673 residential units sold at a 26.1% premium to book value across five markets. In total, the Programme, since inception, has generated gross proceeds of SEK 8,787 million, releasing SEK 4,986 million for the purposes of deleveraging and liability management.

A Return to the Capital Markets

In the first half of 2024, capital markets were less competitive for Heimstaden Bostad compared to alternative funding sources. With presence in nine countries, our portfolio diversification continued to allow for asset-backed funding at attractive terms with a total debt transaction volume reaching SEK 27,500 million.

In the second half of 2024, Heimstaden Bostad re-entered the capital markets and re-established its SEK and EUR curves. Our issuance activity included several SEK-denominated senior unsecured tranches, followed by a benchmark

EUR 500 million senior bond priced at MS+175. We closed the year with a marquee transaction that reopened the hybrid market through a new hybrid issuance, marking the first issuance of hybrid debt in the European real estate market since late 2021.

On the back of these liability management initiatives and proving our portfolio's income growth prospects, Fitch Ratings revised Heimstaden Bostad's 'BBB-' rating to a Stable outlook. We see this as validation that Heimstaden Bostad is consistently delivering according to guidance—with stronger-than-ever operational results supported by solid credit metrics. Looking ahead, we remain committed to taking prudent steps to return to a 'BBB' rating.

Strengthening Heimstaden's Financial Position

In January 2025, Heimstaden proactively strengthened its maturity profile. This involved tendering outstanding bonds due in 2025 and 2026 alongside issuing two unsecured bonds: SEK 750 million maturing in July 2028 and EUR 430 million maturing in January 2030. The refinancing was further supported by the sale of three Danish development projects. This successful transaction ensures that Heimstaden maintains financial flexibility to deliver sustained

value creation and capture the NAV growth momentum building up in Heimstaden Bostad.

Sustainability is Integrated Across the Business

Sustainability goes beyond aligning with our values—it is a key driver of sustained value creation for us. By focusing on sustainable investments and solutions, we boost operational efficiency, enhance our value proposition for tenants, and increase the value of our assets. In 2024, Heimstaden Bostad once again secured the "Negligible Risk" rating from Sustainalytics, affirmed our 'B' score from CDP, and made our debut on the Sustainalytics 2024 "ESG Global 50 Top-Rated Companies List." These accolades underscore our steadfast commitment to transparency, accountability, and ongoing sustainability progress.

Our Social Roadmap outlines a strategic framework for advancing social sustainability by concentrating on three pillars: Employees, Customers, and Society. We have set clear targets, including converting 5,000 apartments into inclusive housing contracts by 2026 to support vulnerable communities. Additionally, we are committed to creating at least 240 inclusive job opportunities at 2026.

"I am deeply impressed by our colleagues' dedication and hard work, which has been instrumental in achieving robust operational results and impactful societal contributions in the past year. They consistently place our customers at the heart of our Friendly Homes mission."

This year, Heimstaden Bostad is reporting according to the Corporate Sustainability Reporting Directive (CSRD), following the European Sustainability Reporting Standards, a full year ahead of legislation. This achievement marks a significant milestone in providing a clear and comprehensive view of our initiatives, showcasing the impact of our activities across the entire value chain.

Compliance and Risk

Good corporate governance and unwavering integrity are fundamental to our platform. Building and maintaining stakeholder trust is essential, and we continually refine our governance practices to ensure clarity and transparency. In 2024, we enhanced internal awareness and implemented mandatory training for our employees, ensuring that robust corporate governance is deeply embedded throughout our organization.

Listening to Tenants

Listening to our tenants is a prerequisite for us to continue to improve. We maintain open channels through regular surveys and feedback mechanisms. In 2024, we continued to offer accessible ways for tenants to engage with us, including satisfaction surveys, the MyHome portal, and multi-channel customer support services.

Additionally, our customer scorecards help us monitor satisfaction and track key performance indicators across our markets. This valuable data drives our continuous efforts to refine our value proposition, improve our services, and focus on what truly matters to our tenants.

A Workplace to Grow and Develop

In 2024, we continued to foster a supportive and inclusive workplace environment, placing employee engagement, wellbeing, and growth at the forefront. We upgraded our learning platform to offer seamless access to personalized career development opportunities, while our leadership programs empowered our leaders to overcome challenges and drive innovation.

Our People Make the Difference

Finally, I would like to thank our owners, tenants, and partners for their ongoing trust and support. We work tirelessly to deliver friendly homes every day, nurturing lasting relationships with our tenants, listening to our stakeholders, while creating long-term value for our owners.

This success is a testament to the dedication and talent of our colleagues and teams, who continually strive to elevate and solidify our position as a leader in European real estate.



Helge Krogsbøl
Co-CEO
Heimstaden AB



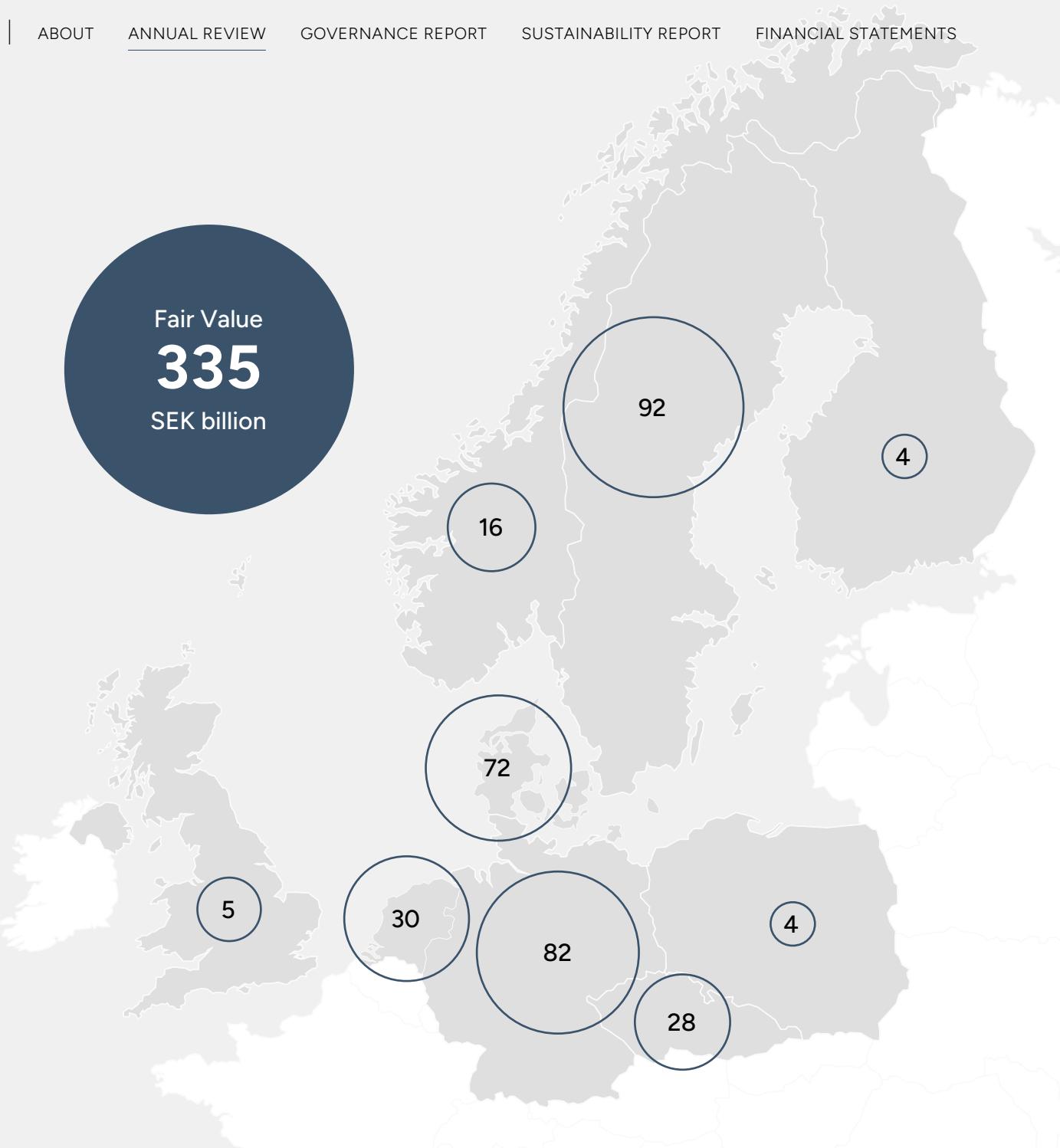
Christian Fladeland
Co-CEO & Chief Investment Officer
Heimstaden AB

Annual Review

Country	Fair Value, SEK million	Homes, units ¹	Fair Value /sqm, SEK ¹	Residential ² , %	Regulated Income ³ , %	Real Economic Occupancy, %
Sweden	92,128	47,275	27,890	90.3	100.0	99.1
Germany	81,925	29,690	41,080	91.1	100.0	99.7
Denmark	72,433	20,361	36,330	94.2	15.1	98.3
Netherlands	30,256	12,618	30,926	98.4	59.1	99.7
Czechia	28,406	41,985	11,065	96.3	22.2	96.3
Norway	16,377	3,865	82,422	86.8	0.0	99.0
United Kingdom	5,343	1,413	59,966	97.7	3.0	91.5
Poland	4,701	2,052	45,305	95.3	0.0	92.0
Finland	3,852	3,156	20,628	95.8	0.0	95.0
Total	335,422	162,415	29,401	92.7	58.0	98.5

¹ Standing assets² Based on fair value³ Residential income

Fair Value
335
 SEK billion



Operational Review

Figures in brackets refer to the corresponding period the year before, unless otherwise stated

Income

Rental income, for the year, grew by 4.4% to SEK 15,919 million (15,253) mainly driven by annual indexations, rent reversion upon tenant churn, and capital expenditures. New development deliveries further supported rental income growth as 3,236 units were delivered across seven markets contributing an estimated rental income of SEK 452 million.

Rental income, for the quarter, increased by 6.0% to SEK 4,083 million (3,850), mainly driven by

annual indexations, rent reversion upon tenant churn, and capital expenditures. About 91.9% (92.0%) or SEK 3,754 million (3,541) was derived from residential rents with the remaining 8.1% consisting of commercial, garage/parking, and other rents.

Service Charges

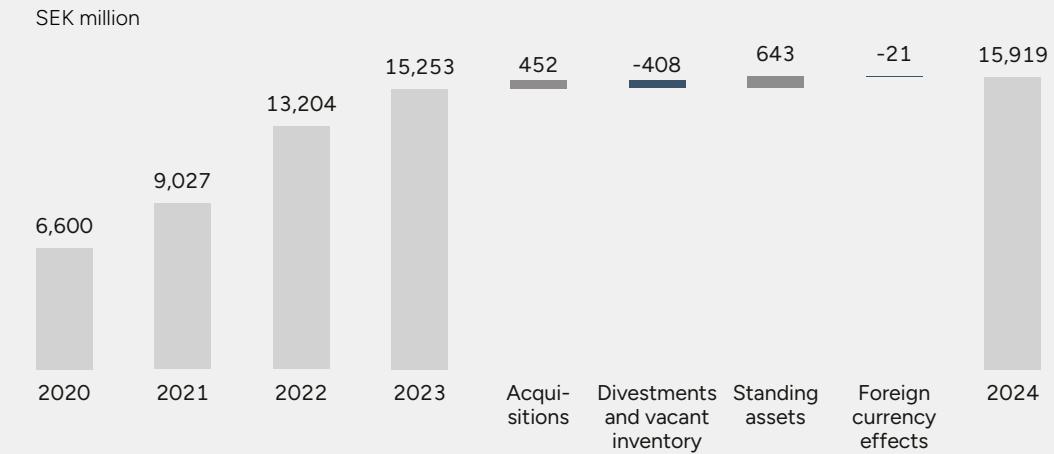
Service charges paid by tenants for the quarter remained stable at SEK 471 million (431) and SEK 1,712 million (1,750) on an annual basis.



RENTAL INCOME

SEK million	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Sweden	1,267	1,160	1,203	1,197	1,158
Germany	734	699	704	687	699
Denmark	899	895	903	884	895
Netherlands	354	354	351	345	354
Czechia	463	427	453	428	427
Norway	175	180	184	182	180
United Kingdom	62	43	47	45	43
Poland	55	24	32	26	24
Finland	74	69	71	69	69
Total	4,083	3,851	3,948	3,862	3,849

RENTAL INCOME DEVELOPMENT FOR THE YEAR



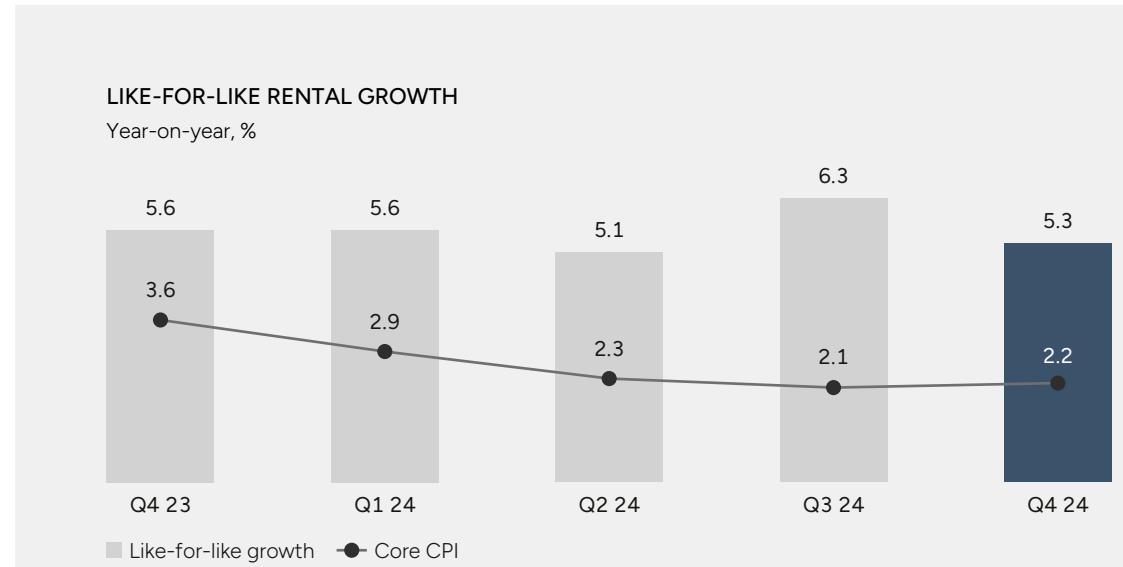
Like-for-like

Annualised like-for-like rental income growth amounted to 5.6% (5.1%). Key drivers include indexation effects, occupancy improvement, tenant improvement capex, and rent reversion.

Like-for-like rental income growth, for the quarter, amounted to 5.3% (5.6%) and the comparable portfolio comprised 95.3% of total rental income. About 2.9% of the 5.3% quarterly development stems from indexations with the remainder being

occupancy (1%), tenant improvements (0.7%), and rent reversion covering the residual.

This is the fifth consecutive quarter that Heimstaden's like-for-like rental income growth exceeded the blended quarterly core CPI which stood at 2.2% for the fourth quarter. This further demonstrates the ability of Heimstaden to capture rental growth above CPI over time.



COUNTRY LIKE-FOR-LIKE RENTAL INCOME

	Q4 2024		Q3 2024		Q2 2024		Q1 2024		Q4 2023	
	Lfl (%)	Core CPI	Lfl (%)	Lfl (%)	Lfl (%)	Lfl (%)	Lfl (%)	Lfl (%)	Lfl (%)	Lfl (%)
Sweden	5.3	1.6	5.9	5.0	6.8	5.2				
Germany	4.7	3.0	7.0	5.7	5.2	8.5				
Denmark	3.8	1.4	2.7	3.2	3.2	2.4				
Netherlands	6.5	3.8	7.7	6.4	6.1	4.6				
Czechia	9.3	2.3	10.5	6.4	7.4	9.0				
Norway	3.4	2.8	4.8	5.7	6.3	7.6				
United Kingdom ¹	7.1	3.3	42.3	4.9	6.8	5.3				
Poland	3.1	4.4	9.7	7.8	13.0	N/A				
Finland	5.8	1.6	8.3	7.6	5.9	4.5				
Total	5.3	2.2	6.3	5.1	5.2	5.6				

¹ UK had most of their portfolio delivered in Q3-23, thus the net Like-for-like growth in Q3-24 mainly represents the year-over-year ramp up of letting the new assets and stabilising occupancy

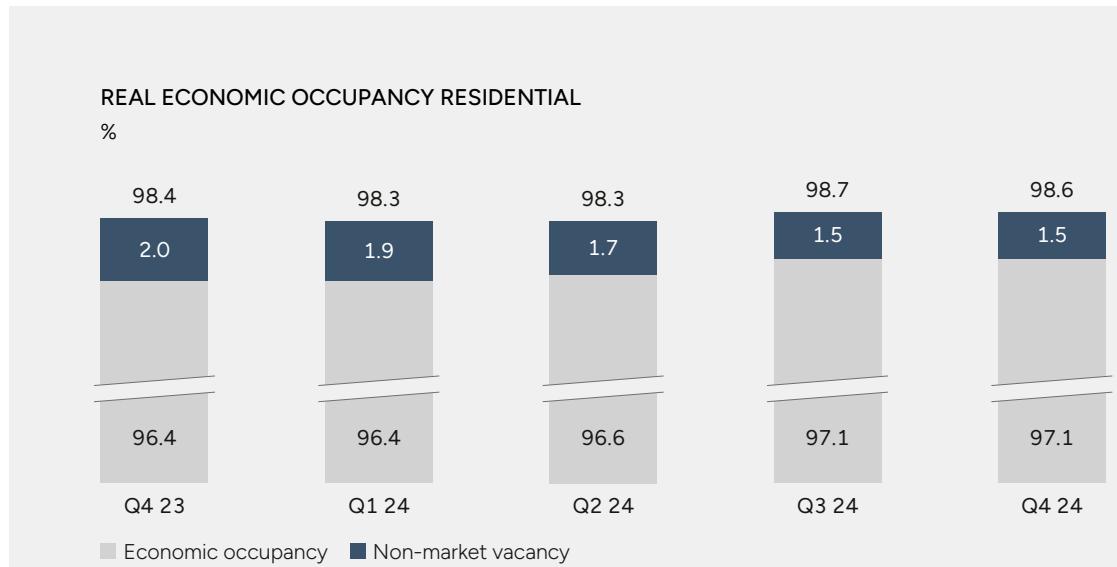
Real Economic Occupancy

Real economic occupancy, on a full year comparison, improved to 98.5% (98.3%). The slightly positive development, for the year, is due to local strategic initiatives coupled with favourable macro trends that include the supply/demand imbalance. New deliveries of 3,236 units across Poland (1,460), Sweden (800), United Kingdom (464), Denmark (320), Czechia (178), Norway (8), and Finland (6) negatively impacted real economic occupancy during the respective delivery period.

COUNTRY REAL ECONOMIC OCCUPANCY

	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
	%	%	%	%	%
Sweden	99.5	99.2	98.9	98.9	99.0
Germany	99.7	99.8	99.7	99.7	99.7
Denmark	98.9	98.8	97.9	97.6	97.4
Netherlands	99.6	99.6	99.8	99.7	99.7
Czechia	96.7	96.6	96.2	95.7	97.0
Norway	98.8	99.3	98.9	99.0	99.6
United Kingdom	78.1	96.8	97.7	97.9	94.7
Poland	96.1	89.9	86.0	96.1	98.0
Finland	96.6	96.3	93.3	93.7	95.5
Total	98.6	98.7	98.3	98.3	98.4

For the quarter, real economic occupancy declined slightly to 98.6% from 98.7%. The decline is directly attributable to the delivery of 1,141 new units. 464 of the new deliveries are attributable to the United Kingdom which had a Q4 standalone real economic occupancy of 78.1% (due to the onboarding of the new units).



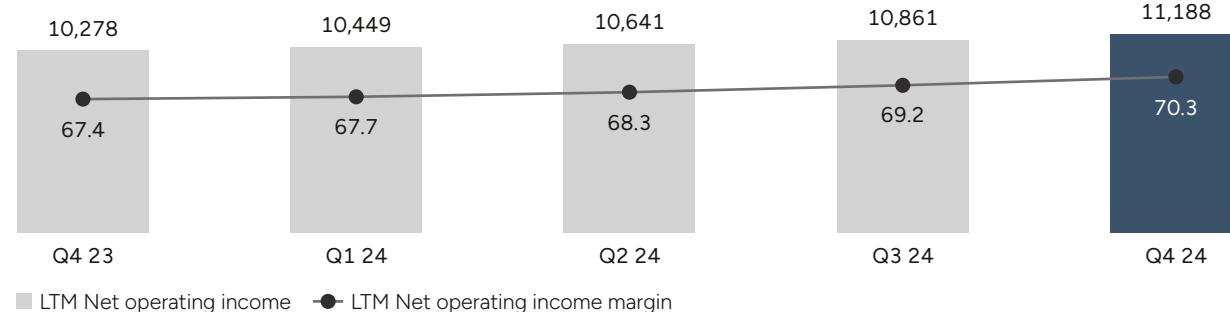
Property Expenses

On a full year basis, property expenses net of service income decreased by 4.9% to SEK 4,731 million (4,975). On a quarterly basis, total property expenses net of service income decreased to SEK 1,216 million (1,310), driven by cost control measures alongside application of the accounting policy resulting in a catch-up effect. Due to different rental regimes between markets, seasonality effects of non-recoverable costs impact the net operating income margin.

NET OPERATING INCOME MARGIN

	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
	%	%	%	%	%
LTM	70.3	69.2	68.3	67.7	67.4
Quarterly	70.2	73.0	71.4	66.4	66.0

LTM, SEK million / %

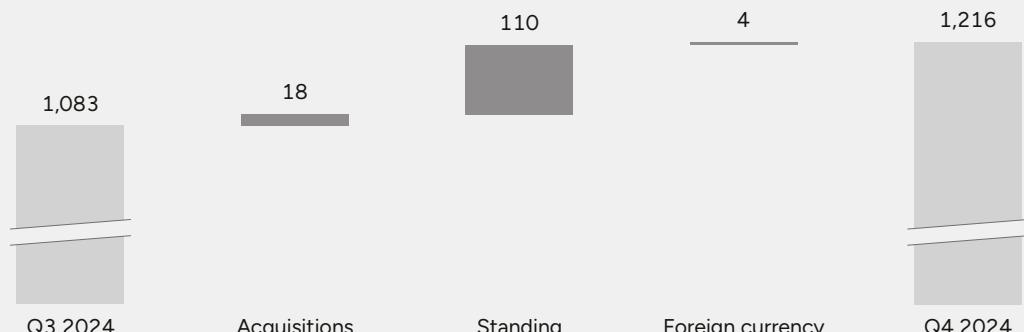


Net Operating Income

Net operating income improved to SEK 2,867 million (2,540), resulting in a quarterly net operating income margin of 70.2% (66.0%). The improvement is predicated upon strong rental growth and reduced expenditures. On a last-twelve months basis (LTM), the net operating income also increased to 70.3% (67.4%).

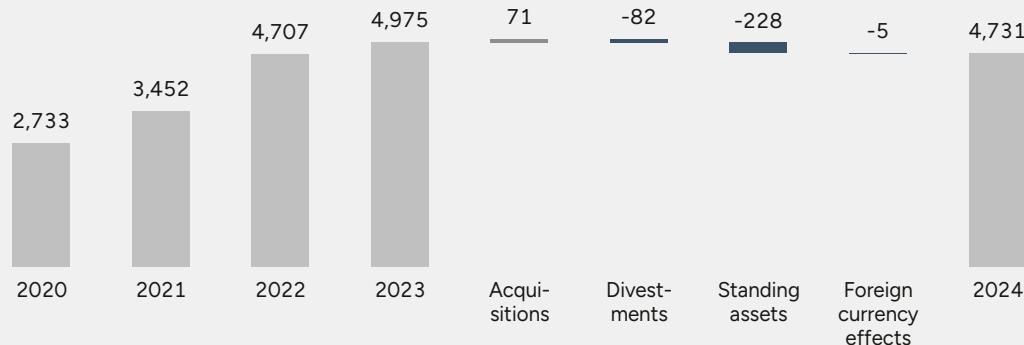
PROPERTY EXPENSES NET OF SERVICE INCOME FOR THE QUARTER

SEK million



PROPERTY EXPENSES NET OF SERVICE INCOME FOR THE YEAR

SEK million



Asset Management

Efficient Capital Allocation

Heimstaden allocates capital expenditure to non-recurring projects aimed at upgrading, extending, or improving the quality and lifetime of existing assets across four pillars: maintenance, sustainability, tenant improvements, and value-add. Our focus on active asset management has been crucial in navigating complex environments. By continuously evaluating and optimising our portfolio through strategic disposals, and considerate property enhancements, we have ensured that capital is allocated where it returns the most shareholder value. Our approach involves rigorous market analysis, tenant engagement, and adaptive property management.

In response to the increased cost of capital seen throughout recent years, Heimstaden's capital expenditures have reduced in line with an increase in yield requirements for opportunistic expenditures. This includes a requirement of 10% yield on cost for tenant improvements and value-add, with projects only executed if they are immediately accretive to the ICR. Value-preserving maintenance capital expenditure are aligned with the current stabilisation target of 0.4% of gross asset value through 2030. Repair versus replace decisions are guided by an analytical framework that considers

both long-term value preservation and the cost of capital. This approach paired with diligent controls has resulted in a decrease in total capital expenditures on standings assets of SEK 1,216 million, a 20.8% reduction from the previous year.

Executing on Our Energy and Emissions Targets

Sustainability remains at the core of our operations, influencing both our market position and stakeholder trust. We are committed to reducing carbon emissions across our portfolio by 42% by 2030 (per our baseline year). Sustainability investments into standing asset portfolio follows a two pronged approach of investing into both energy efficiency as well as green energy transitions. Progress in 2024 includes the implementation of profitable energy efficiency projects, fuel-shift installations across markets with the highest potential, and the adoption of green building certifications for deliveries on our remaining new development pipeline. Sustainability projects continue to provide income and value growth without affecting tenant affordability hence delivering a unique alignment of incentives for all parties.

CAPITAL EXPENDITURES

SEK million	Q4 2024	2024	Q4 2023	2023
Capitalised cost on standing assets	1,577	4,630	1,620	5,846
Investment properties under construction	384	1,942	859	3,433
Capital expenditures	1,804	5,608	2,240	8,353

Profitable Privatisation

The European homeowner market continues to show strength, fuelled by the persistent supply / demand imbalance and reduced new construction activity in the last three years. This benefits our privatisation strategy as we sold 1,673 residential units across five countries for the year. Sales were completed at a 26.1% premium to book value, reflecting an implied yield of 2.9% vs a valuation yield of 3.3% at a net premium of 12%.

New Production Pipeline Substantially Completed

The new production pipeline committed prior to the rallying construction costs is coming to an end with 3,236 units delivered in 2024. This included Forward Funding, Forward Purchase, and Own Development projects. In 2025 and 2026, Heimstaden will deliver the remaining development pipeline, amounting to 1,145 units and representing an estimated SEK 111 million in additional NOI potential. In Denmark, 385 units will be delivered in 2025 and subsequently sold to Heimstaden's parent company Fredensborg AS.

Capital Expenditures and Repair & Maintenance

Total expenditure in standing assets for the quarter was SEK 1,577 million (1,620), of which SEK 158 million (238) is recognised as property expense, corresponding to 0.47% of fair value (0.51%). For the year, total expenditure on standing assets was SEK 4,630 million (5,846).

Investments in properties under construction, excluding forward purchase contracts, amounted to SEK 384 million (859) as the number of homes under construction decreased to 1,010 (3,100).

FOUR PILLARS OF CAPITAL EXPENDITURE

SEK million	Q4 2024	Q3 2024	2024	Q4 2023	2023
Maintenance	625	262	1,461	508	1,641
Sustainability	208	138	523	74	309
Tenant improvements	310	271	1,084	534	1,885
Value-add	9	77	223	274	1,053
Total Pillars	1,152	748	3,291	1,390	4,888
Other ¹	268	-2	375	-	32
Total	1,420	746	3,667	1,390	4,920

¹ Other consists of stamp duty, capitalised interest, incentives, and capital expenditure not allocated to pillars in reporting period.

FOUR PILLARS OF CAPITAL EXPENDITURE BY COUNTRY

	Maintenance		Sustainability		Tenant improvements		Value-add	
	2024	2023	2024	2023	2024	2023	2024	2023
Sweden	392	279	92	44	138	616	154	741
Germany	257	333	72	11	546	430	24	99
Denmark	329	343	36	15	63	130	6	13
Netherlands	210	343	12	116	1	294	-	85
Czechia	215	240	300	121	290	364	-	47
Norway	33	22	4	-	18	14	15	-
United Kingdom	1	1	-	-	-	-	-	-
Poland	-	-	-	-	-	-	-	-
Finland	24	58	7	1	27	37	23	69
Iceland	-	23	-	-	-	-	-	-
Total Pillars	1,461	1,641	523	309	1,084	1,885	223	1,053

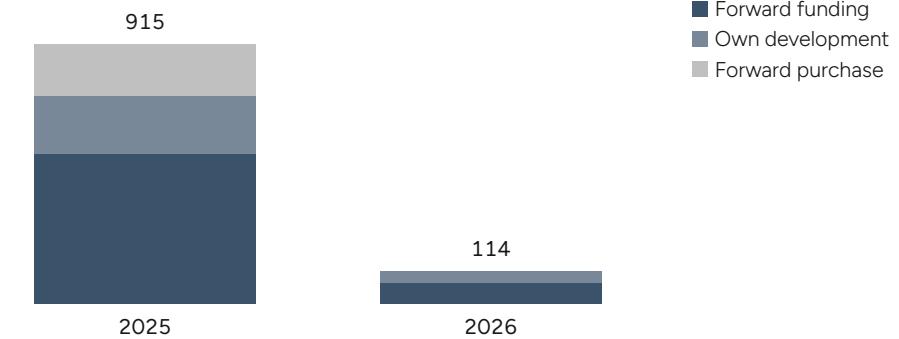
Outstanding Commitments

For the quarter, Heimstaden has not made any new commitments and received 514 units in Poland, 163 units in Sweden, and 464 in United Kingdom. These deliveries accounted for a gross asset value of SEK 3,069 million and provides estimated NOI of SEK 148 million (on an annualised basis).

For the year, we received 1,460 units in Poland, 800 units in Sweden, 464 in United Kingdom, 320 units in Denmark, 178 units in Czechia, 8 units in Norway, and 6 units in Finland accounting for a standalone fair value of SEK 9,161 million alongside an estimated NOI of SEK 430 million (on an annualised basis). New commitments for the year include 84 units in Germany for SEK 297 million with expected delivery in 2025 and 8 units in Sweden for SEK 77 million with estimated delivery in 2026. The German commitment was made to neutralise a payable tax liability by utilising a reinvestment scheme applicable in Germany.

OUTSTANDING COMMITMENTS

SEK million



DELIVERIES RECEIVED IN THE YEAR

	Homes	Value at completion	Total Cost	Estimated NOI added
	Units	SEK million	SEK million	SEK million
Sweden	800	2,536	2,374	109
Germany	–	–	–	–
Denmark	320	825	879	42
Netherlands	–	–	–	–
Czechia	178	730	535	28
Norway	8	156	136	N/A ¹
United Kingdom	464	1,756	1,696	81
Poland	1,460	3,147	2,372	168
Finland	6	11	6	–
Total	3,236	9,161	7,997	430

¹ Build-To-Sell

OUTSTANDING COMMITMENTS

	Homes	Estimated value at completion	Remaining commitments	Estimated NOI added
	Units	SEK million	SEK million	SEK million
Sweden	879	2,005	653	83
Germany	84	461	196	16
Denmark	385	1,032	82	52
Netherlands	–	–	–	–
Czechia	182	272	99	12
Norway	–	–	–	–
United Kingdom	–	–	–	–
Poland	–	–	–	–
Finland	–	–	–	–
Total	1,530	3,770	1,029	163

Realised Gains/Losses from Divestment of Properties

Since the launch of the privatisation programme, SEK 8,787 million in total sales value has been divested in five countries reflecting 1,977 residential units at a 26.8% premium to book value. On a fiscal 2024 basis, the program achieved total sales value of SEK 7,599 million reflecting 1,673 residential units sold at a 26.1% premium to book value.

For Q4 standalone, 530 residential units were sold across five countries at an average premium to book value of 24.1%. Sold units include assets held for sale. Net proceeds, which represent the total revenue generated from sold units after deducting transaction costs, repayment of secured asset-level debt, and taxes payable or deferred upon sale, was SEK 1,511 million in the quarter and SEK 4,439 million for the year. Further splits detailing estimated proceeds are presented in the waterfall. Net gains from divestment of properties were SEK 364 million for the quarter and SEK 1,682 million for the year.

Several small portfolios were divested and closed in the year amounting to gross proceeds received of SEK 1,040 million. Deferred proceeds from Heimstaden AB's 2023 divestment of its Iceland portfolio were received in the year with net cash inflow of SEK 686 million.

ESTIMATED USE OF PRIVATISATION PROCEEDS SINCE PROGRAMME INCEPTION^{1,2}

SEK million	
Total sales value	8,787
Book value	6,930
Gross premium	1,857
Gross premium %	26.8
Total sales value	8,787
Less: Investment to prepare for sale	4
Less: Transaction costs	133
Less: Secured debt repayment	2,810
Less: Estimated tax	853
Net proceeds	4,986
Net proceeds ratio, %	56.7
Total proceeds for debt repayment	7,796
Asset monetisation ratio, %	112.5

¹ Other privatisation cost included in other administrative expenses since inception was SEK 82 million and SEK 23 million in the quarter.

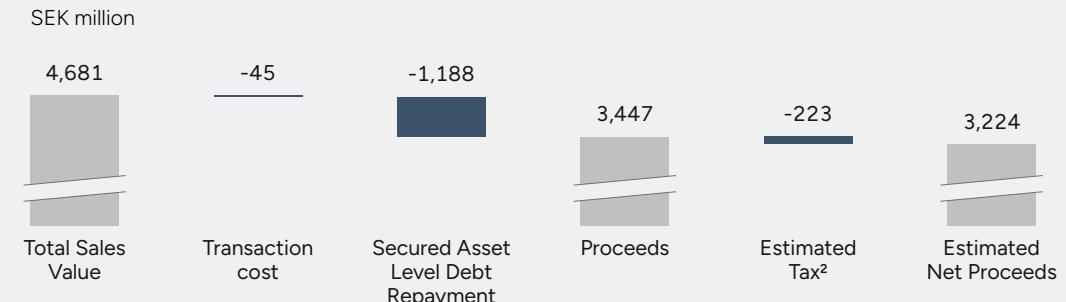
² Includes signed transactions.

GROSS PROCEEDS RECEIVED FROM CLOSED PORTFOLIO SALES

SEK million	2024
Sweden	130
Denmark	724
Netherlands	30
Czechia	155
Sub total	1,040
Iceland – Divestment of business unit ³	686
Total	1,726

³ Iceland proceeds are presented as net

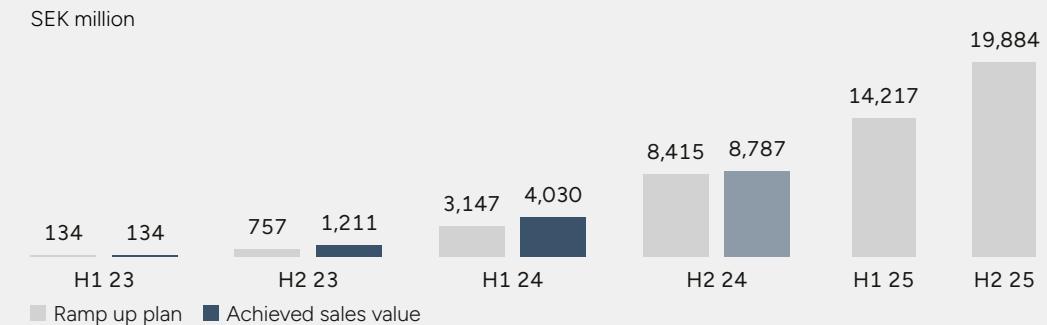
ESTIMATED Q4 NET PROCEEDS WATERFALL FROM PORTFOLIO SALES AND PRIVATISATION



ESTIMATED Q4 NET PROCEEDS BY SALES TYPE¹

SEK million	Total Sales Value	Transaction Cost	Secured Asset Level Debt Repayment	Proceeds	Estimated Tax ²	Estimated Net Proceeds
Portfolio sales	2,302	-6	-578	1,717	-4	1,713
Privatisation programme	2,379	-39	-610	1,730	-219	1,511
Total	4,681	-45	-1,188	3,447	-223	3,224

CUMULATIVE PRIVATISATION TOTAL SALES VALUE DEVELOPMENT³



¹ Includes signed transactions

² Assumes all taxes are paid upon close, actual proceeds will be higher due to tax optimisation and deferrals

³ Including initial H1 23 and H2 23 plan (refer to 2023 annual report). H1 23 units represent pilot sales before the full privatisation perimeter was established and released at scale in Q3 23

Investment Properties

Over the last two years, the real estate market faced higher interest rates and low transaction volumes as buyers and sellers adjusted to economic conditions. Asset prices underwent downward adjustments due to higher yields outweighing the effects of increased rental levels. Specifically, 2024 saw a bifurcating trend as interest rates fell and transaction volumes remained entrenched at suppressed levels. A gradual uptick began to emerge in H2 as bid-ask spreads started to narrow.

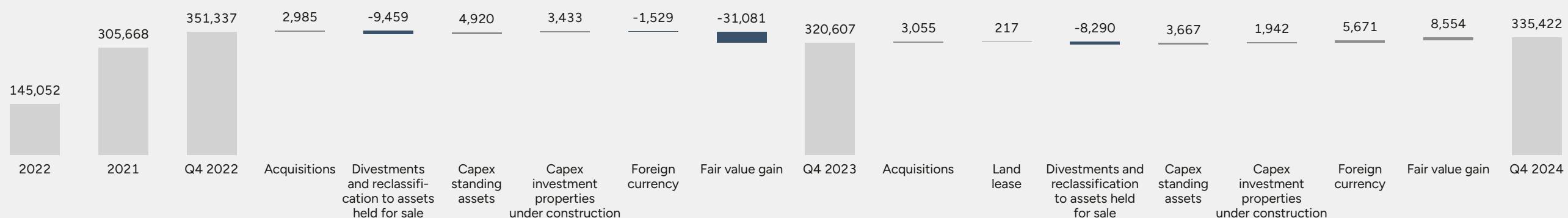
After six quarters of falling property values, Heimstaden Bostad's portfolio saw consistent value growth in four quarters despite yields expanding three of the four quarters. This continued growth emphasises the strong operational performance of the portfolio. We believe we are past the market correction and expect to see increased momentum in value growth through 2025. This view is based on Heimstaden Bostad's strong operational performance and assessment of current market sentiment.

As at the balance sheet date, the investment properties portfolio included 162,415 (161,553) homes across nine markets.

Independent external valuers perform quarterly valuations of Heimstaden's entire portfolio promoting transparency and trustworthiness whilst ensuring reported figures reflect the current market. For more details, see [Note 3.1](#) of this report.

FAIR VALUE DEVELOPMENT

SEK million



Change in Fair Value of Investment Properties¹

For the year, fair value of investment properties reached SEK 335,422 million (320,607). Net gains from fair value adjustment of investment properties for the year were SEK 8,554 million (-31,081) corresponding to 2.6% of fair value.

For the quarter, fair value of investment properties increased by SEK 2,209 million (-5,323) corresponding to 0.7% gain. The increase in fair value for both the quarter and the year was driven by strong ownership housing markets and improved operational performance.

The average valuation yield was 3.66% (3.53%). On a quarter-over-quarter basis this is a slight decrease from 3.69% in Q3. For the quarter, Czechia, Germany, Finland, and Denmark saw values remain stable on the back of stable rental growth and flat yields. The Netherlands saw strong growth on the back of increases in ownership housing values and rental growth. Sweden saw strong growth on the back of slight

yield compression and increased rental growth forecasts, whilst Poland saw strong growth on the back of stable yields and increased NOI. The United Kingdom saw underlying value increase on the back of rental growth, but it was offset by delayed recognition of a scheduled Q3 2024 CAPEX payment only materialising in Q4 2024. Norway also experienced a technical fall in value in the quarter due to one-off stamp duty payments as part of structural preparation for further ramp-up of the privatisation program netting out the gains from the underlying strong market development.

For the year, Germany, Denmark, Norway, and Finland observed stabilised values, while Sweden, United Kingdom, and Czechia increased on the back of continued rental growth. The Netherlands saw an increase, primarily driven by strong growth in the ownership housing prices. Values in Poland were supported by continued strong rental performance and acquisition gains recognised upon delivery of the new developments throughout the year.

COUNTRY FAIR VALUE DEVELOPMENT

	Q4 2024		2024	
	%	SEK million	%	SEK million
Sweden	1.5	1,347	2.3	2,106
Germany	-0.2	-144	-1.0	-813
Denmark	0.2	180	0.6	442
Netherlands	1.8	546	15.6	4,121
Czechia	1.9	533	6.7	1,773
Norway	-2.1	-351	0.1	18
United Kingdom	-1.1	-59	2.8	143
Poland	3.4	152	19.0	751
Finland	0.1	3	0.3	13
Total	0.7	2,209	2.6	8,554

AVERAGE VALUATION YIELD

	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
	%	%	%	%	%
Sweden	3.48	3.51	3.54	3.39	3.30
Germany	3.02	2.95	2.90	2.85	2.74
Denmark	3.98	4.17	4.18	4.18	4.17
Netherlands	3.86	3.92	3.88	4.06	3.74
Czechia	4.96	4.83	4.69	4.59	4.70
Norway	2.96	3.15	2.98	3.22	3.24
United Kingdom	3.43	4.68	4.72	4.58	4.55
Poland	5.50	4.53	5.71	5.67	5.66
Finland	5.65	5.36	4.84	4.88	4.68
Total	3.66	3.69	3.67	3.63	3.53

¹ For more information regarding fair value assessments, see [Note 3.1](#)

Financial Review

Interest Expenses and Liability Management

For the quarter, interest expenses were SEK 1,713 million (1,529). On a quarter-over-quarter basis, the average interest rate increased to 3.30% from 3.11%, which was driven by refinancing of fixed rate debt with lower rates than current market rates as well as lower rate hedge positions maturing. The interest coverage ratio for the last 12 months was 1.9x (1.8x).

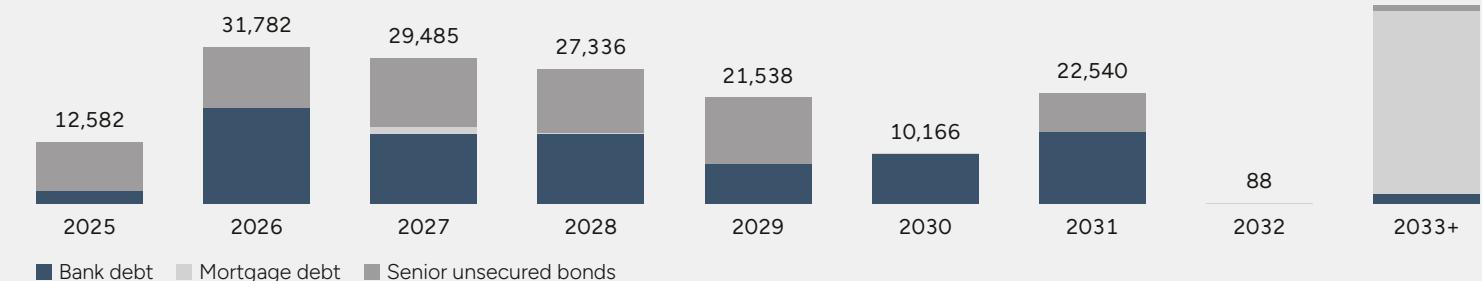
For the year, interest expenses increased to SEK 6,554 million (5,759). The change in interest expenses, on a year-over-year basis, mirrors that of the quarterly development mentioned above.

Throughout first half of 2024, capital markets remained uncompetitive for Heimstaden when compared to alternate funding sources. With presence in nine countries, the portfolio diversification continued to allow for asset-backed funding at attractive terms and the total transaction volume of asset-backed funding, including both new financings and refinancings, reached approximately SEK 27,500 million with an average tenor of 5.5 years. The year was anchored by the marquee EUR 725 million sustainability-linked secured credit facility in the Netherlands with net new proceeds of EUR 200 million.

Heimstaden's subsidiary Heimstaden Bostad repaid capital markets' maturities with cash on hand raised in local asset-backed funding markets alongside net proceeds raised from the privatisation programme. Maturities repaid included the SEK 850 million fixed rate notes and EUR 700 million floating rate notes in Q1, SEK 500 million floating rate notes in Q2, NOK 500 million floating rates notes in Q3, and EUR 1,250 million fixed rate notes in Q4.

INTEREST BEARING DEBT MATURITY

SEK million



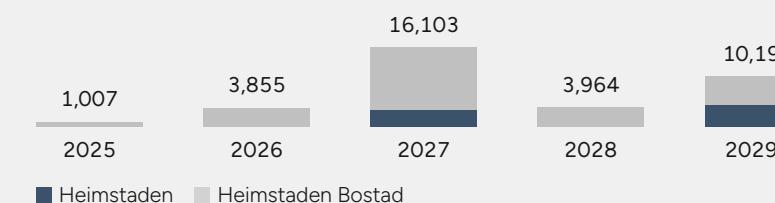
INTEREST BEARING DEBT MATURITY BY TYPE

SEK million

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034+	Total
Senior Unsecured bonds	10,048	12,479	13,898	12,897	13,496	–	8,020	–	–	1,146	71,985
Mortgage debt	–	–	1,546	396	32	119	–	88	91	37,183	39,455
Bank debt	2,533	19,303	14,041	14,043	8,010	10,047	14,520	–	806	1,074	84,376
Total	12,582	31,782	29,485	27,336	21,538	10,166	22,540	88	897	39,403	195,816

HYBRID BONDS RESET DATES¹

SEK million



¹ Net of which held on own book, 2025 reset values have been refinanced and called as part of a subsequent event in January 2025.

AVERAGE INTEREST RATE DURATION

Years



In the second half of 2024, Heimstaden's subsidiary Heimstaden Bostad was able to re-establish its SEK and EUR curves. In Q3, we issued two SEK-denominated floating rate notes of SEK 1,100 million and SEK 1,300 million. August SEK issuance carried a maturity of three years with a floating rate to maturity of 3 months STIBOR plus 240 basis points whereas the September note had a maturity of two years and carried a floating rate to maturity of 3 months STIBOR plus 200 basis points. Q4 invited additional prints with SEK 500 million floating rate notes, EUR 500 million senior unsecured fixed rate notes, and EUR 500 million perpetual hybrid securities. The EUR 500 million senior unsecured priced at MS+175 or a coupon of 3.875% for a five-year maturity whereas the SEK 500 million senior unsecured floating rate notes priced at 3 months STIBOR plus 130 basis points for a two-year maturity.

Heimstaden Bostad reopened the hybrid market by replacing its EUR 800 million perpetual hybrid security resetting 19 February 2025 with a EUR 500 million perpetual hybrid security with an annual fixed rate coupon of 6.25% to the first reset date on 4 March 2030. This transaction marked the first issue of hybrid debt in the European real estate capital markets since late 2021.

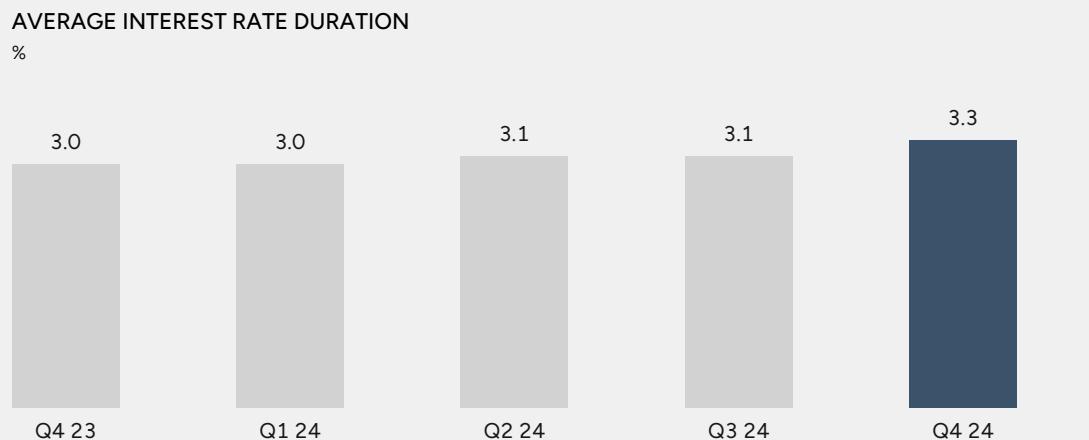
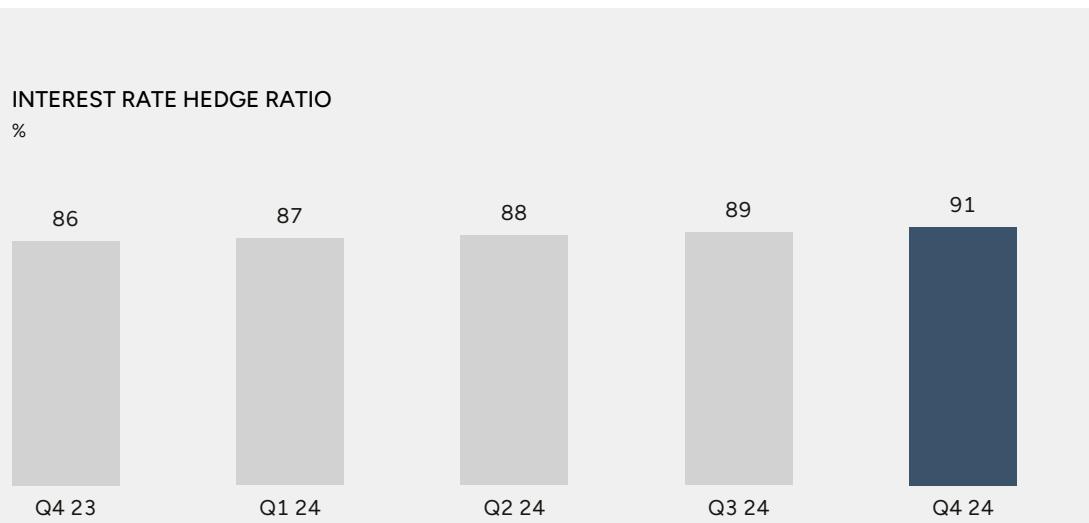
Heimstaden AB, subsequently in January 2025, issued SEK 750 million senior unsecured floating rate notes and EUR 430 million senior unsecured fixed rate notes as part of a liability management exercise that tendered certain SEK and EUR maturities.

Liquidity

Heimstaden began 2024 with SEK 20,260 million of unutilised facilities and closed the year with SEK 19,348 million and unutilised facilities. As maintaining a strong liquidity position is a key risk management practice, the development through 2024 included renewal of existing facilities while also signing new facilities.

Foreign Currency

Heimstaden has holdings and operations in SEK, EUR, DKK, NOK, CZK, PLN, and GBP. Exchange differences on translation of foreign operations gave other comprehensive gain/loss for the year of SEK 3,461 million (-1,799), which was partially offset by SEK 2,038 million in foreign exchange loss (387).



Cash Flow

SEK million	Q4 2024	2024	Q4 2023	2023
Operating activities	1,067	2,944	414	1,118
Investing activities	2,367	2,758	-1,763	-6,114
Financing activities	-13,968	-13,559	6,591	6,013
Change	-10,533	-7,858	5,243	1,017
Period opening balance – Cash and cash equivalents	15,283	12,492	7,342	11,322
Currency effects	-203	-87	-92	153
Closing balance – Cash and cash equivalents	4,546	4,546	12,492	12,492

Net cash flow from operating activities, for the year, was SEK 2,944 million (1,118), representing an increase of 163%. The main differences between operating profit/loss and cash generated from operations are proceeds from privatisation and fair value adjustments on investment properties.

Cash generated from operations, for the quarter, was SEK 2,452 million (1,582) compared to an interest paid in the same period of SEK -1,547 million (-1,420). The addition of net proceeds from privatisation with SEK 2,358 MSEK (900) shows that cash from operations and privatisation was 2.5 (1.8) over interest paid, while for the quarter, the same ratio was 3.1 (1.4).

Net cash flow from investing activities for the year was SEK 2,758 million (-6,114) and SEK 2,367 million (-1,763) for the quarter.

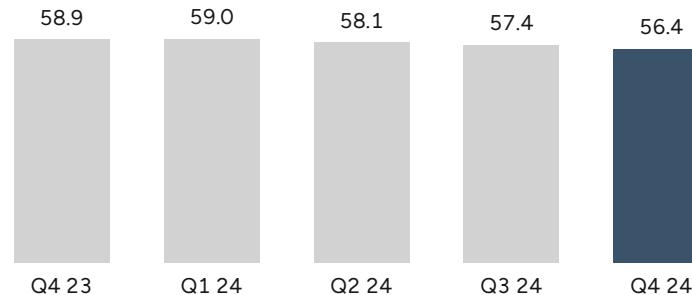
The positive cashflow from investing activity was attributed to the combination of privatisation proceeds and the capital allocation strategy and the increased yield requirements on capital deployed. The property portfolio divestments in Sweden, Denmark, the Netherlands, and Czechia, contributed to SEK 1,040 million (0) in proceeds for the year.

Net cash flow from financing activities, for the year, was SEK -13,559 million (6,013), reflecting a net deleveraging of the group, whereas repayments of interest-bearing debt outpaced proceeds from new loans by a factor of 1.3 (-0.8).

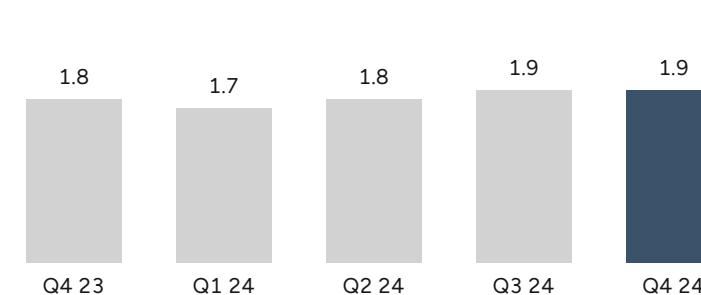
Alternative Performance Measures

Financial metrics

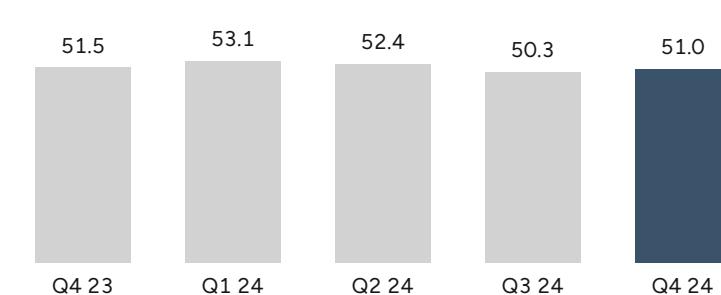
NET LOAN-TO-VALUE
%



INTEREST COVERAGE RATIO
multiple



NET DEBT / TOTAL ASSETS
%



SEK million	2024	2023
Interest-bearing secured liabilities	122,531	116,636
Interest-bearing unsecured liabilities	72,397	84,797
Less: Cash and cash equivalents	4,547	12,492
Net interest-bearing liabilities	190,381	188,942
Fair value of investment properties	335,422	320,607
Assets held for sale ¹	2,163	294
Total investment properties including assets held for sale	337,585	320,901
Net loan-to-value (LTV), %	56.4	58.9

SEK million last 12 months	2024	2023
Profit before unrealised fair value adjustment	11,875	9,670
Transaction costs from business combination	17	5
Adjusted profit before unrealised fair value adjustment	11,892	9,676
Interest expenses	6,554	5,759
Less: Interest income	239	384
Net financial items	6,316	5,376
ICR	1.9	1.8

SEK million	2024	2023
Net interest-bearing liabilities	190,381	188,942
Total assets	373,416	367,008
Net debt / Total assets, %	51.0	51.5

¹ The calculation was changed in 2024 to include assets held for sale with investment properties. The comparables were restated, but there was no impact on the total Net loan-to-value.

Operational Metrics

All figures in SEK million unless otherwise specified.

RESIDENTIAL SHARE OF INVESTMENT PROPERTIES, %

	2024	2023
Fair value residential properties, standing assets	307,347	290,833
Fair value investment properties, standing assets	331,713	314,419
Residential share of investment properties, %	92.7	92.5

LIKE-FOR-LIKE RENTAL INCOME GROWTH

	2024 ¹	2023 ²
Rental income current period	3,887	3,419
Rental income previous period	3,688	3,238
Like-for-like rental income growth, %	5.4	5.6

¹ 2024: only properties owned as of 2022-12-31 are included.

² 2023: only properties owned as of 2021-12-31 are included.

NET OPERATING INCOME MARGIN

	2024	2023
Rental income	15,919	15,253
Net operating income	11,188	10,278
Net operating income, %	70.3	67.4

ECONOMIC OCCUPANCY, RESIDENTIAL

	2024	2023
Theoretical rental income on residential units	14,981	14,498
Economic vacancy	-478	-563
Rental income on residential units	14,504	13,935
Economic occupancy, %	96.8	96.1

REAL ECONOMIC OCCUPANCY, RESIDENTIAL

	2024	2023
Theoretical rental income on residential units	14,981	14,507
Adj. for non-market vacancy	-247	-254
Adjusted theoretical rental income	14,750	14,253
Real economic occupancy, %	98.5	98.3

EQUITY RATIO

	2024	2023
Equity	147,803	137,929
Assets	373,416	367,008
Equity ratio, %	39.6	37.6

EBITDA

Last 12 months	2024	2023
Profit before unrealised fair value adjustment	11,875	9,670
Transaction cost from business combination	17	5
Depreciation and amortisation	125	18
EBITDA	12,017	9,694

NET DEBT/EBITDA

Last 12 months EBITDA	2024	2023
Interest-bearing liabilities	190,381	188,942
EBITDA	12,017	9,694
Net debt / EBITDA, multiple	15.8	19.5

SECURED LOAN-TO-VALUE

	2024	2023
Interest-bearing secured liabilities	122,531	116,636
Total assets	373,416	367,008
Secured loan-to-value, %	32.8	31.8

Heimstaden AB Standalone

In this section the Heimstaden financials are included standalone to present the performance of the entity on an isolated basis. Standalone is defined as the management companies of Heimstaden Group as well as the Consolidated Statement of Financial Position of Heimstaden excluding the Consolidated Statement of Financial Position of any (partly) owned subsidiary-group, which includes but is not limited to Heimstaden Bostad AB.

STANDALONE EARNINGS, ROLLING 12 MONTHS

SEK million	2024	2023
Operating income ¹	747	739
Operating cost ¹	-499	-555
Operating profit/loss¹	248	184
Share Class A dividend	–	673
Common dividend ¹	–	1,648
Share Class B dividend	–	1,063
Dividends from Heimstaden Bostad	–	3,384
Other profit distribution	693	2,670
Adjusted earnings	940	6,239
Interest expense ¹	-591	-695
Adjusted earnings after interest expense	349	5,544
Payments on hybrid securities	-343	-627
Adjusted earnings after debt and hybrid instruments	7	4,917

INTEREST COVERAGE RATIO (ICR)

SEK million	2024	2023
Adjusted earnings	940	6,239
Interest expense ¹	-591	-695
Interest Coverage Ratio	1.6	9.0

¹ Operating Statement of Comprehensive Income of Heimstaden AB parent company and wholly-owned management companies.

² Only includes part that has been distributed in cash and not dividend set-off against the subscription price in new share issue

² Other profit distribution consists of settlements related to divestment of a business unit

Heimstaden Bostad AB Dividend Policy

Heimstaden Bostad has three share classes, Share Class A, Share Class B and Common shares. Share Class A shares are entitled to quarterly dividends of 0.05% of the market value of Heimstaden Bostad's investment properties. Dividends on the Share Class B shares are dependent on the Loan-to-Value and Return on Equity of Heimstaden Bostad. Owners of Common Shares are entitled to all additional possible dividend payments, to be decided by the general assembly, subject to that Heimstaden Bostad maintains its financial policies, after owners of Share Class A and Share Class B shares have received their parts in full. More information on the dividend policy can be found in [Heimstaden Bostad's Articles of Association](#).

DEBT AND RELEVANT ASSETS

SEK million	2024	2023
Interest-bearing secured liabilities ¹	828	278
Interest-bearing unsecured liabilities ¹	9,847	9,974
Interest-bearing liabilities	10,676	10,252
Cash and cash equivalents ¹	-900	-1,216
Net interest-bearing debt	9,776	9,036
Heimstaden Bostads net asset value	168,324	155,527
Equity attributed to Heimstaden Bostad's hybrid securities and non-controlling interests	38,907	38,422
Heimstaden Bostads adjusted net asset value	129,417	117,105
Heimstaden share of capital, %	36.2	34.8
Heimstaden share of capital	46,841	40,750
Investment properties ¹	1,695	1,115
Relevant assets	48,535	41,865

¹ Difference between Heimstaden and Heimstaden Bostad consolidated figures excluding deferred charges.

NET LOAN-TO-VALUE

SEK million	2024	2023
Net interest-bearing debt	9,776	9,036
Relevant assets	48,535	41,865
Net loan-to-value, %	20.1	21.6

LIQUIDITY RESERVES

SEK million	2024	2023
Cash and cash equivalents ¹	900	1,216
Unutilised credit commitment	–	1,000
Total	900	2,216
Estimated interest expense (12-months forward)	-470	-515

¹ Difference between Heimstaden AB and Heimstaden Bostad consolidated figures excluding deferred charges.

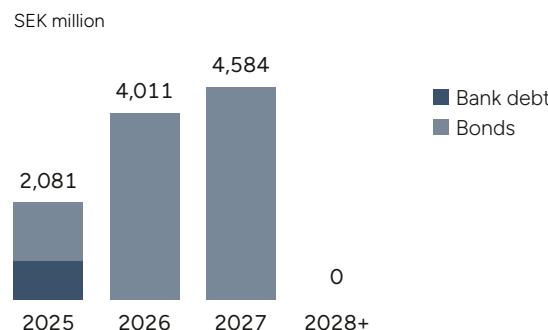
Standalone Funding Overview

As at 31 December 2024, Heimstaden had outstanding senior unsecured bonds amounting to SEK 10,295 million, listed on Nasdaq Stockholm and Euronext Dublin.

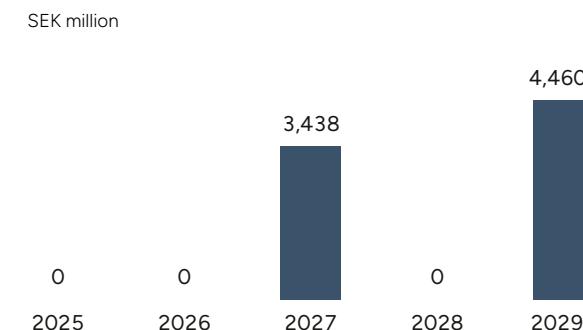
Maturity	Currency	Outstanding amount (millions)	Of which held on own book (millions)	Rating	Fixed/Floating	Coupon (bps)	Exchange	ISIN
2026-03-09	EUR	350	—	B+	Fixed	425	NOMX Stockholm	SE0015657903
2027-03-06	EUR	400	—	B+	Fixed	438	NOMX Stockholm	SE0016589105
Total EUR		750		—				

Maturity	Currency	Outstanding amount (millions)	Of which held on own book (millions)	Rating	Fixed/Floating	Coupon (bps)	Exchange	ISIN
2025-04-14	SEK	500	158	N/A	Floating	Stibor 3m + 475	Euronext Dublin	XS2469914308
2025-10-15	SEK	1,200	290	B+	Floating	Stibor 3m + 400	NOMX Stockholm	SE0014991352
Total SEK		1,700	448					

MATURITY PROFILE



HYBRID BOND RESET DATE

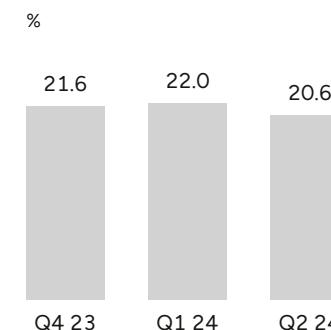


¹ The SEK hybrid has a step up date in 2029

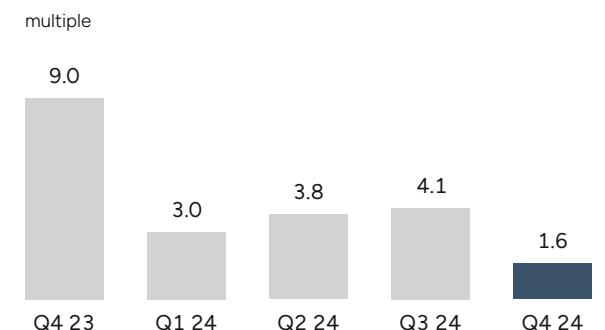
As at 31 December 2024, Heimstaden had SEK 7,898 million perpetual hybrid bonds outstanding net of own book, listed on Nasdaq Stockholm.

First Call Date	First Reset Date	Currency	Outstanding amount (millions)	Of which held on own book (millions)	Rating	Fixed/floating	Coupon (bps)	Exchange	ISIN
2026-10-15	2027-01-15	EUR	300	—	D	Fixed	675	OMX Stockholm	SE0016278352
2024-10-11	2024-10-11	SEK	4,500	40	D	Floating	Stibor 3m + 590	OMX Stockholm	SE0012455111

NET LOAN-TO-VALUE



INTEREST COVERAGE RATIO



Governance Report

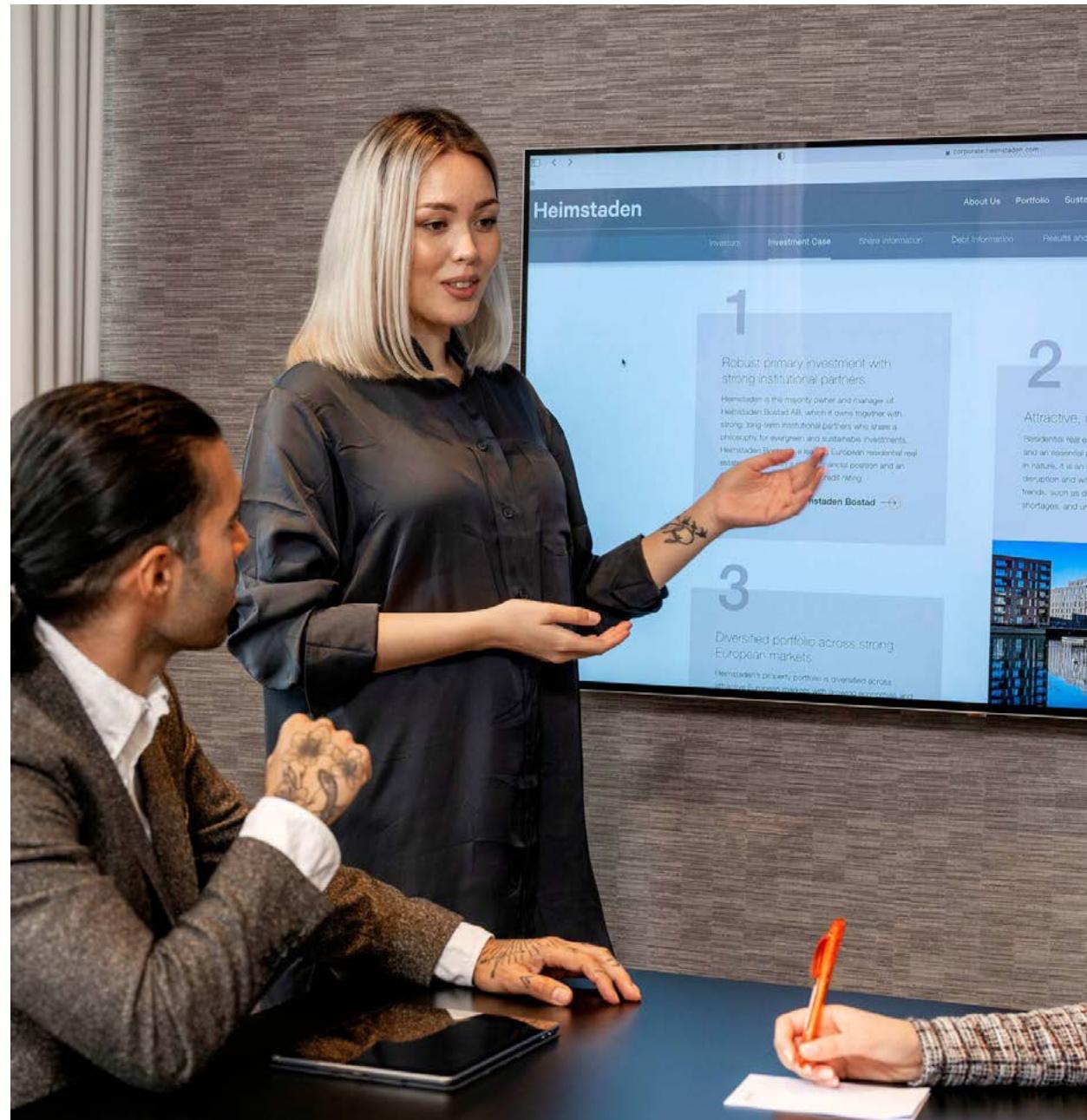
Good corporate governance is a pivotal part of Heimstaden's culture, fostering trust among stakeholders. The corporate governance model supports the Board and Group Management in ensuring sustainable success through effective day-to-day management.



Rules and Regulations

As a Swedish public limited liability company with preference shares listed on Nasdaq First North Growth Market and corporate and hybrid bonds listed on Nasdaq Stockholm and Euronext Dublin, the Company (hereafter referred to as the "Company") is subject to numerous rules and regulations governing matters of corporate governance. This includes Swedish law, primarily the Swedish Companies Act (2005:551) and Swedish Annual Accounts Act (1995:1554), the Articles of Association, stock exchange regulation, and internal rules and policies as well as the Swedish Corporate Governance Code (the "Code"). Deviations from the Code are accounted for on [page 33](#).

The Company is an industrial investor in Heimstaden Bostad AB (publ.) ("Heimstaden Bostad") and, through its subsidiary Heimstaden Group Manager AB, acts as asset manager for the same under the Group Management Agreement. As part of its roles as asset manager for Heimstaden Bostad, the Company has established and also manages the Heimstaden Bostad Key Policy Framework. The Key Policy Framework applies also for the Company in its work with and for Heimstaden Bostad.



Corporate Governance Structure

Share Structure and Owners

As of 31 December 2023, the share capital amounted to SEK 95,316,875 divided between 190,633,750 shares (whereof 132,040,000 ordinary shares and 58,593,750 preference shares) each with a quota value of SEK 0.5 per share. The ordinary shares entitle to 10 votes per share and the preference shares entitles to 1 vote per share at general meetings in the Company.

The Company's preference shares are listed at Nasdaq First North Growth Market under the ticker HEIM PREF. All ordinary shares of the Company are owned by the Company's largest shareholder, Fredensborg AS, which is ultimately controlled by Ivar and Ninja Tollefsen.

2024 Share Issuance

The Company concluded no share issuance in 2024 and no capital injections were made.

General Meetings

Anyone wishing to participate at a General Meeting must be entered as a shareholder in a printout or other presentation of the entire share register pertaining to circumstances six banking days before the General Meeting and must notify the Company of their intention to participate no later than on the date stated in the notice of the general meeting. Notice is made through keeping the notice available on the Company's website and by advertisement in the Swedish Official Gazette, with a simultaneous advert in Svenska Dagbladet. Shareholders wishing to have a matter considered at the General Meeting must submit a written request thereof to the Board in writing. The matter shall be considered at the General Meeting if the request has been received by the Board no later than seven (7) weeks prior to the general meeting, or after that date, provided the request is received in due time for the matter to be included in the notice.

Notices, communiqués and minutes, as well as other materials associated with the General Meetings are kept available on the Company's website <https://corporate.heimstaden.com>.

2024 Annual General Meeting

The Annual General Meeting ("AGM") in 2024, took place at Carl Gustafs Väg 1, SE-217 42 Malmö, Sweden on 4 April 2024. Shareholders representing 100% of the Company's ordinary shares and 5.31% of the Company's preference shares participated at the AGM, corresponding to 70.90%

of the total share capital and 95.98% of the total votes.

Nomination Committee

The Company has not established any nomination committee. Please also see deviations on [page 33](#).

General Meeting of Shareholders

[p. 31](#)

Board

[p. 32–34](#)

External Auditor

Manager – Organisation

[p. 33–34](#)

Board (ESRS 2 GOV 1)

The Board has adopted Rules of Procedure, providing instructions to the Board in relation to tasks and responsibilities.

As of 31 December 2024, the Board consisted of four members, elected by the AGM for a period lasting until the end of the next AGM. There are no deputy Board members.

The Board has the overarching responsibility for managing the Company's affairs in the interests of the Company and its shareholders.

The Board's work follows a yearly plan. In 2024, the Board held eight (8) board meetings. The relevant Senior Executives and the Board secretary participate in Board meetings.

The Co-CEO's and other executives present the operational and financial development at ordinary board meetings. The Board conducts reviews with the auditor, at which reports from the auditor are addressed. The Auditor also holds meetings with the Board without members of management attending.

The Chairperson leads the work of the Board and has regular contact with the Co-CEO's to follow the Company's operations and development on an ongoing basis. The Chairperson consults with the

Co-CEO's on strategic matters and passes on the views of the shareholders to the Board.

Remuneration to Board Members and Senior Executives

The AGM sets the total fees for the directors of the Board and decides how the fees are to be distributed among the directors. The Directors are remunerated as follows¹; Bente A. Landsnes, Fredrik Reinfeldt and John Giverholt each receive SEK 400,000, and the chairperson, Ivar Tollefsen, receives SEK 800,000.

Composition and Diversity (ESRS 2 GOV 1)

The Board shall comprise a well-balanced mix of individuals holding the required skills, expertise, background, gender, and age, as well as independence from Company and main shareholders, ensuring that the Company delivers on its strategic goals in a responsible and successful manner. Heimstaden is working to achieve a balanced diversity mix and in 2024, the Board comprised 25% women and 75% men.

Diversity matters are covered in the Company's Code of Conduct. It is a focus area within recruitment, equal pay, and reporting and is one of the building blocks of the Company's cultural framework "Friendly Workplace".

¹ Annual Remuneration from date of AGM to next AGM.



Diversity is also part of the quarterly employee engagement and well-being questionnaire.

Deviations from the Code

The Company complies with the rules set out in the Code, except as explained below.

The Company deviates from the rules set out in paragraph 1.2 of the Code as it has included in its Articles of Association an ability for the Board to resolve for a general meeting to be held fully digitally. The Company has considered the ability to allow for a fully digital general meeting to better serve the interest of enabling shareholders to participate in light of the fact of the spread of ownership in its preference shares.

The Company deviates from the rules set out in paragraph in 1.3, 1.4, 2.1–2.7, 4.6, 9.1, 10.2, and 10.3 in the Code since no nomination committee has been established. Due to Fredensborg AS controlling 96% of the votes in the Company and therefore can appoint all Board Members of the Company, the Company deems that a nomination committee is unnecessary as it lacks a practical function. Any responsibility normally vested in a nomination committee, which does not pertain to nominating Board Members and external auditor, is handled by the Board as a whole.

The Company deviates from the rules set out in 7.3–7.5 in the Code since no remuneration committee has been established and no formal remuneration guidelines are applied by the Company. Since all Board Members are effectively appointed by Fredensborg AS, via its control of approximately 96% of the votes in the Company, Fredensborg AS thereby has an indirect control over the remuneration to Senior Executives in the Company, the Company deems that a remuneration committee is unnecessary.

The Board has assessed that the Company currently does not need a formalised internal audit beyond the existing processes and functions for internal governance and control. Follow-up is performed by the Board and Executive Management, and the level of control is currently assessed to meet the Company's needs. An annual assessment is made to report and present whether an internal audit function is considered necessary to maintain good control within the Company.

External Auditor

The Auditor is appointed by the AGM based on a proposal from the Board. At the 2024 AGM, the audit firm EY was elected for the period up to and including the 2024 AGM, with Authorised Public

Accountant Jonas Svensson as the principal auditor.

Audit Tender in 2024

An Audit Tender Process was undertaken in 2024 in line with EU regulations and internal guidelines. Following a thorough evaluation, the Board has decided to re-engage EY and present a proposal for adoption at the 2025 AGM.

Remuneration to Auditor

SEK million	2024	2023
Audit assignment	34	31
Other assurance services	4	2
Other services	-	-
Total	38	33

This table shows EY cost only.

Executive Management (ESRS 2 GOV 1)

The Company's Executive Management comprises six individuals. The Co-CEOs responsibilities are governed by a written instruction defining the division of responsibilities between the Board and the Co-CEOs.

The Co-CEOs report to the Board and, at each scheduled board meeting, present a Co-CEO report including information on how the operations are developing based on the decisions made

by the Board, ensuring the Company's strategic and operational development and monitoring of performance.

The Company has organised its operation with an Executive Management to comply with its core activities, thus enabling the Company to deliver on its obligations and the scope of services under the Group Management Agreement.

To ensure the continued success of the Company the Executive Management has an Executive Investment Committee, cf. below:

Executive Investment Committee

This committee consists of key senior executives and is chaired by the Board Member John Giverholt. It is responsible for reviewing and deciding on all real estate transactions, supported by the relevant investment teams, and ensuring attractive deal structuring and solid underwriting. The Committee decides on discretionary approval of real estate transactions below EUR 500 million, decisions to recommend transactions above EUR 500 million to the Board of Heimstaden Bostad, and decisions to recommend entries into new markets in line with the Shareholders' Agreement.

Board of Directors

(ESRS 2 GOV-1)



Ivar Tollefsen
Chairperson

Year elected	2021
Born	1961
Nationality	Norwegian
Education	-
Other assignments	Chairperson of Fredensborg AS, Fredensborg 1994 AS, Servatur Holding AS, and Heimstaden AB.

Employment and work experience	Founder and CEO of Fredensborg AS, and board member in Heimstaden Bostad AB. Ivar is deemed to be of great importance for the Company due to his vast personal connections and business relations.
Independent of Company	No

Independent of Main Shareholder	No. Indirect majority shareholder in Fredensborg AS.
Own shareholdings and those of related parties in 2024	132 040 000 common shares and 3 000 000 preference shares.

Attendance at board meetings	8 of 8
	8 of 8

John Giverholt
Member

Year elected	2019
Born	1952
Nationality	Norwegian
Education	BSc, University of Manchester and MSc Accounting and Auditing, NHH Norwegian School of Economics.
Other assignments	Board Member at Heimstaden Bostad AB and Fredensborg AS.

Employment and work experience	Extensive capital markets background as CFO of DNB and CEO of Ferd. Formerly served on the Boards of Telenor, Kongsberg Gruppen, Gjensidige Forsikring, and Scatec Solar, in addition to board assignments with family-owned businesses.
Independent of Company	Yes

Independent of Main Shareholder	No. Dependent in relation to his board position in Fredensborg 1994 AS.
Own shareholdings and those of related parties in 2024	-

Attendance at board meetings	8 of 8
	8 of 8

Bente A. Landsnes
Member

Year elected	2024
Born	1957
Nationality	Norwegian
Education	Frogner Handelsskole, Oslo, spec. Accounting and language.
Other assignments	Vice Chair in Norbit ASA, Chairperson of the Board of Hvitsten AS and Member of the Zagreb Stock Exchange Supervisory Board and Heimstaden Bostad AB. Former Board Member of Verdipapircentralen ASA, Danske Bank A/S, and Federation of European Securities Exchanges (FESE).

Employment and work experience	Extensive experience in financial services, digital transformation, change and reputation management, financial reporting, investor relations, corporate governance, and ESG. Former CEO at Oslo Børs (Stock Exchange).
Independent of Company	Yes

Independent of Main Shareholder	Yes
Own shareholdings and those of related parties in 2024	-

Attendance at board meetings	6 of 8
	6 of 8

Fredrik Reinfeldt
Member

Year elected	2023
Born	1965
Nationality	Swedish
Education	MSc in Business Administration, Department of Business Administration at Stockholm University.
Other assignments	Chairperson of the Board of the Center for AMP, Visita and Drivkraft Sverige, and President of the Swedish Football Association. Board Member of Heimstaden Bostad AB.

Employment and work experience	Experienced politician who led the Moderates party for 12 years and served as Sweden's Prime Minister for two terms. After retiring from politics in 2015, Fredrik has had assignments as an advisor to Nordic Capital and Bank of America Merrill Lynch.
Independent of Company	Yes

Independent of Main Shareholder	Yes
Own shareholdings and those of related parties in 2024	-

Attendance at board meetings	7 of 8
	7 of 8

Co-CEO's



Helge Krogsbøl
CEO

Employed since	2018
Born / Nationality	1968 / Norwegian
Education	The Norwegian School of Marketing, Oslo
Previous experience	Extensive experience in executive positions as SVP in Pandox AB, Regional Director at Thon Hotels Benelux, Managing Partner Room2Room, and as CEO at First Hotels.
Holdings in Company securities	80 000 preference shares



Christian Fladeland
Deputy CEO & Chief Investment Officer

Employed since	2019
Born / Nationality	1986 / Danish
Education	MSc in Economics, University of Copenhagen
Previous experience	Extensive experience within real estate capital markets management from his position as Partner at Colliers International Denmark.
Holdings in Company securities	-

Governance, Risk, and Compliance

The Company is committed to high standards of corporate governance, risk management, and compliance. The Company's centralised Governance, Risk, and Compliance (GRC) function develops and oversees the Company's policy framework, Risk Tool and Compliance Management System.

GRG Responsibilities

- Code of Conduct development, implementation, and ownership on behalf of the Board
- Establishment, implementation, and follow-up of a common and simplified Group policy framework for the Company
- Planning, implementation, and follow-up of a Compliance Management System consisting of the relevant elements and tasks to adopt
- Relevant training and awareness related to the GRC area
- Implement and follow-up Risk and Compliance tools, reporting and processes to management and Board

Main focus 2024

In the fall of 2024, an updated Code of Conduct was approved by the Board, based on the values of the Company and the commitment to ethical

business conduct. Main changes were related to zero-tolerance to harassment, the obligation to protect the Company's assets and consequence management. The Code of Conduct is complemented by detailed policies, manuals, guidelines, and routines – all available on the intranet, in the group HR system, and incorporated in the Staff Handbooks. Together, these documents form our governing framework that guides the daily work within the Company.

Sign-off and Training

The Board owns and approves the Code of Conduct. In 2024, a formal sign-off of the Code of Conduct was repeated for all employees. All mandatory compliance training courses are repeated every 18 months. This was supplemented in 2024 by a Conflict of Interest guideline with relevant training for all employees.

Business Partners

We expect our business partners to comply with ethical standards consistent with our own, and they are expected to sign our Business Partner Principles when signing an agreement with us.

Plans for 2025

The Company will work continuously to improve the governing framework. Breaches of the Code of Conduct or governing documents should be reported through the [whistleblower](#) function on our website.



Risk Management

The Company's risk management objective is to maximise returns at acceptable risk levels without compromising the Company's vision, values, or Code of Conduct.

The Company is exposed to a range of risks/opportunities that may affect the business, thus it is of key importance to have a comprehensive risk management programme to optimise the risk/return balance.

The GRC function consolidates and analyses risks/opportunities across our diverse markets within the Executive GRC and Internal Control Committee.

Besides general risks related to operations, such as GDPR, compliance, sustainability, IT/Cyber etc., more specific risks within the real estate business, that may affect the Company, is highlighted below:

Refinancing Risk

Refinancing risk involves securing favourable terms in debt markets, including capital markets, bank financing, or alternative credit, for the Company's debt rollover/refinancing, aligning with current market conditions and managing a liquidity

ratio in line with the Financial Policy. A comprehensive and granular financial model has been established for the Group where significant attention is devoted to the debt maturity profile, as well as the impact of refinancing at current market terms. This enables real-time sensitivity analysis on key credit metrics, including debt covenants and rating metrics, ensuring that we are well-informed in advance if any metrics are at risk of being breached. During periods of higher than usual volatility in financial markets and refinancing risk is increasing, the Company targets to build more headroom for upcoming maturities by prefunding for longer periods ahead in time and maintain cash reserves and unutilised sources of liquidity.

Interest Rate and Currency Risk

Interest rate and currency fluctuations may cause volatility in the reported financial figures. This may negatively impact the Company's credit metrics and cause rating pressure and risk of breaching financial covenants, and as a result is

subject to continuous granular monitoring. To manage and mitigate interest rate and currency risk, fixed rate loans and interest rate swaps are applied to balance out the interest rate hedge ratio in accordance with the Financial Policy, and fund investments in local currency (to the extent financially justifiable) with continuous monitoring of Loan-to-Value (LTV) per currency. The latter

provides a natural hedge against currency fluctuations on a consolidated level.

Valuation Risk

Changes in property values within the Company's investments will impact the Company's credit metrics, where a decrease in valuations could cause rating pressure and risk of breach with debt covenants.



Internal Control

The Company applies clear roles and responsibilities in the context of risk management and internal controls.

Control Environment

The control environment follows the Company's organisational structure, supported by internal guidelines, to ensure alignment with values and strategic objectives. Senior Executives demonstrates commitment to a culture of strong internal controls through the Executive GRC & Internal Control Committee of Heimstaden Bostad, where financial performance, improvement and internal control activities are discussed, planned, and executed.

Risk Assessment

Risks related to financial and operational reporting are monitored through the Executive GRC & Internal Control Committee.

Key risks, including material errors in financial reporting or operational inefficiencies, are periodically assessed, and mitigated through a structured process outlined on [page 36](#) of this Governance Report.

Control Activities

Preventive, detective, and corrective control activities are embedded in all levels across the organisation to ensure that potential errors in financial and operational reporting are avoided or identified and corrected.

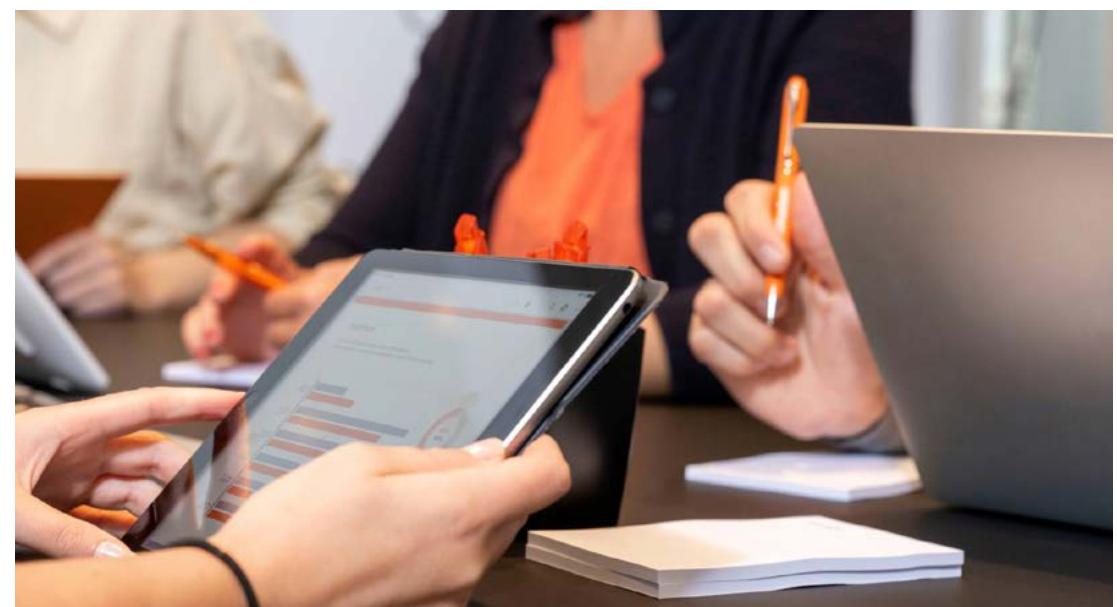
For the purposes of this Governance Report, control activities to mitigate the risk of material misstatements in financial and operational performance reporting include:

- Segregation of duties, access controls, pre-approval processes, including board approved authorisation matrices.
- Operational reporting against forecast and budgets through the quarterly Business Review process.
- Internal control review process covering the financial closing process, accounting in accordance with Group Accounting Manual, reporting in accordance with Group Reporting Guidelines, and fraud prevention.

Information, Communication, and Continuous Improvement

Expectations regarding loyalty and adherence to the internal guidelines are actively communicated to staff through the intranet, Townhalls and monthly information meetings, and mandatory online trainings and sign-off programme for the Code of Conduct.

Internal guidelines regarding the financial reporting process is owned by the Chief Financial Officer who engages with all relevant parts of the Company to ensure consistent application of the Group Accounting Manual and to foster an improvement-oriented feedback culture.



Sustainability Report

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**Sustainability Reporting in
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About this Report

This Sustainability Report covers the fiscal year of 2024 and supplements the 2024 Annual Report.

Preparing for the Corporate Sustainability Reporting Directive

Heimstaden welcomes the EU Corporate Sustainability Reporting Directive (CSRD) and the accompanying European Sustainability Reporting Standards (ESRS) as they promote more balanced, transparent, and consistent sustainability disclosures, and also serve as catalysts for enhanced sustainability governance and management across our organisation.

Aligning ESG Reporting with Financial Reporting

In 2024, we integrated ESG controlling and reporting into our financial organisation to ensure that ESG accounting, controlling, and reporting are fully aligned with our financial processes, tools, and reporting outputs. This structure has positioned us well for implementing CSRD and ESRS effectively.

Preparing for 2025

As preparation for reporting in line with CSRD in 2025, we have developed a new structure for our 2024 Sustainability Report with reference to ESRS, aiming to incorporate as much of the foundational structure as possible. We have ensured integration with the Annual Report using the "incorporation by reference" approach. For a complete overview of the ESRS structure and the locations of specific disclosures, refer to the Appendix.



General Information

ESRS2 BP-1 Basis for Preparation

The Sustainability Report outlines Heimstaden's governance and performance concerning key ESG topics and provides detailed information on our sustainability and business conduct. This general information section highlights the identified material sustainability impacts, risks, and opportunities, as well as our principles for sustainability reporting, which underpin the preparation of the Sustainability Report.

The purpose of our reporting is to provide stakeholders with a transparent and balanced overview of relevant aspects, engagements, practices, and results for the financial year 2024. The scope of our Sustainability Report mirrors the financial reports. The Double Materiality Assessment (DMA) described in ESRS 2 IRO 1 includes Impacts, Risks and Opportunities (IROs) covering our own operations, as well as our upstream and downstream value chain, see ESRS 2 SBM-1. The Sustainability Report follows the categorisation of short-, medium- and long-term time horizons as defined in ESRS1.

The Sustainability Report is approved by the Board of Directors.

ESRS 2 BP-2 Disclosures in Relation to Specific Circumstances

In 2024 Heimstaden revised and restructured our Sustainability disclosures in accordance with CSRD and ESRS as much as possible. This has been done as follows:

- Revised layout of the Sustainability Report to comply with ESRS
- Revised assessment of material sustainability topics aligned with ESRS, see ESRS 2 IRO-1
- Introduction of General Information Section, following the structure and disclosure requirements outlined in ESRS 2
- New disclosures in accordance with the DMA outcome, including Resource Use and Circular Economy, Workers in the Value Chain, and Consumers and End Users
- Fifteen eligible activities in EU taxonomy reporting within three objectives
- Updated accounting policies in EU taxonomy reporting for major renovations Climate Change Mitigation (CCM), eligibility Climate Change Adaptation (CCA), and double counting

- Recalculated base year 2020 with divested properties for SBTi
- Change in system for reporting of business travels which has led to higher quality, but lack of comparability throughout 2024

ESRS 2 BP-2 (14) Reporting Errors in Prior Periods – ESRS 1 Section 7.4

- Adjusted energy consumption and GHG emissions Scope 1 and 2 due to updated figures for Czechia and Germany. In this report the actuals for 2023 are presented
- Eligibility under EU Taxonomy reporting CCA revenue from 100% to 0%

Incorporation of ESRS Requirements by Reference to Other Sections of the Annual Report

The description of Heimstaden's strategy, business model (ESRS 2 SBM-1) and Governance structure (ESRS 2 GOV 1) is presented in our [Strategy chapter](#) and [Governance Report](#), which also includes detailed information on our Governance Framework (G1-1). The report on due diligence (ESRS 2 GOV-4) is located in [Appendix](#).

Reporting Systems and Consolidation

Data provided in the Sustainability Report has been compiled from various systems for all countries since 2019. All figures disclosed cover both Heimstaden Bostad and Heimstaden.

ESRS 2 BP-2 Sources of Estimation and Outcome Uncertainty

The methodology for calculating and presenting sustainability metrics is detailed in the accounting policies of each material topic, including whether the metrics are directly measured or estimated using sources such as third-party data or industry averages. Metrics are gathered from Heimstaden's operational units, utilising local management systems, and are typically derived from data systems, measurements, calculations, and purchasing records. Controls are in place to ensure the completeness and accuracy of the information. The notes within each chapter provide details on sources of estimation or potential outcome uncertainty.

Sustainability Governance

ESRS 2 GOV 1 The Role of the Administrative, Management and Supervisory Bodies

Using incorporation by reference to the Governance Report, please see the section Corporate Governance Structure for disclosures on ESRS 2 IRO-1.

ESRS 2 GOV2 Information Provided to and Sustainability Matters Addressed by the Business Administrative, Management and Supervisory Bodies

Board of Directors: Approve CSRD and ESRS aligned annual reporting based on recommendations of Audit & GRC Committee.



Audit & Governance, Risk, and Compliance Committee (A&GRC)

Committee: Responsible for overseeing sustainability impacts, risks, and opportunities. Contributes to the integrity of sustainability reporting. Consists of Board members and meets quarterly.

Executive Sustainability Committee: Reviews results, recommends strategies to the A&GRC Committee, and sets implementation plans for Sustainability priorities in-line with reporting frameworks. Consists of Executive Management members and meets quarterly.

Operational Working Groups: Follow systems-based approach in line with reporting frameworks to develop and follow-up on action plans and results. Sustainability considerations are integrated in various internal functions to effectively manage impacts, risks, and opportunities, ensuring alignment with other key internal processes.

ESRS 2 GOV-3 Integration of Sustainability-Related Performance in Incentive Schemes

Our incentive schemes for Country Managers include sustainability-related performance incentives based on targets for yearly reduction of CO₂e emissions and purchased energy. Our incentive schemes are updated annually and are approved by the Remuneration Committee, consisting of CFO, Co-CEO, and CP&CO.

ESRS 2 GOV-5 Risk Management and Internal Controls over Sustainability Reporting

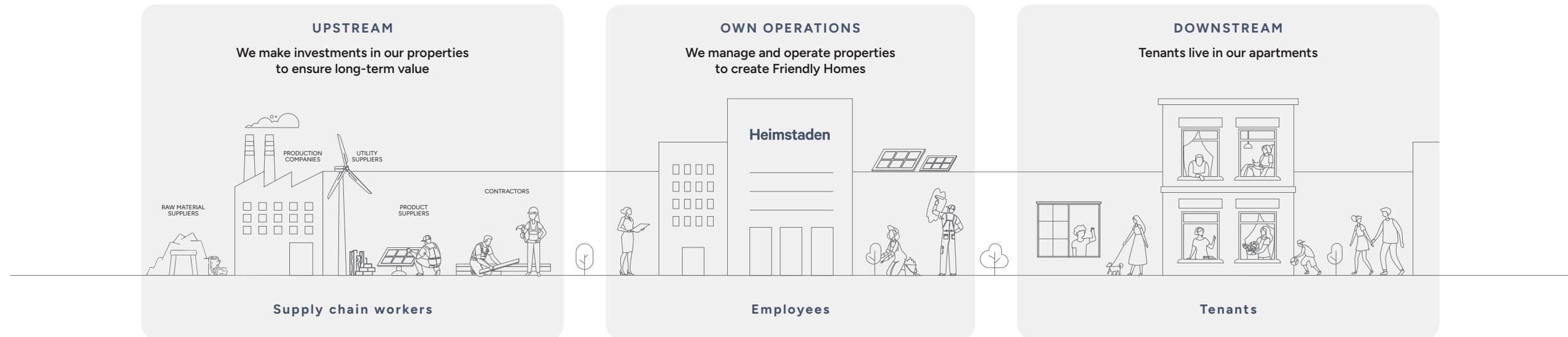
The Sustainability Reporting team is responsible for developing comprehensive group reports on sustainability and ESG metrics. This includes organising and leading key activities, such as preparing consolidated Disclosures on Management Approach, assessing climate risks in collaboration with relevant

functions, and overseeing data collection and conversion processes for sustainability reporting.

To minimise reporting errors, the Sustainability Reporting team manages a standardised data framework for the company, employing a systematic risk prioritisation approach. This framework ensures consistent definitions, calculations, and metrics, such as emission factors in line with the Greenhouse Gas Protocol (GHG). This centralized approach enables the team to act as a business partner, identifying and addressing data inconsistencies or errors. The Chief Asset Management & Sustainability Officer (CAMSO) regularly updates the A&GRC on the progress of sustainability reporting, and the A&GRC provides quarterly updates to the Board.

In 2020, we introduced a sustainability reporting tool to manage and structure data for reporting purposes and to monitor compliance with reporting standards. Our efforts in 2024 focused on consolidating sustainability data into a centralised platform, improving access to sustainability reports and supporting data-driven decisions across functions. All sustainability data is now reported according to the accounting principles outlined by ESRS.

Strategy and Business Model



ESRS 2 SBM-1 Strategy, Business Model and Value Chain

Our Strategy and Business model are presented in the Strategy section of the Annual report.

Our business model is centred around owning and operating properties to deliver Friendly Homes to our tenants. Heimstaden primarily operates standing assets, which means that most activities relate to the ongoing leasing, maintenance and improvement of our properties to ensure

long-term value. A key focus is to reduce our climate impact and increase the sustainability performance of our properties. We aspire to lead the residential real estate sector towards more sustainable operational practices by leveraging our platform and size.

We procure products and utilities from various suppliers, such as solar panels, electricity, and construction materials. We also procure maintenance services from contractors and

subcontractors, such as gardening and cleaning. Through our procurement practices, we highlight sustainability matters when evaluating and choosing business partners.

Our revenue comes from rental income from our more than 162,415 homes in nine countries. As a large landlord, we recognize our impact on people's lives and our responsibility to provide safe and inclusive homes with strong affordability metrics and tenant rights. We focus on customer

satisfaction by delivering efficient and high-quality service.

We operate in highly regulated markets in Northern Europe, which decreases the risk of social and governance issues. However, these risks increase further up in our value chain, where sub-suppliers may operate in higher-risk countries and categories. For information, see SBM-3.

ESRS2 SBM-2 Interests and Views of Stakeholders

Strategic stakeholder engagement is an integral part of Heimstaden's ambition to be an open and transparent company. To ensure that we focus on the most relevant issues, both from a company and a societal perspective, we actively seek to understand our stakeholders' requirements and expectations and how they align with our strategic goals. Our stakeholder engagement principles and Heimstaden's are set out in our Stakeholder Management Strategy.

We conduct regular stakeholder dialogues as part of our day-to-day activities. Based on materiality assessments, we continuously review and adapt our processes and behaviours to address stakeholder expectations and minimise any negative impact Heimstaden may have, now or in the future.

Heimstaden's focus on stakeholder groups with whom we have long-term relationships and who are affected by, and/or have an impact on, our operations. The table below showcases our most significant stakeholders, methods of engagement and organisation, and the objectives and applications of these interactions.

Stakeholders	How Engagement is Organised	Purpose of Engagement	Outcomes of Engagement
Tenants	Customer surveys, local events, customer portal, digital help centre, and other channels. Customers can also raise concerns via our whistle blowing system.	Deliver Friendly Homes by gathering, analysing and acting on tenant feedback and suggestions.	Yearly Improvement plans with focus areas such as recycling, energy efficiency, communication.
Employees	Quarterly surveys, personal development plan discussions, regular one-to-ones, trainings, conferences, and work health and safety groups. Employees can also raise concerns via our whistle blowing system.	Create a Friendly workplace gathering, analysing and acting on employee feedback and suggestions.	Continuous development of processes, trainings and culture building initiatives.
Suppliers	Procurement process, including meetings, negotiations, order placements and due diligence process. Suppliers can also raise concerns via our whistle blowing system.	Ensure that our suppliers adhere to our Business Partner Principles, assess their ESG risks and practices, and monitor their ESG progression.	Continuous development of our procurement process to focus on suppliers who demonstrate best practice and support us in reaching our ESG goals.
Public bodies	Industry related discussions via membership in industry organisations, and dialogue forums for urban planning, neighbourhood safety and environment, etc. Direct engagement with municipalities and regulators, e.g. when entering new markets.	Ensure compliance with existing and future legislation, maintain industry knowledge of best practices, collaborate to create safe and inclusive neighbourhoods.	Give expert input on upcoming regulations, either directly or via our industry organisations. Develop local collaborations such as Business Improvement Districts (BIDs).
Lenders and Investors	Conference calls, annual and sustainability reports, bond and green bond issuance, Investor/Bank ESG Questionnaires, capital market presentations, and individual meetings with banks and investors.	Communicate our strategy to investors and ensure that our approach aligns with market best practices.	Meet financial stakeholders' sustainability data requirements and uphold our duty to keep investors informed of ESG-related information.
Media	Proactively via press releases and interviews, reactively by answering requests and questions. Spokespeople at both Group and country level receive recurrent media training.	Transparent communication regarding our goals, targets and achievements, including stories about our impact on society, customers, and industry.	Clear media presence and public perception, coverage of key topics. Media coverage is measured monthly and shared with relevant internal stakeholders.
Shareholders	Owner dialogues and meetings, board meetings, annual and sustainability reports, ESG ratings and assessments, annual general meeting, and meetings with shareholder representatives.	Ensure alignment with our sustainability strategy and related targets, delivering a long-term stable profit with consideration given to people, ethics, and the environment.	Meet shareholder needs for sustainability data and uphold our duty to keep shareholders informed of ESG-related topics.
Local community	Meetings with special interest and industry organisations, partnerships with local non-profit organisations, attendance at career fairs, etc. Members of the local community can also raise concerns via our whistleblowing function.	Ensure community engagement and social responsibility, working together towards safe and inclusive neighbourhoods.	Create job and internships opportunities for people far from the labour market, offer inclusive housing contracts in collaboration with local organisations, focus on climate change mitigation and adaptation.

Materiality Assessment Process



Annual, Governance, and Sustainability Report 2024

IRO-1 Description of the Process to Identify and Assess Material Impacts, Risks, and Opportunities

In 2024, we conducted our first Double Materiality Assessment (DMA), with reference to the latest ESRS from European Financial Reporting Advisory Group (EFRAG), to prepare for ESRS compliance. This included identifying and objectively scoring IROs. First, we considered the context of our activities, business relationships, value chain, and affected stakeholders to identify and re-evaluate our prior materiality assessment from 2023. Then we assessed the risks previously identified and documented in our risk tool in relation to the topics and sub-topics provided by EFRAG.

No topics or sub-topics were omitted from the first round of the assessment, except for G1: Business conduct – Animal welfare which was deemed non-material, since we do not have an operation that directly affects this topic. Several reviews were done to revisit the topics and sub-topics.

We engaged a diverse range of internal and external stakeholders, including employees, suppliers, customers, community representatives,

investors, analysts, and banks, via interviews, workshops and desktop research, to identify our material sustainability topics. We conducted interdisciplinary workshops to explore how different material topics and sub-topics interact and influence each other, for example the relationship between climate change mitigation efforts and biodiversity preservation.

The scoring method and criteria for the materiality assessment were developed in accordance with ESRS 1 guidelines.

- **Impact Materiality**

Evaluating the scale, scope, irreversibility, and likelihood of both positive and negative impacts, whether actual or potential. For human rights-related impacts, severity is prioritised over likelihood, as outlined in ESRS 1, using due diligence guidelines from the UN Guiding Principles on Business and Human Rights and the OECD Guidelines for Multinational Enterprises.

- **Financial Materiality**

Assessing the financial significance of risks and

opportunities, considering their likelihood and the nature of the potential financial impacts.

- **Time Horizon**

Short term: the reporting period; Medium term: end of reporting period up to 5 years; Long term: more than 5 years.

Process to Identify Climate Related Impacts, Risks, and Opportunities

In 2022 Heimstaden conducted a climate related scenario analysis in line with the TCFD (Task Force on Climate-related Financial Disclosures) recommendations to assess risks and opportunities associated with various climate scenarios and their potential impact on how resilient our investment strategy is.

In assessing climate-related risks, we have used scenario analysis guidelines in line with TCFD requirements. From 2025, we will transition our assessments to align with IFRS S1 and S2 standards, ensuring enhanced transparency and consistency in reporting our exposure to climate-related risks. This shift reflects our commitment to integrate evolving regulatory frameworks into our sustainability strategy.

One challenge we face in assessing climate-related risks and opportunities is the discrepancy

between the time horizons recommended by the TCFD and those used in our business strategy. While TCFD's short, medium, and long-term horizons are designed to capture climate impacts over extended timelines, our business strategy operates with more immediate planning cycles: short-term at 1 year, medium-term at 2-5 years, and long-term beyond 5 years.

This misalignment creates difficulties in translating climate data into actionable insights within our business planning framework. The longer climate horizons may overlook shorter-term risks or immediate strategic adaptation needs, while our business horizons may not fully account for the gradual, cumulative effects projected in climate scenarios. Balancing these frameworks requires us to bridge long-term climate data with actionable short and medium-term strategies, ensuring our business remains resilient to both near-term operational demands and long-term climate impacts.

To identify relevant climate-related risks and opportunities, we use data from the Intergovernmental Panel on Climate Change (IPCC), specifically using the Representative Concentration Pathway (RCP) 2.6 and RCP 8.5 scenarios. These scenarios are assessed across time-horizon 2040 and 2100. We also use climate data from the European Commission, the Swedish

Meteorological and Hydrological Institute (SMHI), and the Copernicus Institute, covering both RCP 2.6 and 8.5.

We have revised the methodology in accordance with the EU Taxonomy Regulation criteria and added RCP 4.5. The data is based on projections for 2040 to 2070, using Copernicus Climate Change Service (C3S).

- **RCP 2.6 – Stringent Mitigation Scenario:**

Assumes strong climate policy, resulting in significant emissions reductions, with negative global emissions by 2100, and a global temperature rise of 0.5°C to 1.5°C.

- **RCP 4.5 – Intermediate Scenario:** Assumes that emissions peak around 2040 and then decline, resulting in global temperature rise between 2°C and 3°C by 2100.

- **RCP 8.5 – High Emissions Scenario:** Assumes limited climate action and continued high emissions, resulting in global temperature rise between 3.5°C to 5.0°C by 2100.

The scenario analysis identified the following risks by using a range of climate scenarios:

Long-term (>5 years) physical risks:

- **Heavy Precipitation.** We have conducted an exposure analysis for heavy precipitation,

5 consecutive days' maximum precipitation change, long-term horizon, in RCP 4.5 and 8.5. Based on 3,585 assets, 35% are at "high risk" of heavy precipitation in RCP 4.5, and 59% in RCP 8.5. In RCP 4.5, we have high-risk assets in all markets, and in RCP 8.5 there is a significant increase of high-risk assets in Germany, Denmark, Netherlands and Sweden. We deem this risk to be acute.

- **Heat stress.** According to the TCFD classifications, heat stress is a chronic physical climate risk, which increases with rising mean temperatures.

Although heat by itself cannot damage our buildings, heat can lead to increased death rates among vulnerable groups such as small children, the elderly, and people with heart disease. In the climate scenarios, we have examined RCP 4.5 and 8.5 in the long term and which areas in our portfolio are exposed to consecutive summer days. In RCP 4.5, we do not see any high-risk assets, while in RCP 8.5, we see high-risk areas in the long-term, looking at the number of consecutive summer days.

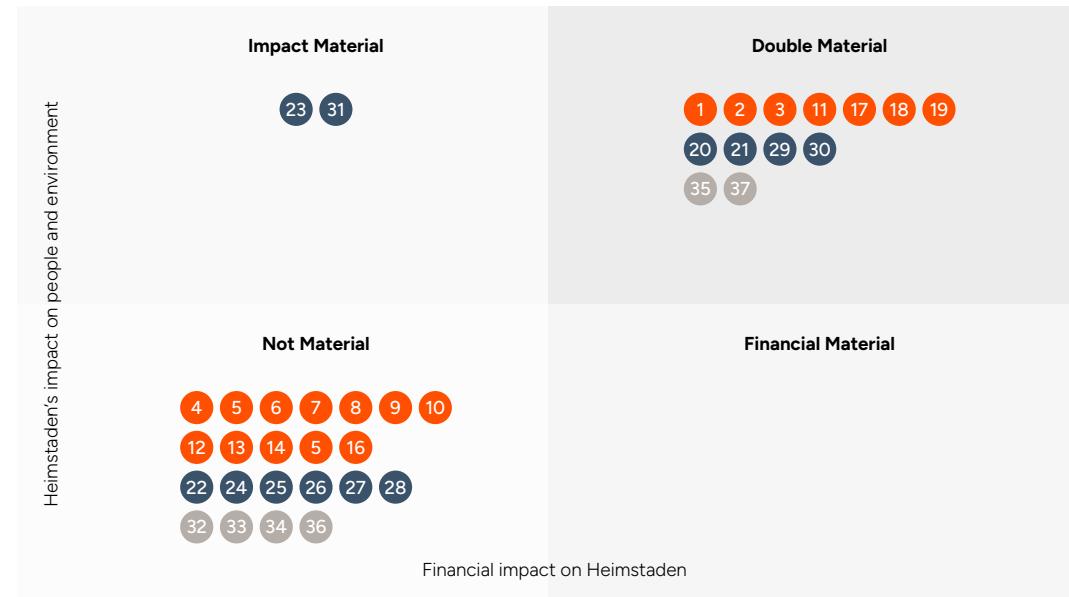
Medium-term (2–5 years) transitional risk:

- **Dependency on fossil fuel.** Failure to transition to renewable energy sources and adapt to new regulations, could lead to increased compliance costs, reduced asset viability, and potential obsolescence within our energy-dependent facilities.

Future Steps

Heimstaden is committed to annually revisiting the DMA process to identify, assess, and prioritize IROs, ensuring it reflects evolving trends, underlying assumptions, contextual shifts, and regulatory updates. Periodic comprehensive reviews will also be conducted to maintain its effectiveness and relevance.

As this marks the first reporting cycle in which a DMA has been implemented, there are no process changes to report at this time.



Output from the Double Materiality Assessment

During the DMA process, a total of 135 IROs were identified and evaluated. Out of these, 20 were deemed material to Heimstaden. The identified material IROs are detailed within the relevant topical standards, including E1, E3, E5, S1, S2, S4, and G1, which were determined to be material to our operations.

The outcome of the assessment indicates that subtopics within E1 (Climate change), E3 (Water and Marine resources), and E5 (Resource use and Circular economy) are material from both

an impact and financial perspective. Similarly, S1 (Own workforce), Information-related impacts for consumers and end users in S4 (Consumers and End-users) and G1 (Business Conduct) was identified as material based on its significance in both dimensions. Further details on these material topics and their respective Impacts, Risks, and Opportunities are provided within the specific topical standard sections in this report.

Environment

E1 Climate

- 1 Climate change Adaptation
- 2 Climate change Mitigation
- 3 Energy

E2 Pollution

- 4 Air
- 5 Water
- 6 Soil
- 7 Living organisms
- 8 Substances of concern
- 9 Substances of very high concern
- 10 Microplastics

E3 Water and Marine resources

- 11 Water
- 12 Marine Resources

E4 Biodiversity and Ecosystems

- 13 Direct impact drivers of biodiversity loss
- 14 Impacts on the state of species
- 15 Impacts on the extent and condition of ecosystems
- 16 Impacts and dependencies on ecosystem services

E5 Resource use and Circular economy

- 17 Resource Inflow
- 18 Resource Outflow
- 19 Waste

Social

S1 Own workforce

- 20 Working conditions

- 21 Equal treatment and opportunities for all

- 22 Other work related rights

S2 Workers in the value chain

- 23 Working conditions

- 24 Equal treatment and opportunities for all

- 25 Other work related rights

S3 Affected communities

- 26 Communities' economic, social and cultural rights

- 27 Communities' civil and political rights

- 28 Particular rights of indigenous communities

S4 Consumer and End-users

- 29 Information-related impacts for consumers and/or end-users

- 30 Personal safety of consumers and/or end-users

- 31 Social inclusion of consumers and/or end-users

Governance

G1 Business Conduct

- 32 Corporate culture

- 33 Protection of whistle-blowers

- 34 Animal welfare

- 35 Political engagement and lobbying activities

- 36 Management of relationships with suppliers including payment practices

- 37 Corruption and bribery

Material Impacts, Risks, and Opportunities

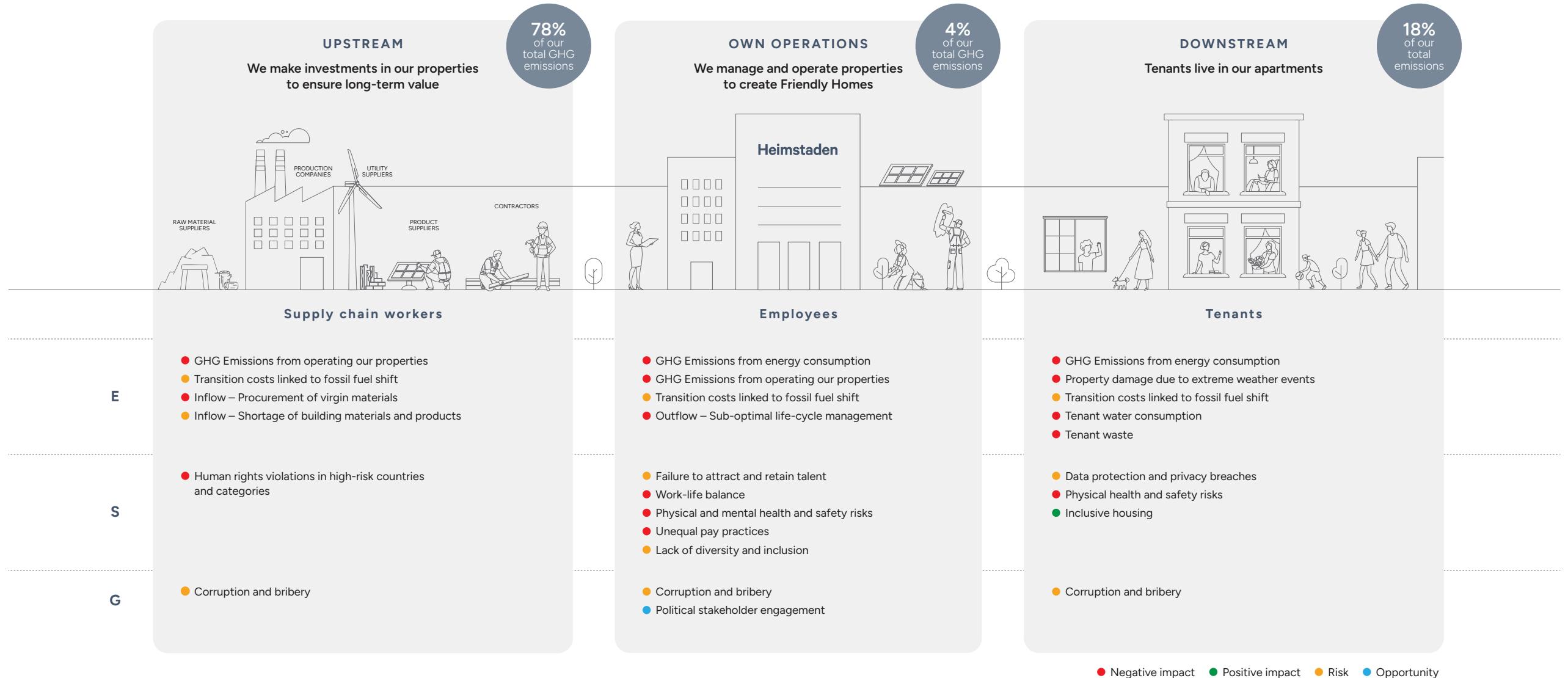
SBM-3 – Material Impacts, Risks and Opportunities and their Interaction with Strategy and Business Model

The process of integrating the identified material topics into our sustainability strategy is ongoing and involves several strategic steps and challenges. High-priority topics, such as energy efficiency and climate change mitigation, are already deeply embedded in our sustainability strategy and well-established in our existing climate targets, reflecting our commitment to address climate-related impacts.

The material impacts, risks and opportunities identified during the materiality assessment are described below and also presented alongside the topical standards in this Sustainability Report.

		Location in Value chain			Time horizon		
		Upstream	Own operations	Downstream	Short term	Medium term	Long term
E1 Climate Change							
GHG emissions from energy consumption	Negative impact		●	●	●	●	●
GHG emissions from own operations	Negative impact	●	●		●	●	●
Property damage due to extreme weather events	Negative Risk			●	●	●	●
Transition costs linked to fossil fuel shift	Risk	●	●	●	●	●	●
E3 Water and Marine Resources							
Tenant water consumption	Negative impact			●	●	●	●
E5 Resource and use Circular Economy							
Inflow – Procurement of virgin materials	Negative impact	●			●	●	●
Inflow – Shortage of building materials and products	Risk	●			●	●	●
Outflow – Sub-optimal life-cycle management	Negative impact		●		●	●	●
Tenant waste	Negative impact			●	●	●	●
S1 Own Workforce – Working Conditions							
Failure to attract and retain talent	Risk		●		●	●	●
Work-life balance	Negative impact		●		●	●	●
Physical and mental health and safety risks	Negative impact		●		●	●	●
S1 Own Workforce – Equal Treatment and Opportunities							
Unequal pay practices	Negative impact		●		●	●	●
Lack of diversity and inclusion	Risk		●		●	●	●
S2 Workers in the Value Chain							
Human rights violations in high-risk countries and categories	Negative impact	●			●	●	●
S4 Consumers and End-users							
Data Protection and Privacy Breaches	Risk			●	●	●	●
Physical Health and Safety Risks	Negative impact			●	●	●	●
Inclusive Housing	Positive impact			●	●	●	●
G1 Business Conduct							
Corruption and bribery	Risk	●	●	●	●	●	●
Political stakeholder engagement	Opportunity		●		●	●	●

The illustration shows where our material impacts, risks and opportunities occur across our value chain.



Environmental Information



E1 Climate Change

Strategy

E1-1 Strategy – Transition Plan for Climate Change Mitigation

Each market we operate in presents unique challenges, given variations in energy sources, tenant consumption patterns, and regulatory requirements. To mitigate our environmental impact, our climate strategy is focused on reducing emissions associated with our buildings. Our transition plan incorporates clear, measurable targets aligned with Science-based principles, prioritising reductions in operational emissions and long-term resilience.

Our strategy is guided by a 2030 mid-term target and a comprehensive climate roadmap.

1. Commitment to Net-Zero/Paris Agreement.

Our transition plan is in line to achieve net-zero emissions by 2050 and aligned with the Paris Agreement's goal of limiting global warming

to 1.5°C. We have set a 2030 target to reduce emissions by 42% from a 2020 baseline, covering Scope 1, Scope 2, and Scope 3 category 13 (downstream leased assets). For reference to our official Science Based Target (SBT), see section E1-4

2. Science-Based Targets. Science Based Targets initiative (SBTi) approved our 2030 emission reduction targets, ensuring alignment with the 1.5°C trajectory. Progress is regularly monitored to adapt strategies and ensure compliance

3. Linking Country Managers Pay to Emissions Reductions. By linking Country Managers compensation to emissions reduction targets, we ensure that leadership remains accountable and incentivised to achieve climate goals, see ESRS 2 GOV 3

4. Decarbonisation Levers and Actions. The transition plan prioritises high carbon intensity assets across all markets. Initiatives include

energy and carbon efficiency measures like thermal insulation upgrades, heat pump installations, fuel-shifts, and renewable energy integration. See E1-3

5. Energy Mix Dependency and Renewable Energy Procurement. Our ability to achieve significant emission reductions relies heavily on progress in countries like Czechia and Germany, where the energy mix includes more carbon-intensive sources. Addressing this challenge requires collaboration across public, financial, and private sectors, alongside the contributions of individual tenants. We purchase 100% renewable electricity under a market-based approach while reporting location-based emissions to account for the actual energy mix. In countries like Norway, where hydropower is a key electricity source, location-based emissions are lower. The approach underscores the importance of local energy policies and renewable energy integration into the power and heating grids

6. CapEx and OpEx Allocation. To support our climate roadmap, we have allocated a SEK 7.7 billion budget to achieve our targets. We use EU Taxonomy framework – specifically activities under Objective 1 Climate Change Mitigation, chapter 7 (CCM) – to track and align our investments with recognised sustainability standards. This approach ensures that our capital expenditures prioritise high-impact initiatives, such as energy-efficient retrofits, system upgrades, and green technology integration, driving substantial emission reductions and advancing our climate strategy

Impact, Risks, and Opportunities

SBM-3 Material Impacts, Risks, and Opportunities and Their Interaction with Strategy and Business Model

The materiality assessment identified the following material climate related impacts, risks and opportunities:

E1 Climate Change		Location in Value Chain			Time Horizon		
		Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
GHG Emissions from energy consumption	Negative impact		●	●	●	●	●
GHG Emissions from own operations	Negative impact	●	●		●	●	●
Property damage due to extreme weather events	Risk			●	●	●	●
Transition costs linked to fossil fuel shift	Risk	●	●	●	●	●	●

GHG Emissions From Energy Consumption

A significant portion of our environmental footprint is linked to the energy consumption in our properties. Energy used for heating, cooling, and powering households directly contributes to greenhouse gas (GHG) emissions, primarily through electricity and fuel consumption. This consumption represents a larger share of our total emissions in regions where energy is predominantly sourced from fossil fuels. According to the Greenhouse Gas Protocol, these emissions take place in Scope 1, 2 and scope 3 category 13 (downstream leased assets). This negative impact occurs in the short, medium and long term, in our own operations and downstream value chain.



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GHG Emissions From Operating our Properties

Major renovations, maintenance, and property management activities create scope 3 GHG emissions and within scope 3 we see the highest emissions in category 1, purchased goods and services, and category 3, energy and fuel related emissions. These activities contribute to emissions through material consumption, energy use, and waste generation, making them a significant part of our overall climate impact. This negative impact occurs in the short, medium and long term, in our own operations and upstream value chain.

Property Damage Due to Extreme Weather Events

The negative impact of extreme weather events, such as heavy precipitation and heat waves, can cause property damage but also impact the well-being and safety of our tenants. Heavy precipitation can lead to water infiltration or flooding in our assets. Flooding poses challenges that can directly affect our tenants. These events can lead to damage to personal belongings, disrupt daily life, and may even cause tenants to relocate temporarily or permanently. This risk occurs in the short, medium and long term, in our own operations and downstream value chain.

Transition Costs Linked to Fossil Fuel Shifts

As policy and legal frameworks increasingly target

the reduction or a complete phase-out of fossil fuels, regulatory measures may increase the cost of fossil fuel usage, introduce stricter emission standards, or mandate a shift towards renewable energy sources, affecting our operational costs. Failure to adapt to these regulations could lead to increased compliance costs, reduced asset viability, and potential obsolescence within our energy-dependent facilities. This risk occurs in the short, medium and long term, throughout our value chain.

Impact, Risk, and Opportunity Management

E1-2 Policies Related to Climate Change Mitigation and Adaptation

Our **Sustainability Policy** addresses climate change mitigation by committing to reduce scope 1, 2, and 3 emissions in line with the Paris Agreement, supported by short and medium-term targets. The policy covers all emission scopes, across our value chain.

The Sustainability Policy is distributed through our policy management system on our corporate intranet, and external stakeholders can access it via our website. The Board of Directors approve the Sustainability Policy and targets while Group Management holds overall responsibility

for policy content. Chief Asset Management and Sustainability Officer is accountable for implementing the policy across the Group, while Country Managers are responsible for its implementation in their respective countries and legal entities. The policy undergoes a bi-annual review initiated by the Governance, Risk, & Compliance (GRC) function in cooperation with Sustainability Functions to ensure its relevance and effectiveness. If needed, it can also be updated on an ad-hoc basis, based on relevant event occurrence if necessary.

In 2022, we initiated the implementation of an Environmental Management System (EMS) across our operations. The EMS is designed to support a structured approach to manage and reduce our environmental impact, with particular focus on energy efficiency, waste reduction, and climate resilience.

We continuously monitor and refine our EMS to ensure alignment with our broader environmental objectives and evolving regulatory requirements. This ongoing improvement process enables us to identify opportunities, drive measurable progress, and enhance the overall sustainability performance of our portfolio.

Our Ecosystem Services and Biodiversity Management guidelines support our ecosystem and biodiversity evaluations for major renovations. They cover preventative measures to protect our properties against physical climate risks, as well as the value chain of material and products. We prefer, when possible, to use certificated, sustainably produced, or recycled material without hazardous components, see E5.

Our Climate Adaptation Catalogue include resilience measures to safeguard our buildings and maintain tenant comfort, with ongoing assessments of physical risks such as heat stress and heavy precipitation, aligned with the EU Taxonomy and IFRS S1 and S2. Adaptation actions are integrated into property maintenance and development plans, ensuring our portfolio can endure evolving climate conditions.

We established Energy Management Guidelines in 2023 and Standard Operating Procedures (SOPs) in 2024, defining our practices for data collection, tracking, and energy optimisation. The guidelines and SOPs are implemented across all markets, ensuring consistent and effective energy management practices, transparency and accountability throughout our operations.

E1-3 Actions and Resources in relation to Climate change Policies

In 2024, we allocated SEK 523 million capital expenditures (CapEx) to sustainability targets, including the projects described below. These initiatives are also reflected in our CapEx alignment for EU Taxonomy objective Climate Change Mitigation, see [page 74](#).

GHG Emissions From Energy Consumption

By reducing energy usage, we reduce our emissions. We focus our efforts where we have the biggest impact. As the emission intensity varies across markets, each market has a specific plan to reduce energy and emissions.

- In Czechia, we started insulating 1,929 apartments (1,776 apartments completely finished and 153 apartments will be finalised during Spring 2025), achieving energy use reduction of approximately 900 MWh, estimated lower emissions by 2,845 tCO₂, and improved tenant comfort by a more stable indoor climate
- In Germany, we have implemented hydraulic balancing covering 167 apartments, optimising flow temperatures and ensuring even-heat distribution. Furthermore, we incorporated weather-forecast-based heating control in 210 buildings (900 apartments), enabling real-time monitoring and rapid response to system errors. Lastly, 6 old district heating-systems covering

197 apartments were equipped with a weather-compensated heating controller. This limits the flow temperature depending on the outside temperature. All three measures in Germany have estimated energy savings of 10-15%.

We have also completed roof insulation of 22 buildings, 660 units with an estimated saving of 2-5% per building on heating consumption

- In Sweden, we completed energy projects including new subcentral heating system, hydraulic balancing, indoor sensors and water saving equipment that will reduce the energy consumption with about 15% on heat, 10% on water and 8% on electricity per building
- In Finland, we started a pilot project to optimise ventilation based on indoor temperature and humidity with the help of AI, saving up to 8% on energy use. In 2024, we strengthened our energy management practices by establishing 100% data coverage across all markets for Scope 1 and 2 emissions, enabling accurate tracking of energy usage from properties, fuel consumption, and refrigerants. We introduced a monthly review process to increase responsiveness, monitor progress, assess the impact of reduction measures, and track weather-driven variations or irregularities. Our progress in Scope 1 and 2 energy for each country is summarised in the table on [page 59](#).

OVERVIEW OF ENERGY CONTRACTS (ENTITY SPECIFIC)

Countries	Heating in tenant space		Electricity in tenant space	
	Share of sqm where Heimstaden has the contract	Share of sqm where the tenant has the contract	Share of sqm where Heimstaden has the contract	Share of sqm where the tenant has the contract
Sweden	99%	1%	0%	100%
Germany	74%	26%	0%	100%
Denmark	41%	59%	37%	63%
Netherlands	7%	93%	0%	100%
Czechia	85%	15%	1%	99%
Norway	54%	46%	13%	87%
United Kingdom	0%	100%	0%	100%
Poland	82%	18%	88%	12%
Finland	26%	74%	99%	1%
Heimstaden	73%	27%	8%	92%

The table above outlines accountability for different energy contracts, which is crucial for understanding our ability to influence energy consumption. Where Heimstaden is accountable for the energy contract, it enables us to reduce and monitor the energy consumption, which is a greater challenge when our tenants are on the contracts and ultimately determine consumption levels. The same applies to CO₂ emissions, as the Company can opt for green energy contracts and transition from fossil fuels. This points out the importance of collaboration between owners, tenants, and energy suppliers to achieve our targets.

We engage with our tenants to promote energy savings and sustainable practices via smart meters, advice on energy and water efficiency via our channels, and recognition programmes for tenants who achieve energy reduction. We foster commitment and contribution to our environmental goals while enhancing comfort and reducing costs for tenants.

GHG Emissions From Operating our Properties
To mitigate our emissions in scope 3 category 1, we have set a SBTi goal that 27% of our suppliers weighted by spend should set SBTi targets by 2027. Engaging suppliers in actively minimising

their GHG emissions helps us achieve our broader climate goals.

In addition to SBTi engagement, we prioritise circular economy principles especially in materials procured for apartment fit-outs. We work closely with suppliers to select materials that are durable, recyclable, and produced with low-carbon methods. This approach reduces waste, extends the lifecycle of our materials, and promotes sustainable sourcing across our supply chain. See E5-2 for examples and detailed information.

Property Damages Due to Extreme Weather Events

Our approach to climate adaptation measures follows three steps: the first focuses on the public environment, the second on the building level, and the final step on the tenant level. We actively engage with local authorities to identify adaptation measures in the public environment where our high-risk assets are located. This includes measures to ensure quicker water drainage during heavy rainfall or to create space for rainwater storage in public areas. So far, we have focused on developing emergency response plans. At least every five years, we conduct a comprehensive exposure analysis to monitor heavy rainfall forecasts and adjust our plans accordingly.

The severe flooding in Central and Eastern Europe during September 2024 affected 599 apartments and 6 commercial spaces, in Czechia. To support our tenants, we established a 24-7 emergency response line, increased inspection capacity, and cleared flooded basements and common areas, with special support to senior tenants. We also extended help to affected suppliers and contractors.

Transition Costs Linked to Fossil Fuel Shifts

Our strategy focuses on reducing fossil fuel exposure by investing in renewable energy sources and enhancing energy efficiency across our portfolio, thus aligning with anticipated policy shifts. Our policies promote renewable energy systems, such as heat pumps, solar panels, and district heating connections, where feasible. We buy 100% renewable electricity in all markets (market-based) and continue to explore further opportunities to enhance renewable energy use in our operations. We have a policy to install renewable energy generation in all new build projects, where applicable.

- In Czechia, we installed heat pumps serving 411 apartments, hot water pumps for 131 apartments, and new gas boilers serving 494 apartments, reducing our carbon footprint by 658 tons of CO₂ through more efficient heat production

- In Germany, we commenced 11 installations transitioning 346 units from oil-based heating to heat pumps, achieving approximately 15% energy savings and 75% CO₂ reduction per installation
- In Sweden, we installed heat pumps in four properties with a COP factor of 4,5 meaning that with 1 kW electricity, we produce 4,5 kW heat. This is an effective way to produce heat with certified green electricity and will lower our heat consumption with a total of 327 MWh
- In Finland, we installed geothermal heating in two properties, one in connection with a large redevelopment project, and one replacing an old oil boiler. Geothermal systems eliminate the combustion of fossil fuels on site, dramatically lower the need to generate power, and

SHARE OF GREEN BUILDING CERTIFICATIONS

Countries (% of sqm)	Certificates	2024	2023
Sweden	Miljöbyggnad	12%	11%
Denmark	DGNB	1%	0%
Poland	BREEAM	100%	59%
Share of total square metres with an environmental certificate		4%	3%

significantly reduce GHG emissions, with calculated savings between 60-70% per installation

Green Building Certifications (Entity Specific Disclosure)

4% of our portfolio has an externally verified environmental certificate. This represents an increase of 1 percentage point compared with 2023. In Sweden, buildings are certified under the Swedish Green Building Council's "Miljöbyggnad i Draft" and "Miljöbyggnad Silver", showing an increase of 1 percentage point. In Denmark, certificates under the 'DGNB' have been issued from 0% to 1% of the portfolio. All new buildings in Poland are currently certified with "BREEAM Very Good", with 59% in 2023 and 100% in 2024.

Energy Performance Certificates (Entity Specific Disclosure)

We collect data on energy performance certificates (EPCs) for all our operational geographies. The standards and grading criteria of EPCs differ significantly across our markets, posing challenges in comparing performance and consolidating group-wide results. In countries where there is no equivalent EPC standard, such as Poland, Norway, and United Kingdom, we estimate the EPC using methods equivalent to those in other European countries. It is more effective to

compare EPC label performance year-over-year within each country rather than between countries, given the regional variations in energy standards and building characteristics. We track energy efficiency improvements by measuring the percentage of buildings with an EPC label of C or better.

A comprehensive breakdown of EPC labels by percentage of square metres per country is provided in the table "Breakdown of EPC Labels per % of Square Metres per Country" on [page 55](#).



OVERVIEW OF ENERGY PERFORMANCE CERTIFICATES (ENTITY SPECIFIC)

Country	Total	Sweden		Germany		Denmark		Netherlands		Czechia		Norway		United Kingdom		Poland		Finland	
		EPC	% of EP	% of sqm covered	kWh/ (sqm a)	% of sqm covered	kWh/ sqm year	% of sqm covered	kWh/ sqm year	% of sqm covered	CI value	% of sqm covered	kWh/sqm	% of sqm covered	SAP Assess-ment score	% of sqm covered	kWh/ (sqm a)	% of sqm covered	E number (kWh/ sqm year)
A 2020					20	16%													
A 2015					<30 + 1000/A	23%													
A2					<50 + 1600/A														
A 2010					<52.5 + 1650/A	9%													
A+++																			
A++																			
A+																			
A	≤50	1%	<50	15%			<160	21%											E number ≤ 75
B	≤75	2%	<75	10%	<70+ 2200/A	23%	<190	23%	<75	2%			1%	81-91	67%	<75	96%	76 ≤ E number ≤ 100	3%
C	≤100	4%	<100	11%	<110+ 3200/A	26%	<250	31%	<100	22%	< 110 + 1500/ A	6%	69-80	33%				101 ≤ E number ≤ 130	14%
D	≤135	17%	<130	17%	<150+ 4200/A	2%	<290	12%	<150	30%	< 135 + 2200/ A	16%	55-68	0%	<130	4%	131 ≤ E number ≤ 160	33%	
E	≤180	47%	<160	20%	<190+5200/A	0%	<335	6%	<200	37%	< 160 + 3000/ A	20%					161 ≤ E number ≤ 190	35%	
F	≤235	25%	<200	15%	<240+ 6500/A		<380	3%	<250	4%	< 200 + 4000/ A	31%					191 ≤ E number ≤ 240	7%	
G	>235	4%	<250	7%	>240+ 6500/A	0%	>380	3%	>250	5%	>200	25%					241 ≤ E number	9%	
H			>250	4%															
In progress					0%			0%											
No label					0%			1%			1%				1%				
Label areas coverage of total area in %		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% in (A to C) area		38%	7%	36%	96%	76%	24%		7%		100%		96%		17%				
% in (D to E) area		46%	63%	37%	2%	18%	67%		36%		0%		4%		68%				
% in (F to H) area		16%	29%	26%	0%	5%	9%		56%		0%		0%		16%				

The EPC labelling system differs between EU countries. The following table shows how our buildings are classified in each market. Differences in legislation have an impact on the way EPC levels are calculated and defined, so direct comparisons between countries are not possible. In particular in Germany and Czechia we see an increase in the A-C category, from 26% to 36% and from 19% to 26% respectively. The investments that have been made are the main driver for the improvement of the EPC labels. Although EPC labels are not comparable between countries, there has been an increase in the A-C range in each country in comparison with 2023, leading to 38% of our portfolio in the EPC label A-C range.

Performance, Metrics, and Targets

We assess and disclose Scope 1, 2, and 3 GHG emissions, covering building materials, construction, transportation, tenant energy use, and waste from renovations and maintenance.

E1-4 Targets Related to Climate Change Mitigation and Adaptation

We address our material climate impact through targets aligned with the Paris Agreement's objective to limit global warming to 1.5°C and the EU's goal of climate neutrality by 2050. To ensure our efforts are impactful, we have set ambitious climate targets validated by the SBTi. We conduct an annual review of our emissions data, in order to track progress against the following targets:

Science Based Targets

- Reduce our absolute CO₂e emissions across scope 1, 2, and 3 category 13 covering downstream leased assets¹ by 42% by 2030, with 2020 as a baseline. The target boundary includes biogenic land related emissions and removals from bioenergy feedstocks
- 27% of our suppliers, by spend, covering purchased goods and services, to have science-based targets by 2027. In 2024, 11.4% had science-based climate targets

Company targets

- Reduce the amount of purchased energy by on average 2% per sqm per year until 2025² in comparable property portfolios, using 2019 as the baseline
- In relation to new builds, ecosystem services shall be evaluated, and at least the same amount of ecosystem services must be recreated and include renewable energy generation

OVERVIEW OVER SCIENCE-BASED CLIMATE TARGET

Science-based climate target ¹	2024	Baseline (recalculated) 2020	Target
Scope 1 CO ₂ e	Tonnes	20,485	29,034
Scope 2 Market-based CO ₂ e	Tonnes	133,014	171,157
Scope 3, category 13 CO ₂ e	Tonnes	120,415	124,069
Total emissions included in target	Tonnes	273,914	324,260
% change of CO ₂ e emissions compared to 2020, with a recalculated baseline	%	-15.5%	-42% by 2030
% of suppliers by spend who have Science based targets ²	%	11.4%	27% by 2027

¹ Target 42% reduction by 2030

² Target 27% by 2027. Data includes full year, all countries

Heimstaden Bostad commits to reduce absolute scope 1, 2 and, 3 GHG emissions covering leased assets 42% by 2030 from a 2020 base year¹. Heimstaden Bostad also commits that 27% of its suppliers by spend covering purchased goods and services, will have science based targets by 2027².

¹ The target boundary includes biogenic land-related emissions and removals from bioenergy feedstocks

² Heimstaden Bostad's officially approved Science Based Targets

¹ Downstream leased assets cover energy purchased by tenants

² Degree-day corrected value

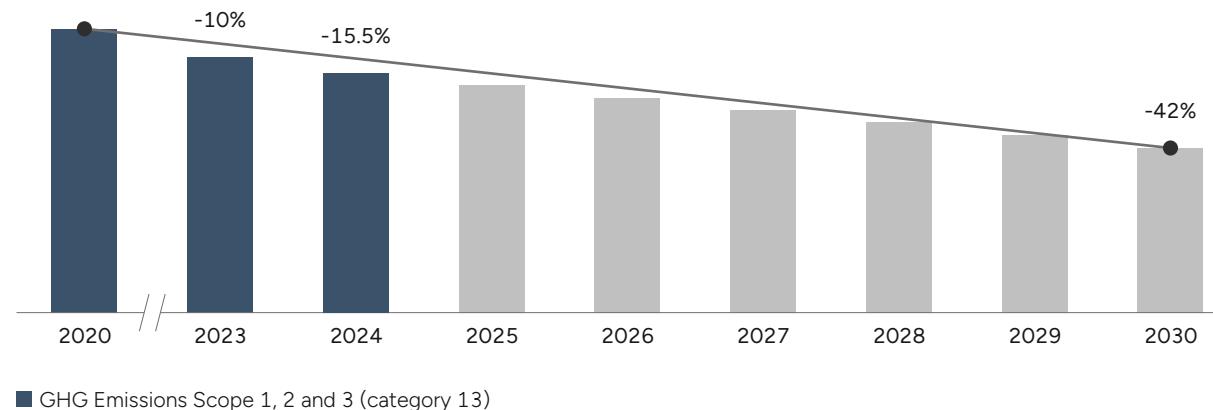
Heimstaden Bostad achieved a 15.5% reduction in emissions compared to the recalculated 2020 baseline, marking significant progress toward the 42% reduction target by 2030. This was driven by strategic investments in fossil fuel phase-outs and energy projects.

Scope 1 and scope 2 emissions saw notable declines. Scope 1 reductions were achieved by further phasing out oil and natural gas, with the last oil tank removed in Finland and a plan in place to eliminate oil in Germany within the next few years. Scope 2 emissions decreased due to lower district heating and electricity consumption across the portfolio. However, CO₂ emissions from district heating increased slightly, particularly in Sweden and Germany, while electricity emissions declined.

The scope 3 reduction is partly attributed to improved EPC labelling, as emissions are estimated using scope 1 & 2 data, national energy mixes, and EPC classifications. The number of homes in the A-C EPC range increased, contributing to improved energy efficiency and subsequently lower emissions. The scope 3 baseline has been recalculated, reflecting divestments in The Netherlands and Denmark, as well as demolitions in Czechia.

Supplier engagement is a key element of Heimstaden Bostad's science-based target. In 2024, 11.4% of suppliers had set SBTi-aligned targets in line with the Paris Climate Agreement.

CLIMATE TARGET – PROGRESS¹



■ GHG Emissions Scope 1, 2 and 3 (category 13)

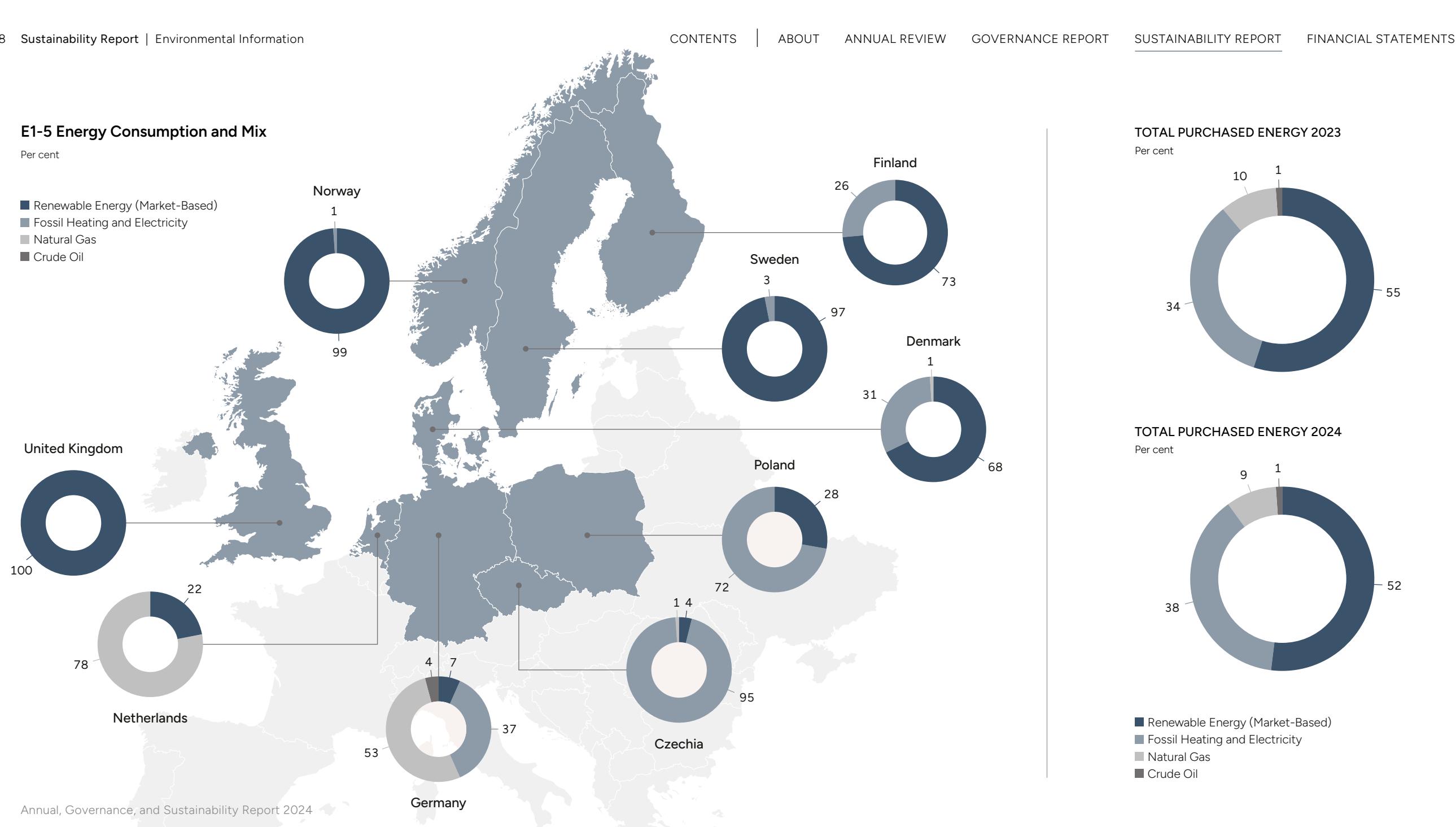
¹ Baseline 2020 recalculated, SBTi target to reduce 42% by 2030



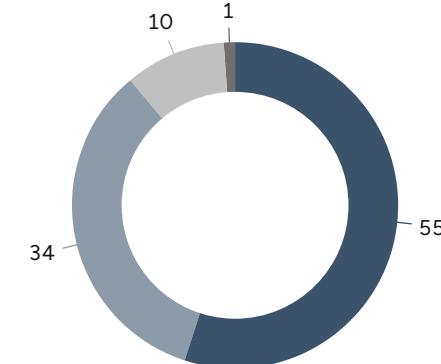
E1-5 Energy Consumption and Mix

Per cent

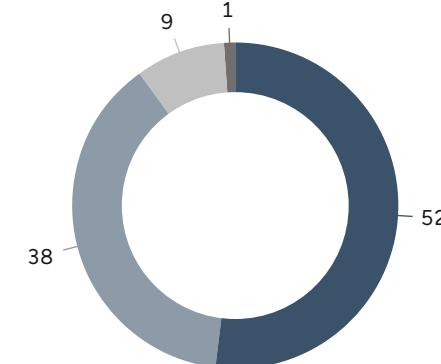
- Renewable Energy (Market-Based)
- Fossil Heating and Electricity
- Natural Gas
- Crude Oil

**TOTAL PURCHASED ENERGY 2023**

Per cent

**TOTAL PURCHASED ENERGY 2024**

Per cent



- Renewable Energy (Market-Based)
- Fossil Heating and Electricity
- Natural Gas
- Crude Oil

ENERGY CONSUMPTION AND MIX

	Total		Sweden		Germany		Denmark		Netherlands		Czechia		Norway		United Kingdom		Poland		Finland		
	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	2024	2023	
Energy consumption and mix																					
1. Fuel consumption from coal and coal products (MWh)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
2. Fuel consumption from crude oil and petroleum products (MWh)	6,694	7,629	—	—	6,479	7,251	—	—	—	—	—	—	—	—	—	—	—	—	—	215	378
3. Fuel consumption from natural gas (MWh)	101,490	109,961	—	—	90,305	97,220	790	1,784	6,636	7,285	3,759	3,672	—	—	—	—	—	—	—	—	
4. Fuel consumption from other fossil sources (MWh)	296	—	—	—	—	—	—	—	—	—	296	—	—	—	—	—	—	—	—	—	
5. Consumption of purchased or acquired electricity, heat, steam and cooling from fossil sources (MWh)	405,784	393,245	15,105	6,403	62,322	66,348	22,356	25,808	—	—	296,643	288,629	135	169	—	—	8,299	449	6,484	5,439	
6. Total fossil energy consumption (MWh) (calculated as the sum of lines 1 to 5)	514,266	510,835	15,105	6,403	159,106	170,820	23,146	27,592	6,636	7,285	300,698	292,301	135	169	—	—	8,299	449	6,700	5,817	
Share of fossil sources in total energy consumption (%)	48%	45%	3%	1%	93%	94%	32%	33%	78%	82%	96%	96%	1%	1%	—	—	72%	34%	27%	23%	
7. Consumption from nuclear sources (MWh)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Share of consumption from nuclear sources in total energy consumption (MWh)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
8. Fuel consumption for renewable sources, including biomass (also comprising industrial and municipal waste of biologic origin, biogas, renewable hydrogen etc) (MWh)	968	1,940	968	1,940	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
9. Consumption of purchased or acquired electricity, heat steam and cooling from renewable sources (MWh)	568,030	611,667	447,361	469,595	11,632	10,113	49,186	55,137	1,915	1,646	11,247	10,908	23,254	25,952	236	305	3,298	878	18,062	19,714	
10. The consumption of self-generated non-fuel renewable energy (MWh)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
11. Total renewable energy consumption (MWh) (calculated as the sum of lines 8 to 10)	568,998	613,607	448,329	471,535	11,632	10,113	49,186	55,137	1,915	1,646	11,247	10,908	23,254	25,952	236	305	3,298	878	18,062	19,714	
Share of renewable sources in total energy consumption (%)	52%	55%	97%	99%	7%	6%	68%	67%	22%	18%	4%	4%	99%	99%	100%	100%	28%	66%	73%	77%	
Total energy consumption (MWh) (calculated as the sum of lines 6 and 11)	1,088,823	1,124,442	463,434	477,938	170,738	180,933	72,331	82,729	8,551	8,930	311,944	303,208	23,390	26,121	236	305	11,598	1,327	24,762	25,531	
Weather corrected total²	1,244,649	—	478,170	—	220,390	—	80,234	—	10,001	—	387,016	—	23,356	—	499	—	15,561	—	27,559	—	
Energy intensity kWh/sqm/year ^{1,2}	102	125	141	—	85	—	38	—	34	—	123	—	116	—	—	—	120	—	120	—	
Weather corrected energy intensity in kWh/sqm/year ²	117	135	145	—	110	—	42	—	40	—	153	—	119	—	—	—	161	—	134	—	
Annual change in energy intensity in kWh/sqm/year (weather corrected) ²	-13%	-8%	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Total solar PV²																					
Installed capacity (photovoltaic cells), kWp ²	2,801	3,295	1,820	1,609	—	—	719	1,400	213	423	—	—	—	—	—	—	25	25	24	24	
Estimated energy production, MWh ²	2,320	2,599	1,101	1,167	—	—	1,000	1,190	174	349	—	—	—	—	—	—	25	25	20	20	

¹ Based on comparable properties, for more information see the reporting principles in the General Information section. Target: Reduce energy intensity by 2% annually (weather corrected).² Entity specific

ENERGY INTENSITY PER NET REVENUE

	Total			Sweden			Germany			Denmark			Netherlands			Czechia			Norway			United Kingdom			Poland			Finland		
	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%	2024	2023	%
Total energy consumption per income (MWh/SEK m)	61.8	66.1	-7%	92.9	—	—	47.4	—	—	20.0	—	—	6.1	—	—	122.0	—	—	31.4	—	—	1.1	—	—	53.9	—	—	83.1	—	—

CONNECTIVITY OF ENERGY INTENSITY BASED ON NET REVENUE WITH FINANCIAL REPORTING INFORMATION

SEK m	2024		2023	
	Total income (Financial statements)	17,631	Total income (Financial statements)	17,004

In the Nordic countries, Q4 2024 was warmer than last year. Conversely, the fourth quarter was colder than the fourth quarter of 2023 in other countries where we operate. In these countries we see an unexpected increase in energy consumption in the final quarter. Nevertheless, our absolute 2024 consumption is 3% lower than 2023. The measures we have taken in our buildings to reduce consumption are described in E1-4. Each year we improve the quality of our data and the intensity of our environmental reporting. As a result, from 2024 onwards, we will be able to climate correct the heating consumption on a quarterly basis. This will provide a more accurate approximation of the climate-corrected data than previous years. In all

countries, with the exception of Czechia, the total consumption was down compared to the previous year by 35,619 MWh, equivalent to the energy consumption of approximately 6,150 households. Both absolute and climate-adjusted energy intensity decreased, resulting in a 13% decrease of energy intensity. The share of renewable energy sources in the total portfolio has decreased, due to changes in Sweden and Poland.

The total energy consumption per income (MWh/SEK million) decreased by 7% due to the decrease in energy consumption and the increase in net revenue compared to last year.



E1-6 Gross Scopes 1, 2, 3 and Total GHG Emissions

GROSS SCOPES AND TOTAL GHG EMISSIONS

tCO ₂ eq	2024	2023	%
Scope 1 GHG emissions			
Gross Scope 1 GHG emission	20,485	23,894	-14%
Of which from property heating ¹	19,175	22,324	-14%
Of which from vehicles ¹	1,311	1,547	-15%
Of which from refrigerants ¹		22	-100%
Scope 2 GHG emissions			
Gross location-based Scope 2 GHG emission (tCO ₂ eq)	160,771	141,353	14%
Gross market-based Scope 2 GHG emissions (tCO ₂ eq)	133,159	135,900	-2%
Biogenic emissions in tonnes CO ₂ e ¹		371	-100%
Significant Scope 3 GHG emissions			
Total Gross indirect (Scope 3) GHG emissions (tCO ₂ eq)	120,415	576,342	
1. Purchased goods and services	-	379,466	
2. Capital goods	-	-	
3. Fuel and energy-related Activities (not included in Scope 1 or 2)	-	23,442	
4. Upstream transportation and distribution	-	1,277	
5. Waste generated in operations	-	1,182	
6. Business travel	-	336	
7. Employee commute	-	1,837	
8. Upstream leased assets	-	963	
9. Downstream transportation	-	-	
10. Processing of sold products	-	-	
11. Use of sold products	-	-	
12. End-of-life treatment of sold products	-	-	
13. Downstream leased assets	120,415	159,389	-24%
14. Franchises	-	-	
15. Investments	-	8,450	
Total GHG emissions	153,644	159,794	-4%
Total GHG emissions (location-based) (tCO₂eq)	160,771	141,353	14%
Total GHG emissions (market-based) (tCO₂eq)	133,159	135,900	-2%

¹ Entity specific

The table presents Heimstaden's absolute GHG emissions in 2024 compared to 2023. Scope 1 and 2 emissions include divested properties, explaining slight differences from the SBTi table on [page 56](#). Sweden reported biogenic emissions and refrigerants in 2023, but due to minimal consumption and emissions, the 2024 table reports zero.

Absolute market-based Scope 1 and 2 emissions decreased by 4% (6,150 tonnes CO₂e) compared to 2023.

Scope 3 emissions are reported with a one-year lag, the table reflects FY2023 figures. For our SBTi target, an assumption was made for Scope 3, category 13 (downstream leased assets) in 2024 to calculate the 2024 emissions from properties. GHG intensity (market-based) per net revenue decreased 1 percentage points (from 9 to 8 tCO₂e per SEK million). Scope 1 and 2 GHG intensity per square metre decreased 4 percentage points (from 19 to 15 kg CO₂e/m²). Total Scope 1, 2, and 3 intensity is 24 kg CO₂e/m² in 2024 (no comparable figure for 2023).

Overall, absolute emissions declined, reflecting continued progress toward Heimstaden's 2030 climate target.

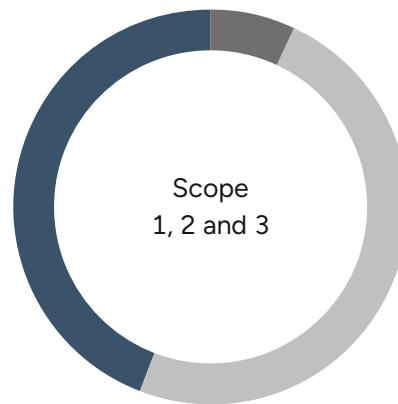
Scope 1 and 2 (market-based) emissions decreased by 4% (6,150 tonnes CO₂e) compared to 2023, equivalent to 250,000 trees absorbing CO₂ annually, 140 football fields of trees, or driving 600 times around the Earth in a petrol car

GHG INTENSITY PER NET REVENUE

GHG intensity per net revenue	2024	2023	%
Total GHG emissions (location-based) (tCO ₂ eq/SEK m)	9	-	-
Total GHG emissions (market-based) (tCO ₂ eq/SEK m)	8	9	-16%

GHG INTENSITY PER SQM

GHG intensity per sqm	2024	2023	%
Scope 1 and 2 (kg CO ₂ e/sqm)	15	19	-21%
Scope 1, 2 and 3 emissions (kg CO ₂ e/sqm)	24	-	-



- Scope 1: 7%
- Scope 2: 49%
- Scope 3, category 13: 44%



- Category 1: 66%
- Category 3: 4%
- Category 13: 28%
- Category 15: 1%

¹ Left figure is based on 2024 data. Right figure is scope 3 data based on 2023

E1-7 GHG Removals and GHG Mitigation Projects Financed through Carbon Credits

We do not have any GHG removals or GHG mitigation projects financed through carbon credits.

E1-8 Internal Carbon Pricing

We do not apply internal carbon pricing schemes in our business.

E1-9 Anticipated Financial Effects from Material Physical and Transition Risks and Potential Climate-related Opportunities

We have opted to exercise the phase-in allowance to omit the financial effects from pollution-related impacts and dependencies and how these risks have (or could reasonably be expected to have) a material influence on our financial position.



Accounting Policies – Climate Change

ESRS DR	Datapoint/Metric	Accounting Policy
Entity specific metric	Scope and boundaries	<p>Data collection and consolidated data provided in the report has been compiled from various systems for all countries.</p> <p>Comparable properties: Properties with the full year's (01.01.2024-31.12.2024) energy and water data, where Heimstaden is on the contract for energy and water supply to the property.</p>
Entity specific metric	Environmental Certificates	Environmental certificates are accounted for based on the total sqm covered by certifications across the portfolio.
Entity specific metric	Homeowners Association (HOA)	<p>Heimstaden follows the financial control approach under the GHG Protocol. Energy and water consumption from Homeowners associations (HOAs) is reported under Scope 1 and 2 if Heimstaden holds 50% or more ownership or voting rights. Otherwise, it is reported under Scope 3.</p> <p>Country-specific approaches vary based on data availability.</p>
Entity specific metric	Energy Performance Certificates (EPCs)	<p>Data on energy performance certificates (EPCs) is collected for all countries where Heimstaden operates. In countries where there is no equivalent EPC standard, Heimstaden estimates the EPC using methods equivalent to those in other European countries. The standards of EPCs and their grades differ greatly between the nine countries where Heimstaden owns properties. This creates challenges in comparing the performance between countries and in preparing a consolidated overview of the Group's performance.</p>
E1-5	Electricity consumption	<p>In general, the Sustainability Report covers electricity used in the common areas of a building, while electricity used in apartments is only covered to a minor extent, since our tenants often have their own contract with electricity suppliers. Electricity is 100% renewable.</p>

ESRS DR	Datapoint/Metric	Accounting Policy
E1-5	Energy consumption and mix	<p>This report covers energy purchased by Heimstaden (scope 1 and 2). We are unable to access energy data when our tenants have their own energy supply contracts (scope 3, category 13).</p> <p>Energy data includes heating and electricity consumption, which is collected quarterly and annually in all nine countries in different systems and consolidated in a digital platform for the Sustainability Report. Heimstaden, the tenant, or a Homeowner Association, could be the contracting party responsible for providing energy for the tenant space. This varies from country to country, thus affecting the amount of energy Heimstaden purchases in each country. In cases where actual energy consumption data was unavailable from suppliers during the preparation of the Sustainability Report, estimates have been used to account for the missing data. Estimations are based on local expertise in each country, using historical data, energy performance certificates, and/or the best available statistics.</p> <p>For energy consumption, 15% of total consumption in Germany is estimated, while 10% of Czechia's consumption is also estimated. This corresponds to an overall estimation rate of 5% across total energy consumption.</p>
E1-5	Overview of Energy Contracts	Overview of who has the energy contract (both heating and electricity) in the tenant space in each country as share of sqm where Heimstaden has the contract and share of sqm where the tenant has the contract from all sqm.
E1-5	Heat consumption	<p>Energy use for heating is often procured by Heimstaden and is therefore included in the reporting for Sweden, Germany, Norway, Czechia, Denmark, Poland, and Finland. In The Netherlands and the UK, most of our tenants have individual energy contracts, limiting our access to their data. Consequently, our reporting only includes heating data for a select subset of properties in these regions.</p> <p>We use conversion factors from the local energy suppliers to convert litres of oil and cubic metres of natural gas into MWh. For the fuel mix of district heating, we take a similar approach, using emission factors from local energy suppliers. Emission factors for heating are from 2023 or 2022, if emission factors for 2024 were not available.</p> <p>Heating produced with heat pumps, or other electricity heating, is reported under electricity consumption.</p>

ESRS DR	Datapoint/Metric	Accounting Policy	ESRS DR	Datapoint/Metric	Accounting Policy			
E1-6	Gross Scopes 1, 2, 3 and total GHG emissions	<p>Emission factors are collected annually and consolidated in a digital platform for the Sustainability Report.</p> <p>Our reported Scope 1 emissions derive from fuel combustion where Heimstaden has contracted the energy supplier for property heating, from leakage of refrigerants, and from fuel used in company-owned service cars and service cars with a financial lease.</p> <p>Our reported Scope 2 emissions derive from purchased heating, cooling, and electricity in our properties, where Heimstaden is on the contract.</p> <p>Our reported Scope 3 emissions for 2023 cover all categories applicable to Heimstaden's organisation.</p> <p>GHG data in this report is collected and reported in accordance with the GHG Protocol financial control approach.</p> <p>Gases included in our calculations are mainly CO₂ and CH₄ but can also include refrigerants or CH₂ and N₂O used in the production of district heating.</p> <p>We obtain the emission factors for electricity (market-based) and district heating (both market-based and location-based) from our energy suppliers.</p> <p>We use the emission factors from the Association of Issuing Bodies (AIB) for electricity scope 2 location-based, and from the International Energy Agency (IEA) for Scope 3, except in Sweden where Scope 3 comes from Energiföretagen.</p> <p>We use emission factors from The Department for Environment, Food and Rural Affairs of the Government of the United Kingdom (DEFRA), both scope 1 and 3, for natural gas and oil.</p> <p>We use the global warming potential (GWP) rates from the IPCC's Fourth Assessment Report for refrigerants. Emission factors for electricity are from 2024, while for heating they are mainly from 2023 and some from 2022.</p> <p>Heimstaden reports Scope 3 emissions for Category 13 (tenant energy use, excluding waste) for 2024, as it is a key contributor to our total carbon footprint. Our calculations are based on reported energy data from tenants where available, and where data is missing, we use Energy Performance Certificate (EPC)-based estimates, applying standardized kWh per square meter values. To ensure accuracy, we apply country-specific methodologies that reflect differences in energy management and reporting requirements. We have a Supplier Engagement target (part of our SBTi-approved climate target) where we address Category 1, which is the other major Scope 3 area. The 2024 figures are included to track progress toward our climate targets.</p> <p>New acquisitions made during the reporting year are excluded from the calculations. Other Scope 3 categories are still being mapped, with full data expected in Q1–Q2 2025. For emissions calculations, 100% of Scope 3, Category 13 emissions are estimated. Additionally, the same estimation percentages applied to energy consumption are reflected in the emissions calculations.</p>	E1-6	Baseline Recalculation	For each acquisition and divestment, Heimstaden's total GHG emissions may change. Heimstaden has set 2020 as the base year and developed base year recalculations principles in line with the GHG Protocol. Recalculations of the base year are necessary to enable comparison of emissions and to track development on a like-for-like basis over a longer period.	Entity specific metric	Share of spend from suppliers that have SBTi based targets	Share of spend from suppliers that have SBTi based targets is calculated by consolidating the total spend with suppliers with SBTi based targets and dividing it by the total spend (excluding Heimstaden, energy, rent and capital goods).



E3 Water and Marine Resources



Impact, Risks, and Opportunities

ESRS2 SBM-3 Material Impacts, Risks, and Opportunities and Their Interaction with Strategy and Business Model Regarding Water and Marine Resources

The materiality assessment identified a single material impact linked to Heimstaden's water consumption. Since our business operations do not interact with marine resources, all IRO management disclosures – including policies, actions, targets, and metrics – are focussed exclusively on addressing the material impact of water consumption.

E3 Water and Marine Resources	Location in Value Chain	Time Horizon					
		Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Tenant water consumption	Negative impact			•	•	•	•

Tenant Water Consumption

Our tenants account for most of the water consumption in our properties, through activities such as personal hygiene, laundry, and cooking. While we cannot directly affect tenant water consumption, we acknowledge its impact on the environment and highlight it as one of the focus areas in our environmental strategy. Tenant water usage affects our climate goals through increased energy demand for water heating, treatment, and

distribution. Increased water consumption can lead to higher greenhouse gas emissions, particularly in regions relying on fossil fuels. Excessive water usage also strains local resources and wastewater infrastructure, further contributing to emissions and environmental degradation. This negative impact occurs in the short, medium and long term, downstream in our value chain.

Impact, Risk, and Opportunities Management

E3-1 Policies Related to Water and Marine Resources

Our approach to all ESG topics is anchored in our Sustainability Policy and manuals, see E1-2. Our Sustainability Policy covers tenant water use and our downstream leased assets across all our operational geographies. Our sustainability manual guides our work to reduce the negative impact of tenant water consumption.

E3-2 Actions and Resources in Relation to Water and Marine Resources

Our key actions for water monitoring and efficiency are set on a phased timeline. In the short term, we focus on installing smart meters, in the medium term, we aim to implement targeted tenant programmes that highlight water-saving behaviours and incentives, and over the long term, we plan to integrate water risk assessments as part of our ongoing climate risk assessments to ensure that our response evolves with changing conditions and technological advancements.

In 2024, as part of our renovation efforts, we replaced outdated fixtures such as mixer taps, toilets, and shower equipment, with modern, water-efficient models. In Sweden and Finland, we have installed smart water meters in 13 and 47 properties respectively, allowing us to monitor, measure and analyse our properties' water consumption in real time. In Czechia we installed more than 20,000 individual smart water meters. With accurate water data we can optimise our water use, detect leaks and prevent serious and costly water damage. The average water saving of this measure is 7% in the first year.

Today we have smart meters in 117 properties across all markets, and we plan to expand the coverage. We also explore innovative technologies such as installing heat pumps to recover heat from the wastewater systems in our buildings, contributing to both water and energy efficiency.

While we have conducted climate risk assessments focused on heavy precipitation, we have not yet assessed properties for water stress or drought. We plan to include this in future climate risk assessments, to develop policies and measures for properties in potential high-water-stress areas.

Performance, Metrics, and Targets

E3-3 Targets Related to Water and Marine Resources

We have set a target to reduce water consumption by at least 1% per square metre per year until 2030, on comparable properties with 2019 as baseline. We closely monitor water usage across all markets, enabling timely identification of fluctuations and corrective measures.

E3-4 Water Consumption

In 2024, our total water consumption amounted to 11,285,954 million cubic metres (m³), reflecting a 2.3% decrease from the previous year. Notably, 457,998 million m³ of this consumption occurred in Denmark and Germany, where we have implemented targeted conservation measures in 2023.

WATER CONSUMPTION

	Unit	2024	2023
Total Water Consumption	Million m ³	11,285,954	11,553,467
Water Consumption per Million SEK Net Revenue	Million m ³ /million SEK Net Revenue	640	679
Building water intensity ¹	m ³ per sqm per year	1.05	1.20

¹ Entity specific

Accounting Policies

ESRS DR	Datapoint/Metric	Accounting Policy
E3-4	Total water consumption, m ³	Water data is collected quarterly and annually in each country in different systems and consolidated in a digital platform for the Sustainability Report. The data is collected in cubic metres (m ³). In case actual data for the water consumption was not available when preparing the Sustainability Report, estimates of the missing water consumption have been used. Estimates are based on previous year's consumption data.
Entity specific	Building water intensity (per year) m ³ per sqm	We calculate water intensity in cubic metres per square metre (m ³ /sqm).





E5 Resource Use and Circular Economy

Impact, Risks, and Opportunities

SBM-3 – Material Impacts, Risks and Opportunities and Their Interaction with Strategy and Business Model

The materiality assessment identified the following material climate related impacts, risks and opportunities:

		Location in Value Chain			Time Horizon		
E5 Resource and Use Circular Economy		Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Inflow – Procurement of virgin materials	Negative impact	●			●	●	●
Inflow – Shortage of building materials and products	Risk	●			●	●	●
Outflow – Sub-optimal life-cycle management	Negative impact		●		●	●	●
Tenant waste	Negative impact			●	●	●	●

Inflow – Procurement of Virgin Materials

We procure raw and virgin materials such as timber, concrete, bricks and steel, for renovation, maintenance, and construction activities across our markets. This contributes to resource depletion, ecosystem disruption, and carbon emissions from material extraction, processing, and transportation. This negative impact occurs in the short, medium and long term, upstream in our value chain.

Inflow – Shortage of Building Materials and Products

The risk of supply chain disruptions and shortage of building materials has become more evident in recent years. Such shortages, worsened by the geo-politic instability, could impact our capacity to execute timely construction and renovation projects, ultimately affecting the availability and quality of housing for our tenants. This risk occurs in the short, medium and long term, upstream in our value chain.

Outflow – Sub-optimal Life-cycle Management

Failure to prioritise recycling, reuse, or full lifecycle use of materials such as kitchens, bathrooms, flooring, and construction waste, has a negative environmental impact by contributing to increased resource extraction, which leads to greenhouse gas emissions, elevated energy use, and depletion of natural resources. Premature disposal of materials also increases landfill waste, impacting ecosystems and contributing to pollution. This negative impact occurs in the short, medium, and long term, in our own operations.

Tenant Waste

The waste generated across our properties impacts our environmental footprint. Tenant waste contributes to increased landfill use, greenhouse gas emissions from waste processing, and resource inefficiencies due to low recycling rates. Inadequate waste separation and recycling efforts further strain waste management systems and hinder circular economy goals. This negative impact occurs in the short, medium, and long term, downstream in our value chain.

Impact, Risk, and Opportunities Management

E5-1 Policies Related to Resource Use and Circular Economy

Waste management is a core element of our Sustainability Policy, emphasising responsible waste handling, reduction, and recycling in our operations and tenant activities, and our Environmental Management System (EMS) guides ongoing tenant waste management efforts to reduce our environmental impact through education and improved infrastructure, see E1-2.

Our Ecosystem Services and Biodiversity Management Guidelines covers procurement of sustainable materials, see E1-2. We are developing a comprehensive Sustainability and Circularity Roadmap, which will provide a structured approach to resource use and circular economy, covering the associated impacts and risks. This roadmap will detail our strategic priorities, objectives, and actions to advance a circular economy and support sustainable resource use throughout our operations. It will incorporate waste reduction, resource efficiency, and integrate circular principles across our processes and projects, addressing material inflow and outflow.

E5-2 Actions and Resources in Relation to Resource Use and Circular Economy

Inflow – Procurement of Virgin Materials
We minimise the use of virgin materials through responsible sourcing, focusing on durability and sustainability.

Durability and Material Selection. To enhance durability and reduce the need for frequent replacements, we prioritise high-quality materials which are timeless, easy to maintain, and exceptionally resilient. Silestone countertops need minimal replacement and produce approximately 27% lower CO₂ emissions over a 25-year period compared to laminate alternatives that typically last 10–12 years. This approach minimises waste and reduces the environmental impact across the project's lifecycle.

PVC-Free Natural Laminates. We utilise PVC-free natural laminate flooring in new-builds and refurbishments whenever possible. Unlike conventional vinyl flooring, our standard laminate specification is free from harmful plasticisers and volatile organic compounds (VOCs) and consists of 80% sustainably sourced wood. This choice contributes to a healthier indoor environment, with improved

air quality and a lower carbon footprint. Produced in energy-efficient facilities, natural laminate offers favourable end-of-life potential, with recyclable or biodegradable components that support circular economy practices.

Sustainable Furnishing Strategies. When we offer furnished apartments, we exclusively source furniture from European suppliers to reduce transportation emissions and support regional craftsmanship. A chair sourced from Europe results in approximately 65% less CO₂ emissions over 10 years compared to a similar chair sourced outside Europe. Our focus on high durability ensures each piece has a prolonged lifecycle, reducing replacement frequency. To further reduce resource consumption, we minimise loose furniture, emphasising efficient layouts with built-in storage solutions that enhance functionality and longevity.

Layout Optimisation and Modular Construction. Wherever possible in our new builds, we implement prefabricated, self-contained bathroom pod units built off-site and installed as complete units. This modular approach simplifies on-site construction, reduces waste, and enhances quality control. By standardising bathroom layouts

and minimising types that include bath tubs, we achieve a 20% smaller overall footprint and reduce material use while also enabling lower tenant water consumption.

Inflow – Shortage in Building Materials and Products

Where possible, we procure materials locally for tenant improvements and fit outs for new developments. This reduces dependency on long-distance supply chains and promotes regional economic engagement. As a next step, we will review the need for a more comprehensive risk management framework and specific mitigation measures.

Outflow – Sub-optimal Life-cycle Management
We actively pursue circular economy initiatives in our renovation and demolition projects. Our partnerships in Denmark and Czechia are instrumental in maximising material reuse and minimising landfill impact.

In the renovation of Hostrups Have in Denmark, the glass from approximately 5,200 outdated windows, totalling around 150 tonnes of glass, was processed and transformed into approximately 80,000 square metres of new glass

wool insulation. This approach reduced waste, conserved raw materials, and decreased CO₂ emissions by an estimated 31.5 tonnes during production. The close collaboration between Heimstaden Denmark, the main contractor, and the insulation manufacturer, was instrumental to the project's success.

We assess renovation potential before demolishing properties. In some cases, properties with coal-fired heating systems are less sustainable to renovate due to their high carbon footprint and environmental impact. Demolition and reconstruction with modern, energy-efficient buildings allows us to eliminate coal dependency, reduce emissions, and create healthier living spaces.

For demolition activities in Czechia (0,6% of our portfolio), we collaborate closely with certified recycling providers, who confirm a high recycling rate of demolition waste. The waste utilisation rate typically reaches at least 70% for all waste generated in a demolition.

Tenant Waste

As part of our EMS, we actively address tenant waste management. In Denmark, we have implemented a dedicated tenant education program that promotes proper waste sorting and handling. All waste bins are clearly marked, and our caretakers ensure that labels remain visible and understandable to tenants. This initiative helps increase recycling rates, decrease landfill contributions, and enhance tenant engagement in sustainable practices.

In some countries it is possible to report actual household waste. From 2025 onwards, we will continue the research to report actual data for all countries. However, this is a collaboration between public and private parties, as in many countries we rely on national or municipal databases, which are often behind in the release of data.

Performance, Metrics, and Targets

E5-3 Targets Related to Resource Use and Circular Economy

We have a target that 27% of our suppliers, by spend, covering purchased goods and services, have science-based targets by 2027. By targeting our upstream value chain to reduce their scope 1 and 2 emissions, we will be able to reduce our scope 3, category 1 emissions. The reduction in our suppliers' scope 1 and 2 emissions will come from implementing circular principles or more effective transportation schemes and locally sourced materials.

Tenant Waste

WASTE

	2024	2023
Total weight of waste generated by the tenants (in tonnes)	-	152,984

As part of our Scope 3 reporting, the reporting of our tenants' household waste has been delayed by one year.

Accounting Policies

ESRS DR	Datapoint/Metric	Accounting Policy
E5-5	Waste	Waste generated by tenants is calculated by the number of tenants. The reporting is based on 2023 figures, because it is part of the data collected in our Scope 3 reporting. Data for Scope 3 2024 is not available yet since the mapping of our Scope 3 emissions will be performed during Q1-Q2 2025.



EU Taxonomy

Taxonomy-eligible Activities

Heimstaden's Taxonomy-eligible activities have been identified by screening the economic activities in the Climate Delegated Act (Commission Delegated Regulation (EU) 2021/2139), the Complementary Climate Delegated Act (Commission Delegated Regulation (EU) 2022/1214), the Environmental Delegated Act (Commission Delegated Regulation (EU)

2023/2486), and the amendments to the Climate Delegated Act (Commission Delegated Regulation (EU) 2023/2485).

Fifteen activities have been identified as eligible for Heimstaden within the three objectives Climate Change Mitigation (CCM), Climate Change Adaptation (CCA) and Transition to Circular Economy (CE):

CCM 7.1 + CE 3.1	Construction of new buildings
CCM/CCA 7.2 + CE 3.2	Renovation of existing buildings
CCM/CCA 7.3	Installation, maintenance, and repair of energy-efficiency equipment
CE 3.3	Demolition and wrecking of buildings and other structures
CCM 7.4	Installation, maintenance, and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)
CCM/CCA 7.5	Installation, maintenance, and repair of instruments and devices for measuring, regulation, and controlling energy performance of buildings
CCM 7.6	Installation, maintenance, and repair of renewable energy technologies
CCM 7.7	Acquisition and ownership of buildings
CCM 9.3	Professional services related to energy performance of building
CCA 9.3	Consultancy for physical climate risk management and adaptation

Taxonomy-aligned Activities

Regulation (EU) 2020/852, article 3, sets out criteria which an economic activity must meet to qualify as environmentally sustainable (taxonomy-aligned):

- Substantially contribute to one or more of the six environmental objectives
- Do no significant harm (DNSH) to the other five objectives
- Be carried out in compliance with the minimum safeguards covering social and governance standards
- Comply with the technical screening criteria (TSC) for the environmental objectives

Taxonomy-alignment of our eligible activities has been assessed against annex I of the Climate Delegated Act. The TSC for the environmental objectives have been assessed per activity as well as the DNSH criteria. Heimstaden is compliant with the minimum safeguards, all processes regarding anti-corruption, fair competition, taxation, and human rights are in place.

Our investments are directly linked to Category A investments and are tied to taxonomy-eligible economic operations, such as the construction, acquisition, and ownership of energy-efficient investment properties or renovations that meet regulatory criteria. Financial metrics, including rental income, capital expenditure, and operational expenses, are allocated to taxonomy-aligned activities using a clear linkage principle, ensuring that only activities meeting technical screening criteria are classified as aligned.

- **Turnover:** The proportion of our rental income derived from taxonomy-eligible and aligned activities in our investment properties
- **Capital Expenditures (CapEx):** Investments made to expand or upgrade our investment properties, machinery and equipment and intangible assets in alignment with taxonomy criteria, reflected in the table on [page 79](#)
- **Operating Expenses (OpEx):** Costs associated with maintaining or improving taxonomy-aligned assets

SUMMARY OF TAXONOMY-ELIGIBLE AND TAXONOMY-ALIGNED ECONOMIC ACTIVITIES

	Taxonomy eligibility in %		Taxonomy-alignment in %	
	2024	2023	2024	2023
Turnover	100	100	26	16
Capex	100	100	23	26
Opex	100	100	4	3

We conclude with an alignment of 25.8% in terms of CCM revenue. This is an increase of almost 10 percentage points compared to last year (16%). This is consistent with our increase of EPC label A in all countries, which allowed us to report higher alignment. For none of the other objectives we report Revenue alignment or eligibility in 2024.

For CapEx, we are 23.2% aligned, a slight decrease compared to last year (27%), and for OpEx 4.1%, which brings us back to the 2022 level (4%) and an increase of more than 1 percentage point compared to 2023. Under CCM, we are 100% eligible for all three categories Revenue, CapEx and OpEx.

The table describing the alignment/eligibility under CCA and CE objectives from ANNEX II is shown on [page 76](#). Pages 73 to 75 contain tables showing the proportions of alignment in Revenue, CapEx and OpEx per activity. Then, starting on [page 77](#), there is a description of our aligned activities, how we are meeting the TSC, asses the DNSH criteria and minimum safeguards.



Taxonomy-aligned Turnover

Economic activities (1)	Year			Substantial contribution criteria						DNSH criteria ('Does Not Significant Harm') (h)						Proportion of Taxonomy aligned (A.1.) or eligible (A.2.) turnover year N-1 (18)			
	Code (a) (2)	Turnover (3)	Proportion of Turnover year N (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Bio-diversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Bio-diversity (16)	Minimum Safeguard (17)	Category enabling activity (19)	Category transitional activity (20)	
	SEK million	%	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	E	T
A. TAXONOMY-ELIGIBLE ACTIVITIES																			
A.1. Environmentally sustainable activities (Taxonomy-aligned)																			
Aquisition and ownership of buildings	CCM 7.7	4,115	25.8%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	16.0%		T
Turnover of eligible Taxonomy-aligned activities (A.1)		4,115	25.8%	25.8%	0%	0%	0%	0%	0%	Y	Y	Y	Y	Y	Y	Y	16.0%		
Of which Enabling		0.0	0%	0%	0%	0%	0%	0%	0%	Y	Y	Y	Y	Y	Y	Y	0.0%	E	
Of which Transitional		4,115	25.8%	0%						Y	Y	Y	Y	Y	Y	Y	16.0%		T
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (g)																			
Aquisition and ownership of buildings	CCM 7.7	11,804	74.2%	EL	N/EL	N/EL	N/EL	N/EL	N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL		84.0%		
Turnover of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		11,804	74.2%	74.2%	0%	0%	0%	0%	0%	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	84.0%		
A. Turnover of Taxonomy eligible activities (A1+A2)		15,919	100%	100%	0%	0%	0%	0%	0%										
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
Turnover of Taxonomy-non-eligible activities		0	0%																
TOTAL		15,919	100%																

Taxonomy-aligned CapEx

Economic activities (1)	Year			Substantial contribution criteria						DNSH criteria ('Does Not Significant Harm') (h)						Proportion of Taxonomy aligned (A.1.) or eligible (A.2.) CapEx, year N-1 (18)			
	Code (a) (2)	CapEx (3) SEK million	Proportion of CapEx, year N (4) %	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Bio-diversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Bio-diversity (16)	Minimum Safeguard (17)	Category enabling activity (19) E	Category transitional activity (20) T	
				Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%		
A. TAXONOMY-ELIGIBLE ACTIVITIES																			
A.1. Environmentally sustainable activities (Taxonomy-aligned)																			
Installation, maintenance and repair of energy efficiency equipment	CCM 7.3	320	3.6%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	4.0%	E	-
Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)	CCM 7.4	0.5	0.0%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	0.0%	E	-
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	CCM 7.5	8.9	0.1%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	0.2%	E	-
Installation, maintenance and repair of renewable energy technologies	CCM 7.6	8.4	0.1%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	0.1%	E	-
Acquisition and ownership of buildings	CCM 7.7	1,743	19.5%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	20.3%	-	T
Professional services related to energy performance of buildings	CCM 9.3	1.0	0.0%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	Y	0.0%	E	-
Demolition and wrecking of buildings and other structures	CE 3.3	0.5	0.0%	N/EL	N/EL	N/EL	N/EL	Y	N/EL	Y	Y	Y	Y	Y	Y	Y	0.0%	E	-
CapEx of environmentally sustainable activities (Taxonomy-aligned) (A.1)		2,082	23.2%	23.2%	0%	0%	0%	0%	0%	Y	Y	Y	Y	Y	Y	Y	26.0%		
Of which Enabling		340	3.8%	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%	Y	Y	Y	Y	Y	Y	Y	4.5%	E	
Of which Transitional		1,743	19.5%	19.5%						Y	Y	Y	Y	Y	Y	Y	1.2%		T
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (g)																			
Aquisition and ownership of buildings	CCM 7.7	6,877	76.8%	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL	EL; N/EL								89.0%		
CapEx of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		6,877	76.8%	76.8%	0%	0%	0%	0%	0%								89.0%		
A. CapEx of Taxonomy eligible activities (A1+A2)		8,959	100%	100%	0%	0%	0%	0%	0%										
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
CapEx of Taxonomy-non-eligible activities		0	0%																
TOTAL		8,959	100%																

Taxonomy-aligned OpEx

Economic activities (1)	Year			Substantial contribution criteria						DNSH criteria ('Does Not Significant Harm') (h)						Proportion of Taxonomy aligned (A.1.) or eligible (A.2.) OpEx, year N-1 (18)			
	Code (a) (2)	OpEx (3)	Proportion of OpEx, year N (4)	Climate change mitigation (5)	Climate change adaptation (6)	Water (7)	Pollution (8)	Circular Economy (9)	Bio-diversity (10)	Climate change mitigation (11)	Climate change adaptation (12)	Water (13)	Pollution (14)	Circular Economy (15)	Bio-diversity (16)	Minimum Safeguard (17)	Category enabling activity (19)	Category transitional activity (20)	
	SEK million	%	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N/EL	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	E	T	
A. TAXONOMY-ELIGIBLE ACTIVITIES																			
A.1. Environmentally sustainable activities (Taxonomy-aligned)																			
Installation, maintenance and repair of energy efficiency equipment	CCM 7.3	4.1	0.1%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	0.1%	E	-	
Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)	CCM 7.4	0.0	0.0%	Y	N	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	0.0%	E	-	
Acquisition and ownership of buildings	CCM 7.7	142.9	4.0%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	3.4%	-	T	
Professional services related to energy performance of buildings	CCM 9.3	0.7	0.0%	Y	N/EL	N/EL	N/EL	N/EL	N/EL	Y	Y	Y	Y	Y	Y	0.0%	E		
OpEx of environmentally sustainable activities (Taxonomy-aligned) (A.1)		148	4.1%	4.1%	0%	0%	0%	0%	0%	Y	Y	Y	Y	Y	Y	Y	3.5%		
Of which Enabling		4.7	0.1%	0.1%	0%	0%	0%	0%	0%	Y	Y	Y	Y	Y	Y	Y	0.1%	E	
Of which Transitional		143	4.0%	4.0%						Y	Y	Y	Y	Y	Y	Y	0.0%		T
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities) (g)																			
Aquisition and ownership of buildings	CCM 7.7	3,415	95.9%	EL	N/EL	N/EL	N/EL	N/EL	N/EL								96.5%		T
CapEx of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		3,415	95.9%	95.9%	0%	0%	0%	0%	0%							96.5%			
A. OpEx of Taxonomy eligible activities (A1+A2)		3,563	100%	100%	0%	0%	0%	0%	0%										
B. TAXONOMY-NON-ELIGIBLE ACTIVITIES																			
OpEx of Taxonomy-non-eligible activities		0	0%																
TOTAL		3,563	100%																

ANNEX II

Additional templates for economic activities that contribute to multiple objectives

	Proportion of turnover/Total turnover	
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	25.8%	100%
CCA	%	%
WTR	%	%
CE	%	%
PPC	%	%
BIO	%	%
	Proportion of CapEx/Total CapEx	
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	23.2%	100%
CCA	%	3.8%
WTR	%	%
CE	0.0%	0.1%
PPC	%	%
BIO	%	%
	Proportion of OpEx/ Total OpEx	
	Taxonomy-aligned per objective	Taxonomy-eligible per objective
CCM	4.1%	100%
CCA	%	0.1%
WTR	%	%
CE	%	%
PPC	%	%
BIO	%	%

TEMPLATE 1 NUCLEAR AND FOSSIL GAS RELATED ACTIVITIES

Row	Nuclear energy related activities	YES/NO
1	The undertaking carries out, funds or has exposures to research, development, demonstration and deployment of innovative electricity generation facilities that produce energy from nuclear processes with minimal waste from the fuel cycle.	No
2	The undertaking carries out, funds or has exposures to construction and safe operation of new nuclear installations to produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production, as well as their safety upgrades, using best available technologies.	No
3	The undertaking carries out, funds or has exposures to safe operation of existing nuclear installations that produce electricity or process heat, including for the purposes of district heating or industrial processes such as hydrogen production from nuclear energy, as well as their safety upgrades.	No
Fossil gas related activities		
4	The undertaking carries out, funds or has exposures to construction or operation of electricity generation facilities that produce electricity using fossil gaseous fuels.	No
5	The undertaking carries out, funds or has exposures to construction, refurbishment, and operation of combined heat/cool and power generation facilities using fossil gaseous fuels.	No
6	The undertaking carries out, funds or has exposures to construction, refurbishment and operation of heat generation facilities that produce heat/cool using fossil gaseous fuels.	No

See [page 77](#) for a description of the alignment and eligibility under the CCM objective. For CCA, we report no alignment in 2024. 3.8% of total CapEx and 0.1% of total OpEx is classified as eligible for CCA. CapEx activities under CCM 7.2 to 7.6 are theoretically eligible for CCA, resulting in an eligibility percentage of 3.8 and 0.1 respectively.

In E-5 we describe the demolition projects in the Czechia. The total eligible investment under CE is 0.11%, of which we can report 0.01% as aligned. From 2025 onwards, we will endeavour to report the total eligibility under CE 3.3 as aligned. In theory, CE3.2 is an eligible category for us, but we have not reported alignment under CCM 7.2, resulting in 0 eligibility for CE3.2.

Objective Climate Change Mitigation (CCM)

Substantial Contribution

Evaluation and documentation have been processed to determine whether taxonomy-eligible activities meet the substantial contribution criteria for climate change mitigation.

Activity 7.1

In 2024 we had no alignment under CCM 7.1.

Activity 7.2

Renovations carried out on our properties led to reduction of primary energy demand (PED) of at least 30%, or so-called "major renovation". No renovation project in 2024 fulfilled all DNSH criteria, hence 0 reported under CCM 7.2.

Activity 7.3

We invest in the installation, maintenance, and repair of energy-efficiency equipment. Within 7.3, the highest percentage CapEx-alignment is for activities such as the installation and replacement of highly efficient technologies for heating, insulation projects, and energy efficient windows. For OpEx, most of our investments in 2024 were used for energy efficient light sources, maintenance and repair of highly efficient technologies for heating, and maintenance and repair of highly efficient technologies for water heating systems.

Activity 7.4

Installation, maintenance or repair of charging stations for electric vehicles were implemented in some of our Danish and Swedish properties.

Activity 7.5

We make CapEx investments for individual installations, maintenance, and repair on our properties, including instruments and devices for measuring, regulation and controlling energy performance of buildings, such as thermostats and daylight control. In 2024, we had 20 projects for heating and 1 for cooling in Sweden.

Activity 7.6

In Denmark and Sweden, the two major investments for renewable energy aligning with activity 7.6 were the installation of solar photovoltaic systems and solar hot water panels.

Activity 7.7

Alignment of Revenue: 25.8%
Alignment of CapEx: 23.2%
Alignment of OpEx: 4.1%

Activity 9.3

CapEx related to obtaining building certifications, such as BREEAM in Poland.



Do No Significant Harm (DNSH)

Climate Change Adaptation

For all our aligned activities, Climate Risk and Vulnerability Assessments have been conducted on property level. The first step is an exposure analysis, carried out on our full portfolio. In the second step, properties with high exposure to climate risks undergo a vulnerability analysis. The climate exposure and degree of vulnerability are combined in a final property risk score. We prioritise mitigation measures based on acute needs or where the risk level is expected to be very high within the next five years, see E1, SBM-3.

Pollution Prevention

To prevent pollution, we implemented procurement guidelines across all markets and added a pollution prevention section, aligned with the requirements in Appendix C of the EU taxonomy, to our Business Partner Principles.

Objective Climate Change Adaptation (CCA)

EU Taxonomy Alignment – Economic Activities Exclusion

After assessing the eligibility of our economic activities against the CCA criteria of EU Taxonomy regulation, we have determined that the following activities fall outside the eligible scope for climate change adaptation:

- **CCA 7.1 Construction of New Buildings.** Our new build activities are not specifically designed to enable climate change adaptation as defined under this category

Activities 7.2 Until 7.6

We plan CapEx to support resilience measures identified through our climate risk and vulnerability assessments. These adaptation projects may qualify under CCA 7.2 until CCA 7.6, but we have not conducted an alignment assessment for these activities. We will continue to develop our approach to climate adaptation projects and explore potential Taxonomy alignment as our adaptation strategies develop in line with our climate risk assessment findings.

Objective Transition to Circular Economy (CE)

In 2024, we carried out approximately 80 demolition projects in Czechia. We have one partner that is aligned under the TSC and DNSH criteria for CE 3.3 Demolition and Wrecking of Buildings. For future projects in 2025 we will engage with partners that demonstrate compliance under the EU taxonomy regulations. See E5 for more details.

Minimum Safeguards

Our activities are carried out in compliance with the minimum safeguards. Our Human Rights Statement meets the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights, including the principles and rights set out in the eight fundamental conventions identified in the Declaration of the International Labour Organisation on Fundamental Principles and Rights at Work and the International Bill of Human Rights.

Heimstaden has made the assessment of minimum safeguards in line with the most recent guidance from the Platform on Sustainable Finance. This assessment includes ensuring that Heimstaden has processes in place on Group level for bribery anti-corruption (see G1-3 Prevention and detection of corruption and bribery), taxation (see G-1 – Actions and targets related to tax – entity specific disclosure), human rights (see S-2 Workers in the Value chain), and fair competition.

Taxonomy KPIs – Policy Choices and Accounting Policies

Double Counting

We ensure that each taxonomy-eligible and aligned percentage is allocated either fully to a single activity or split appropriately between activities where necessary, thereby preventing double counting in both eligibility and alignment metrics.

The only instance where "double counting" might appear in the ANNEX II table or the tables presented on [page 73](#) to [75](#), where activities are marked as eligible or aligned with a simple "Y" indicator. However, in the percentage column, we have structured our reporting to prevent double counting altogether by selecting the best-suited alignment category. This commitment is part of our broader policy decision to provide a clear and precise view of our performance under the EU Taxonomy.

Most of our activities fall under Climate Change Mitigation. However, if we implement adaptation measures within specific projects, especially those informed by our climate risk and vulnerability assessments, we report these activities under Climate Change Adaptation. This ensures that our disclosures reflect the actual nature and purpose of our sustainability efforts.

Whenever possible, we prioritise CE alignment for our CapEx projects to transparently showcase our commitment to circular principles and we actively work to increase our CE alignment each year, focusing on process development and supplier engagement. For the reporting year 2024, 0.01% of our CapEx was CE-aligned.

Policy Choice for Assessing our Activities Under CCA

For objective CCA, we have made the policy decision to consider the activities 7.2 to 7.6 and 9.3 as eligible for us. We are not eligible for CCA 7.7 and 7.1 because we are not an enabler for CCA. As we have not implemented any climate adaptation projects in 2024, there is no alignment under CCA. We have assumed exactly the same activities described under CCM as CCA 7.2 to 7.6 to calculate our eligibility for CCA in 2024. The percentage eligibility of 3.8 reflects the sum of activities reported as aligned in CCM 7.2 to 7.6.

Alignment with Activity CCM 7.7 Acquisition and Ownership of Buildings

If Heimstaden develops own buildings, the building will be operated and managed by Heimstaden. Consequently, we consider activity 7.7 to be the most applicable economic activity

within the Taxonomy regulation, as it better reflects our long-term operational approach to our assets, including new constructions. This policy choice clarifies our interpretation of relevant Taxonomy criteria, focussing on the acquisition and ownership lifecycle rather than separate

classifications for development or construction activities (CCM 7.1). By aligning with activity 7.7, we ensure consistent application of the Taxonomy's requirements across our portfolio, supporting our commitment to sustainable and responsible property management.

QUANTITATIVE BREAKDOWN OF CAPITAL EXPENDITURE NUMERATOR FOR 2024 (SEK M)

Activity	Additions to machinery and equipment	Additions to investment properties	Additions to intangible assets	Sum
7.3	–	320.4	–	320
7.4	–	0.5	–	0.5
7.5	–	8.9	–	8.9
7.6	–	8.4	–	8.4
7.7	–	1,742.7	–	1,742.7
9.3	–	1.0	–	1.0
3.3	–	0.5	–	0.5
Total	–	2,082.4	–	2,082.4

Social Information

S1 Own Workforce



S1 Own Workforce – Working Conditions

Impact, Risk, and Opportunities

ESRS2 SBM-3 Material Impacts, Risks, and Opportunities and Their Interaction with Strategy and Business Model

The Double Materiality Assessment identified the following Impacts, Risks and Opportunities:

S1 Own Workforce – Working Conditions	Location in Value Chain			Time Horizon		
	Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Failure to attract and retain talent	Risk			●	●	●
Work-life balance	Negative impact			●	●	●
Physical and mental health and safety risks	Negative impact			●	●	●

Failure to Attract and Retain Talent

Failure to attract and retain talent poses a risk to our operational capacity and service delivery. Consistent service is key to tenant satisfaction and disruptions can lead to higher vacancy levels, with consequent financial repercussions. High employee turnover would weaken our employer brand, making it harder to attract the talent needed for efficient operations, which negatively affects our ability to meet stakeholder expectations and attract capital. This risk occurs in the short, medium and long term, in our own operations.

Work-life Balance

Excessive workload and difficulties balancing professional and personal life can negatively impact employee well-being. This may lead to increased sick leave and resignations, challenging our ability to deliver stable tenant services and efficient operations. This negative impact occurs in the short, medium and long term, in our own operations.

Physical and Mental Health and Safety Risks

Inadequate health and safety practices can negatively impact our workforce and operations and lead to service disruptions. Poor safety measures would elevate the risk of workplace accidents, injuries, or even fatalities. Poor ergonomic practices in our offices or failure to manage occupational health hazards, such as exposure to harmful substances, pose long-term risks, potentially resulting in chronic illness, higher absenteeism, and reduced productivity. This negative impact occurs in the short, medium and long term, in our own operations.

All materially affected members of our own workforce are included in the scope of this disclosure.



Impact, Risk, and Opportunity Management

S1-1 Policies Related to Own Workforce

Our Code of Conduct outlines our commitment to ethical business practices and working conditions for all employees. It is presented during employee onboarding and is available to all employees in all local languages. Complementary policies, manuals, and guidelines are accessible on the Company's intranet, within the group HR system, and in Staff Handbooks, see G1-1 for more detail.

The People & Culture Policy and Manual define our commitment to a Friendly Workplace, guided by our core values: Dare, Care and Share, and align with the UN Guiding Principles and the ILO Declaration. These resources are made accessible through our intranet and group HR system. The policy's purpose is to uphold our promise of a supportive and inclusive environment for all employees, contingent workers, and relevant external stakeholders throughout the company. The Manual provides a structured framework, detailing guidelines, processes, tools, and advice for managers and employees. It addresses key areas such as recruitment, hiring, onboarding, professional development, and termination, ensuring consistency and fairness. The Chief People & Culture Officer (CP&CO) is responsible for oversight, ensures compliance across our

operations, and aligns practices with legal requirements and strategic ambitions.

All employees are encouraged to contribute to a Friendly Workplace by adhering to our commitments in areas like Work Health & Safety, Diversity, Equity, Inclusion & Belonging, Good Leadership, Opportunities for Growth, and Well-being. We collectively strive to enhance our workplace culture, addressing any deviations swiftly and effectively.

Local P&C Managers regularly report country-level data to CP&CO to ensure key challenges and achievements are communicated and handled efficiently. These reports are reviewed, consolidated and shared with Senior Management and the Board to encourage continuous improvement and alignment with our organisational goals. Any potential breaches of our Code of Conduct can be reported through our whistleblower function, see G1-1.

S1-2 Processes for Engaging with Own Workers and Workers' Representatives about Impacts

Building engagement is a shared responsibility between Managers, the People & Culture

(P&C) function and employees. The Managers' leadership and ability to listen to and support the team is the most critical factor to create engagement. If needed, P&C proposes activities to be implemented locally. Employees are invited to these discussions and employee initiatives are welcomed.

To measure results, we conduct a quarterly employee engagement survey, which is sent to all employees. This allows us to celebrate achievements, address areas of concern, and initiate constructive dialogues directly with employees and managers. The survey tracks three key areas: Engagement, Diversity & Inclusion, and Health & Wellbeing. Main topics include working conditions, health and safety, equal treatment, leadership support, and work-life balance. The survey is distributed through various channels, including digital platforms and email, ensuring accessibility to all employees. The survey is anonymous and confidential to encourage honest feedback.

Managers are encouraged to act directly based on the survey results, with guidance provided through the survey tool. The tool also offers a detailed dashboard that allows us to track trends, identify focus areas, and recommend training and actions

to address any concerns. Findings are summarised, monitored and shared with the organisation, as well as the Board, in quarterly reviews.

Other methods for proactive workforce engagement include personal development plan discussions (Reflect & Act) conducted twice per year, leadership development initiatives, regular one-on-ones, digital quarterly townhall meetings, and internal conferences. These processes and activities ensure ongoing communication and provide employees with opportunities to contribute to the development of the organisation

S1-3 Processes to Remediate Negative Impacts and Channels for Own Workers to Raise Concerns

We have clear processes for addressing and remedying negative impacts on working conditions. We identify issues through accident and incident reporting in our HR system, and we capture grievances, dissatisfaction, and ill treatment via our employee surveys and dedicated channels for workforce feedback. We assess the effectiveness of these remediation efforts by tracking the resolution of issues raised and through employee survey scores. Our whistleblowing function allows

employees to raise concerns confidentially and anonymously, see G1-1.

To ensure awareness and trust in these mechanisms, we actively promote them through internal communication and training. The effectiveness is monitored by assessing employee feedback and tracking the number of reported and verified cases, ensuring continuous improvement in working conditions, health and safety, and equal opportunities. All personal data related to complaints is handled with confidentiality, in compliance with relevant data protection regulations.

S1-4 Taking Action on Material Impacts on Own Workforce, and Approaches to Mitigating Material Risks and Pursuing Material Opportunities Related to Own Workforce, and Effectiveness of Those Actions

Failure to Attract and Retain Talent

To build a resilient company, we focus on regular communication with our workforce. We utilise a data driven approach by closely monitoring trends in our employee engagement surveys and encourage all managers to discuss their results within their team to highlight strengths and identify improvement areas. Performance

Development talks are held twice per year, to set targets and to assess progress, identify development needs and to plan actions to achieve our goals. We invest in our leaders through trainings and during 2024 many of our senior manager positions have been filled with internal successors, proving we offer substantial internal career paths.

Relevant KPIs are tracked monthly and presented to the Board quarterly. We monitor our turnover on a regular basis and in departments with higher-than-expected turnover, we conduct detailed analyses to identify the root causes, whether it's poor recruitment practices, leadership issues, or a lack of training.

We have introduced micro-learning modules that emphasize the importance of grievance reporting and fostering a culture of transparency. We also enhanced our learning platform for easier access to learning materials and introduced new career paths, aligning with employee growth expectations. We utilise employee feedback and course completion data to continuously refine our training programmes. The investment in training will continue for 2025, focusing on upskilling employees for emerging industry trends. In 2024 we conducted a pre-study to replace our recruitment tool to improve the speed, objectivity,

talent exposure, process quality and candidate experience.

Work-life Balance

We believe in creating a work environment that promotes both flexibility and accountability. Managers play a vital role in this, monitoring workload and intervening before hours exceed local regulations. Overtime should be an exception, only occurring under special circumstances and with clearly established expectations, always respecting local regulations. By setting clear protocols for response times based on urgency, we ensure that communication is effective, respectful, and aligned with the well-being of our employees.

Physical and Mental Health and Safety Risks

In 2024, we implemented several health and safety measures, highlighting a well-being topic (mental, physical, social, nutrition and movement) each month. We launched articles, micro-learnings, lectures and employee challenges and some markets added local movement challenges. Through the Dare2Care initiative, we promoted physical and mental well-being via activities, webinars, and more across all countries.

We train our workforce on role specific safety protocols such as occupational safety,

ergonomics, handling hazardous materials, and emergency procedures, in specific onboarding modules for all employees. We launched a Workplace Safety Instructions e-learning for all employees, available in all languages, with focus on ergonomics at workstation, handling of hazardous substances (basics), electrical safety (basics), fire prevention & safety, driving safety, and work accidents. During World Mental Health Day, we launched mental health e-learning courses, designed to help handle stress and protect mental health. The effectiveness of these training programmes is tracked through our HR system.

Performance, Metrics, and Targets

S1-5 Targets Related to Managing Material Negative Impacts, Advancing Positive Impacts, and Managing Material Risks and Opportunities

We monitor our progress through quarterly analysis of aggregated data, which is reported to the Board. We have set an ambitious target to be among the top performing 25% of all users of the employee survey tool in the areas of Engagement, Diversity & Inclusion, and Health & Wellbeing.

We have set a target that all employees must sign the Code of Conduct and undergo regular mandatory training every 18 months. In 2024, 100% of our employees signed our Code of Conduct.

We track both voluntary and involuntary turnover, with a target of below 15% for voluntary turnover. In 2024, voluntary turnover was at 12.89% and involuntary turnover at 13.93%. We closely examine departments experiencing unusual turnover rates.

Our primary target related to Health and Safety for our employees is to achieve less than 5% sick leave (both short and long-term sickness). We also maintain a vision of zero work-related injuries. The scope of these targets includes all our employees, focusing on mitigating risks associated with falls,

lifting incidents, and stress-related absences. The baseline for measuring progress is established using data from 2022, when the absence rate was recorded at 5.7%.

S1-6 Characteristics of the Undertaking's Employees

Our workforce is composed of 2,049 employees. Our gender split is 61% male and 39% female employees. 94% of employees are employed on a full-time basis, while 6% are part-time. The workforce is spread across various regions, with 33% working in Czech Republic.

Our recent company reorganisation was a decisive move to future-proof our company in a dynamic real estate landscape. We are prioritising follow-up on these changes, especially in areas with significant shifts, and working with managers to act on feedback by responding to comments, presenting team scores quarterly, and setting targeted improvement goals. While we anticipated an increase in turnover, we instead see a slight decrease, compared to previous reporting year. We have brought on new talent and supported existing team members through this change, prioritizing both expertise and a strong cultural fit.

We have introduced tailored retention strategies, enriching leadership pathways, and broadening internal career opportunities. Though challenging, this shift has positioned us with the skills and

momentum needed to better meet shareholders' expectations and tenant needs, innovate within our sector, and build long-term value for our stakeholders.

TOTAL NUMBER OF EMPLOYEES (HEAD COUNT)

Total number of employees (head count)	2024			2023		
	Total	Women	Men	Total	Women	Men
Total number of employees (head count)	2,049*	770	1,278	2,105	818	1,287
Total number of permanent employees (head count)	1,894*	708	1,185	1,919	750	1,169
Total number of temporary employees (head count)	155	62	93	186	68	118
Total number of non-guaranteed hours employees (head count)	0	0	0	0	0	0
Total number of full-time employees (head count)	1,921*	689	1,231	1,967	732	1,235
Total number of part-time employees (head count)	128	81	47	131	83	48

* Total employees includes 1 non-declared gender

S1-7 Characteristics of Non-employee Workers in the Undertaking's Own Workforce

Compared to last year the number of non-employee workers has slightly increased. Non-employee workers can be found across our departments and these positions typically involve fixed-term contracts with monthly or hourly remuneration. For our operations, the numbers tend to rise during the summer holidays, due to seasonal workers.

CHARACTERISTICS OF NON-EMPLOYEE WORKERS IN THE UNDERTAKING'S OWN WORKFORCE

	2024	2023
Non-employee workers ¹	85	75

¹ Non contingent workers = external consultants (specific person working on specific project or area, or representing the Company under their period of consultancy)

S1-8 Collective Bargaining Coverage and Social Dialogue

We operate in several markets with different common practices regarding collective bargaining agreements. We have collective agreements in our operations departments in Czechia, Sweden, Denmark, and Germany, covering around 60% of our total employees. In countries where we do not operate under collective agreements we strive to provide minimum same or better conditions than the local collective agreements.

COLLECTIVE BARGAINING COVERAGE

Employees – EEA (for countries with >50 employees representing >10% total employees)

0–19%	Germany
20–39%	
40–59%	Denmark
60–79%	
80–100%	Czechia and Sweden

S1-14 Health and Safety Metrics

Although the number of recordable work-related injuries has risen since last reporting period, it remains low in comparison to the size of workforce. To drive further progress, Heimstaden should continue promoting a culture of reporting incidents. By encouraging employees to report even minor occurrences, the company can better identify areas for improvement and proactively address risks. Increased reporting can ultimately leads to fewer accidents, fostering a safer workplace for everyone.

HEALTH AND SAFETY METRICS

	2024	2023
Fatalities	–	–
High-consequence work-related injuries (accidents)	13	14
Rate of high-consequence work-related injuries ¹	3.3	3.2
Recordable work-related injuries	85	62
Rate of recordable work-related injuries ¹	21.6	14
Lost Time Injury frequency rate (LTIFR) ¹	3.3	3.2
Lost Day Rate (LDR) ¹	24.3	29.7
Incidents ¹	30	35
Absence due to illness ¹	4.0%	4.1%
Number of hours worked ¹	3,926,978	4,424,759
Number of days away	478	657
Total Recordable Case Frequency (TRCF)	36.4	–
Proportion of all employees covered by H&S management system	–	–

¹ Entity specific

S1-15 Work-life Balance Metrics

In accordance with the Company's internal Policy, 100% of men and women are entitled to parental leave.

Employee Survey

Results from the employee survey show a notable increase in response rate, reaching 81%, compared to 76% last year. Slight declines in Employee Engagement score reflect the impact of reorganisations and changes across our countries.

Diversity & Inclusion results demonstrate stability, supported by initiatives throughout the year. For more details, see section S1-4. We remain committed to enhancing workforce diversity for long-term success.

The Health & Well-being score shows signals of improvement, suggesting positive progress. Despite this progress, mental wellbeing remains an area for improvement. Feedback emphasises the importance of fostering psychological safety, trust, and a positive feedback culture. We will continue to engage with our workforce to drive actions that support a healthy and thriving organisation.

PEAKON SURVEY (COMPANY-WIDE, ENTITY SPECIFIC)¹

	2024	2023
Engagement score	7.6	7.7
Diversity & Inclusion score	8.6	8.7
Health & Wellbeing score	8.1	8.0

¹ Target: Top 25th percentile





S1 Own Workforce – Equal Treatment and Opportunities for All



We are committed to promote a diverse, inclusive, and unbiased workplace that mirrors the societies in which we operate. We acknowledge the complexities of diversity and continuously work towards equal treatment and opportunities across all levels of the organisation.

Impact, Risk, and Opportunities

ESRS2 SBM-3 Material impacts, Risks, and Opportunities and Their Interaction with Strategy and Business Model

The Double Materiality Assessment identified the following Impacts, Risks and Opportunities:

S1 Own Workforce – Equal Treatment and Opportunities	Location in Value Chain			Time Horizon		
	Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Unequal pay practices	Negative impact			●	●	●
Lack of diversity and inclusion	Risk			●	●	●

Unequal Pay Practices

The absence of effective measures to assess and address pay disparities can lead to negative impacts on employee morale, engagement, and trust in the organisation. Unaddressed pay inequities can also affect reputation and contribute to

increased turnover, impacting the ability to attract and retain talent and meet stakeholder expectations. This negative impact occurs in the short, medium and long term, in our own operations.

Lack of Diversity and Inclusion

Lack of diversity and inclusion of diverse perspectives can lead to lower innovation, affect strategic decision-making, and operational performance, which may affect our ability to respond effectively to market changes. In our industry, the issue is particularly relevant concerning gender diversity, where we have set measurable targets. Potential discrimination and harassment claims pose a

financial risk associated with legal liabilities. Such risks can result in financial penalties, reputation damages, and loss of employee trust. This risk occurs in the short, medium and long term, in our own operations.

All materially affected members of our own workforce are included in the scope of this disclosure.



Impact, Risk, and Opportunity Management

S1-1 Policies Related to Equal Treatment and Opportunities for All

Our People and Culture Policy and Manual, see S1-1, emphasizes diversity, equal opportunities, and inclusion, creating an environment where employees feel valued and have access to professional growth and resources to thrive in their roles.

The Code of Conduct, see G1-1, establishes our ethical framework, promoting integrity, respect, and accountability in all interactions. It sets clear expectations for employee behaviour and highlights our commitment to a workplace free from discrimination, harassment, and unethical practices.

S1-4 Taking Action on Material Impacts on Own Workforce, and Approaches to Managing Risks and Pursuing Opportunities Related to Own Workforce, and Effectiveness of Those Actions

Unequal Pay Practices

Heimstaden values fair compensation for all employees, as they are the foundation of our company's success. The People & Culture function conducts a yearly comprehensive review of our compensation structures, to identify and address

any unjustifiable pay disparities and to ensure equal remuneration for equal work. We use the Mercer framework to support us in reducing any inexplicable differences and to conduct an annual gender pay gap analysis. In our analysis, we also consider age, ethnicity, performance and length of employment. In 2024, we further detailed the pay ranges and job levels to make the comparison more granular and to prepare for the EU Pay Directive. From 2025, in addition to gender pay gap, we will measure identified pay gaps of 5% or more for equal and equivalent jobs.

While we operate in multiple countries with varying wage regulations, defining an "adequate wage" can be complex due to differences in local laws and minimum wage standards. To ensure fair and competitive compensation, we implement a structured approach, using defined wage intervals for each position. This system helps us align salaries with local market conditions and ensures we offer an appropriate and fair wage to each employee.

Lack of Diversity and Inclusion

In 2023, we established a Diversity Board to support Executive Management in creating a more diverse and inclusive workplace. Recognising the challenge posed by a relatively homogeneous manager population, the Diversity Board's purpose is to bring new perspectives and propose meaningful actions to enhance diversity, equity, inclusion, and belonging.

We have made our recruitment process less biased by implementing objective testing tools and incorporating bias training in our leadership programmes, particularly concerning recruitment practices. We actively encourage women to enter the real estate sector and take on leadership roles to address the industry's male-dominated nature. In Germany and Czechia, we hosted career and recruitment events for young women interested in real estate, resulting in successful recruitments. On International Women's Day, we organised a webinar featuring some of our female leaders, providing career advice and insights. We aim for equal promotion opportunities for men and women.

In 2024, we introduced flexible vacation days in Sweden, acknowledging that employees have different cultural and religious practices. Instead of fixed holidays that follow the Christian calendar,

employees in Sweden can now choose when to draw hours from a time bank. Within the scope of our inclusive jobs target, where we offer work experience to people far from the labour market, we started a partnership with the Tent Partnership for Refugees.

Training and Skills Development Actions

By improving our learning platform, introducing user-friendly navigation and new learning pathways tailored to different roles, we ensure that all employees have equal opportunities to learn and develop their skills. These initiatives include onboarding training on our Code of Conduct and our commitment to diversity and inclusion, equal opportunities and zero tolerance for discrimination and harassment. By combining digital courses with virtual classroom and onsite training we meet employee expectations and improve our tracking and reporting capabilities.

In 2024, we launched a mandatory e-learning on Diversity, Equity, Inclusion, and Belonging (DEIB) for all employees, covering foundational concepts and practical methods for fostering DEIB in the workplace. Topics such as inclusive communication, empathy, active listening, and cultural awareness are addressed. Leaders receive additional training in leading diverse teams and recognising bias in recruitment and promotion

processes. We also launched trainings on Overcoming Bias at Work and Becoming an Ally at Work. During Pride Month, we held a webinar with an external expert on Creating an Inclusive Workplace – Pride & LGBTQIA+.

We provided ongoing leadership development through our Leading@Heimstaden, New@Leading, and Leadership on the Go programmes, including guidance for unbiased recruitment and promoting cross-functional collaboration. We are planning to add new learning paths for senior leaders.



Performance, Metrics, and Targets

S1-5 Targets Related to Managing Material Negative Impacts, Advancing Positive Impacts, and Managing Material Risks and Opportunities

We continuously monitor our KPIs for training, diversity, and remuneration and we have set a number of ambitious targets:

- 100% completion of mandatory trainings
- 50/50 gender balance
- Zero inexplicable pay gaps
- 240 inclusive jobs by 2026
- Top 25% Diversity & Inclusion score among all users of our survey tool, see S1-5

S1-9 Diversity Metrics

Measuring diversity, inclusion, and belonging (DIB) is crucial for creating a more equitable and supportive workplace.

DIVERSITY OF GOVERNANCE BODIES AND EMPLOYEES

	2024					2023				
	Number Women (%)	Number of women	Men (%)	Number of men	Total	Number Women (%)	Number of women	Men (%)	Number of men	Total
Gender split in the Board	25%	1	75%	3	4	25%	-	75%	-	-
Gender split in Group Management team ¹	29%	2	71%	5	7	23%	-	77%	-	-
Gender split in Country Management team ^{2, (3)}	36%	27	64%	47	74	38%	-	62%	-	-
Gender split for all managers ³	35%	91	65%	172	263	35%	-	65%	-	-
Gender split all employees ^{3, 4}	39%	770	61%	1,278	2,048	40%	-	60%	-	-

¹ Target 50-50, incl. CEO

² Incl. the country manager

³ Entity Specific

⁴ Excluding 1 non-declared gender

DISTRIBUTION OF EMPLOYEES BY AGE GROUP

	2024					2023				
	Women (%)	Number of women	Men (%)	Number of men	Total	Women (%)	Number of women	Men (%)	Number of men	Total
Under 30 years old	45%	114	55%	142	256	45%	116	55%	139	255
Between 30–50 years old	39%	451	61%	703	1,155 ¹	40%	487	60%	720	1,207
Over 50 years old	32%	205	68%	433	638	33%	215	67%	428	643

¹ Total employees includes 1 non-declared gender

S1-13 Training and Skills Development Metrics

Through continuous learning opportunities, we foster growth, build expertise, and support each team member's professional development. 100%* of our female and male employees participated in regular performance and career development reviews.

S1-16 Compensation Metrics (Pay Gap and Total Compensation)

Our remuneration framework ensures fair and consistent employee compensation using Mercer benchmarks with local adjustments. Long-term incentives include discretionary cash bonuses for key roles, while short-term incentives feature annual bonuses and commissions for selected departments. Country management is rewarded for the attainment of sustainability targets through our ESG incentive scheme framework, see ESRS 2 GOV-3. The P&C team supports role classification, conducts annual pay gap analyses, and tracks market trends.

For the financial year 2024, our unadjusted gender wage gap is 88%, meaning the average female base pay is 12% lower than that of males.

We are actively addressing the challenges of operating in a male-dominated industry by integrating diversity efforts into our processes. For further details, refer to section S1 – Equal Treatment and Opportunities for all.

In 2025, we plan to implement a system to increase efficiency, transparency, and ensure we are fully prepared for the EU regulation on pay transparency, which will come into effect in 2026.

COMPENSATION METRICS (PAY GAP AND TOTAL COMPENSATION)

	2024	2023
Annual total remuneration ratio	-5.76%	-40.63%
Ratio of the annual total compensation ratio for the highest-paid individual to the median annual total compensation ratio for all employees (excluding the highest-paid individual) ¹	28.11	31.13
Ratio of the percentage increase in annual total compensation ratio for the highest-paid individual to the median percentage increase in annual total compensation ratio for all employees (excluding the highest-paid individual) ¹	-1.33	-7.68
Gender pay gap	88.15%	84.70%
Gender pay gap breakdown by ordinary basic salary and complementary/variable components	86%	89%

¹ Entity specific

S1-17 Incidents, Complaints and Severe Human Rights Impacts

The number of reported cases remains steady compared to previous year.

WHISTLEBLOWING AND DISCRIMINATION CASES (COMPANY-WIDE)

	2024	2023
Number of all reported whistleblowing cases	9	10
Number of all confirmed whistleblowing cases	2	2
Number of reported discrimination cases from all reported whistleblowing cases	1	2
Number of confirmed discrimination cases from all reported whistleblowing cases	0	1

INCLUSIVE JOBS: SOCIAL INCLUSION POSITIONS AND YOUTH POSITIONS (ENTITY SPECIFIC)

	2024	2023
Inclusive jobs in total ¹	263	270
of which social inclusion positions	22	21
of which youth positions	241	249

¹ Inclusive jobs is only a focus once the local organisation has reached 50 employees. Includes all people who have been employed during the year. Heimstaden continued to exceed the target of 240 positions by 2026, due to the high number of youth positions. Over time, our goal is to continue to increase the share of social inclusion positions

Accounting Policies

ESRS DR	Datapoint/Metric	Accounting Policy
Entity Specific	Employee engagement survey	Peakon scores are reported annually to track employee engagement, diversity & inclusion, and health & well-being across the organisation. These scores are benchmarked against the top 25 th percentile to assess performance relative to industry standards.
Entity Specific	Inclusive jobs	Inclusive jobs reported include social inclusion positions and youth positions.
Entity Specific	Social inclusion positions	Employment for individuals far from the labour market, such as recently arrived immigrants, longtime unemployed, or people with disabilities.
Entity Specific	Youth positions	Employment for individuals under 25 years old.
S1-6	Characteristics of the undertaking's employees	<p>Employee data pertains to Heimstaden Bostad and Heimstaden. Our HR system underpins all employee data. All employee data in this report is based on the data from the last day of the reporting period, unless otherwise stated. We use headcount principle.</p> <p>Employee data is collected annually. The headcount does not include summer jobs, interns, students or people on long term leave.</p>
S1-6	Turnover	Number of employees who leave voluntarily or due to dismissal, retirement, or death in service, divided by the headcount.

ESRS DR	Datapoint/Metric	Accounting Policy
S1-7	Characteristics of non-employee workers in the undertaking's own workforce	<p>We report on non-employee (contingent) workers with an estimation of the total number of workers who are not employees and whose work is controlled by Heimstaden Bostad and Heimstaden. It is reported as headcount at end of the reporting period.</p> <p>Examples of non-employee workers in our own workforce can be consultants, facility management (caretakers, cleaners), property management (repairs, plumbers, electricians, maintenance), staff (finance, procurement, People & Culture, marketing), and construction (workers on our building/construction projects/sites).</p>
S1-8	Collective bargaining coverage and social dialogue	The percentage of employees covered by collective bargaining agreements is calculated by headcount number of employees covered by collective bargaining agreements divided by headcount number of employees. For reporting purposes, countries with more than 50 employees and representing more than 10% of total employees are included in the coverage assessment.
S1-9	Diversity metrics	The gender and age distribution is calculated from headcount.
S1-13	Training and skills development metrics	The data is collected annually from employee performance reviews.
S1-14	Health and safety metrics	Health and safety data includes rate of fatalities, non-fatal accidents, work-related ill health, and workdays lost. It covers employees from Heimstaden Bostad and Heimstaden and is based on accidents and incidents that occurred during the reporting year.
S1-14	Fatality	A high-consequence work-related injury; a work-related injury that results in a fatality or in an injury from which the worker cannot, does not, or is not expected to recover fully to pre-injury health status within six months.

ESRS DR	Datapoint/Metric	Accounting Policy
S1-14	High-consequence work-related injuries (accidents)	Accidents at work resulting in sick leave. Fatalities are not included in this consolidation.
S1-14	Rate of high-consequence work-related injuries	Number of high consequence work-related injuries excluding fatalities divided by Number of hours worked times 1,000,000.
S1-14	Recordable work-related accident	Incidents at work resulting in an accident, but no sick leave.
S1-14	Rate of recordable work-related injuries	Number of recordable work-related injuries divided by Number of hours worked times 1,000,000.
S1-14	Recordable work-related injuries:	Incidents at work resulting in an injury, but no sick leave.
S1-14	Recordable work-related ill health	Incidents at work resulting in ill health, but no sick leave.
S1-14	Incident	Incident or risk for people or properties.
S1-14	Absence due to illness	Short term + long term sick leave hours divided by All working hours.
S1-14	Number of hours worked	Number of hours of all employees worked in the reporting period.
S1-14	Lost Time Injury frequency rate (LTIFR)	Number of lost time injuries in the reporting period times 1,000,000 divided by Total hours worked in the reporting period.

ESRS DR	Datapoint/Metric	Accounting Policy
S1-14	Number of days lost	Sick leave days in total.
S1-14	Lost Day Rate (LDR)	Total Number of Lost Days times 200,000 divided by Number of Employee Labour Hours Worked.
S1-15	Work-life balance metrics	Percentage of employees entitled to take family-related leave.
S1-16	Compensation metrics (pay gap and total compensation)	The data covers male-female wage gap. The annual total compensation ratio reporting covers permanent employees, as reported under Disclosure S1-6. Full time equivalent (FTE) pay rates are used for each part-time employee. The type of compensation included in the calculation is base salary.
S1-16	Ratio of the annual total compensation ratio	Calculated from the base monthly salary (annualized) pro-rated, bonuses and one-time payments. As the highest paid individual in 2023 was not employed in 2022, the ratio becomes zero in 2023.
S1-16	Ratio of the percentage increase in annual total compensation ratio	Calculated from the base monthly salary (annualized) pro-rated, bonuses and one-time payments.
S1-16	Gender pay gap	Calculated from the base monthly salary (annualized) on a full-time basis. Overtime pay or bonuses are not included. Only includes permanent and fixed term employees.
S1-17	Incidents, complaints and severe human rights impacts	The data is mainly collected via our whistleblowing function that can be accessed anonymously. To manage these cases, we have established dedicated Whistleblowing committees. We handle Whistleblowing cases through a neutral third party on a secure digital platform, ensuring anonymity and preventing retaliation risk. Whistleblowing cases are reported to the Board of Directors on a quarterly basis.



S2 Workers in the Value Chain



While we do not have direct control over working conditions and employee rights outside our own operations, we are dedicated to responsible business practices across our value chain. Through robust policies and active stakeholder engagement, we strive to minimize negative impacts and foster positive outcomes for all parties involved.

Impact, Risk, and opportunities

ESRS2 SBM-3 Material Impacts, Risks, and Opportunities and their Interaction with Strategy and Business model regarding Workers in the Value Chain

The Double Materiality Assessment identified the following Impacts, Risks and Opportunities:

S2 Workers in the Value Chain	Location in Value Chain	Time Horizon					
		Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Human rights violations in high-risk countries and categories	Negative impact	●			●	●	●

Human Rights Violations in High-Risk Countries and Categories

While our first tier of suppliers is in low-risk countries, we also have high-risk areas in our supply chain, such as procurement of solar panels and construction materials, which expose us to potential labour rights violations. Despite due diligence

efforts, risks of modern slavery, forced labour, and unsafe working conditions persist. This negative impact occurs in the short, medium and long term, upstream in our value chain.

Impact, Risk, and Opportunity Management

S2-1 Policies Related to Value Chain Workers

Our Code of Conduct set standards for ethical behaviour, while our Whistleblower Policy encourages confidential reporting of misconduct, see G1-1 for more details.

Our Business Partner Principles, governed by our Business Partner Policy and further detailed in our Procurement Manual, set out our expectations on our Business Partners, including suppliers, vendors, distributors, franchisees, joint venture partners, sustainability partners, and other relevant parties. Our Business Partner Policy and Principles align with the UN's Global Compact principles on human rights, working conditions, environment, and anti-corruption. These principles are mandatory for all suppliers and integrated into the contracts that supplier sign, across the supply chain. The Group Procurement Director administers company-wide procurement and establishes guidelines to ensure all Business Partner relationships support our goals.

Suppliers are subject to a system of checklists to evaluate risks and conduct audits. In the event of supplier misconduct, we will take prompt and appropriate action to mitigate risks and resolve any issues. Our priority is to ensure that the

supplier implements corrective actions. If this is not done, we will terminate the supplier relationship. Triggers to terminate supplier relationships include, but are not limited to, whistle-blowing cases, bribery, corruption, and health & safety breaches. Law violations will be filed with the proper authorities in line with local law.

Our Modern Slavery Act Statement outlines our commitment to combating modern slavery within our operations and value chain, aligning with the principles of human rights, labour rights, and environmental sustainability as defined by the UN Global Compact. If risks of modern slavery are identified, we promptly engage with suppliers to develop corrective action plans or, if necessary, disengage from suppliers who do not meet the required standards. Particular attention is given to the solar panel supply chain, where known links to forced labour exist. This proactive approach includes encouraging suppliers to diversify their supply chains and collaborating with industry partners to address issues of forced labour. The CEO is accountable for the implementation of this Statement.

Our Human Rights Statement outlines our commitment to respecting and promoting human

rights throughout our value chain. We uphold a strict zero tolerance for forced labour, child labour, human trafficking, and any violations of human rights. The Statement is aligned with the UN Global Compact and the Ten Principles governing human rights, labour, environment, and anti-corruption, providing a framework for our due diligence process aimed at preventing and addressing potential adverse impacts on human rights. The Statement also describes our procedures for addressing any identified risks or non-compliances. The CEO is accountable for the implementation of this Statement.

Policies are reviewed at least biannually, or more often if required, to address emerging risks and legal requirements, ensuring they remain relevant and effective. We integrate these policies across our operations and expect suppliers to adhere to equivalent standards, reinforcing accountability through supplier assessments.

S2-2 Processes for Engaging with Value Chain Workers about Impacts

Our procurement process promotes transparency, fairness, and structure. To facilitate this, we have implemented a self-assessment questionnaire covering environment, human rights, business

ethics, financial integrity, labour rights, supply chain management, and anti-corruption. Our procurement process consists of an analysis phase, a pre-screening and a procurement phase and engagement occurs at all stages. Our Contract Managers facilitate engagement efforts, while Group Procurement holds contractual responsibility. Operational roles, such as Facility Management Managers and project leaders, are responsible for contract oversight.

Assessments

We conduct supplier assessments in the procurement phase, followed by recurring assessments during the supplier relationship. Suppliers are assessed in relation to financial solidity, business integrity, sustainability, security, and privacy/GDPR for the purpose of mitigating our risk exposure and ensuring a sustainable supply chain.

High-risk Categories

An enhanced process is applied for procurement within high-risk categories due to the nature of the product, service and/or supplier. The Group Procurement Director together with CAMSO and GRC Director are responsible for identifying and continuously updating business areas and product categories that are deemed to have a

heightened risk profile, for example pertaining to environment, health & safety, human rights, or corruption. High-risk countries are identified using the Human Rights Index. Any procurement under the enhanced process is subject to recurring follow-ups and re-assessments.

During 2024, we implemented a supplier screening system that helps us identify and mitigate potential supplier risks, such as involvement in illegal activities, to ensure that we do not engage with entities subject to international sanctions or with a negative reputation and that we do not indirectly support corruption or unethical practices. All suppliers with an annual spend exceeding €2,500 (29,000 SEK) undergo the screening. The screening covers sanctions for the company and its ultimate beneficial owners, adverse media, politically exposed persons, and performs credit screening on our top spend suppliers.

Inspections

When we suspect suppliers are not complying with our Business Partners Principles, we can initiate site inspections to verify and validate compliance.

Incident Reporting and Management

Incidents, mainly non-compliance of our Business Partner Principles, should be reported to local head of Procurement and escalated to Group

Procurement Director. Violation of law are filed with the proper authorities in line with local law in coordination with Group Legal & GRC. The whistleblowing function can be used for anonymous reporting of incidents.

Business Partner Training and Awareness. Each local team has an established process to ensure that training/awareness initiatives are in place to help supplier mature. We conduct governance meetings with suppliers based on spend, risk profile, and incidents reported. We plan to produce a digital training course for suppliers covering elements from our Business Partner Principles related to health, safety and security.

Transparency and Documentation

Contracts and documentation of the procurement process and other formal supplier interactions are stored and made available to ensure transparency, an audit trail, benchmarking possibilities, and proper contract management.

Prevention of late payment. Our procurement manual details our standard contract and invoicing terms. Our standard payment terms are a minimum of 30 days from invoicing and our company payment practice is to pay all invoices on time. We do not differentiate payment terms between different types of suppliers. The full supplier assessment process is shown in the diagram below.



Supplier Assessment Process

S2-3 Processes to Remediate Negative Impacts and Channels for Value Chain Workers to Raise Concerns

We have established mechanisms for addressing negative impacts and our whistleblowing function enables confidential reporting of discrimination, harassment, corruption, and policy violations, see G1-1. Remediation processes are guided by our Whistleblowing and Procurement Processes, which outline clear steps for investigating reported issues and implementing corrective actions. We engage with affected workers and relevant stakeholders during the remediation

process, prioritizing solutions that restore rights and prevent recurrence. Our approach includes compensation for harm, revising contracts with suppliers, and enhancing monitoring systems where necessary.

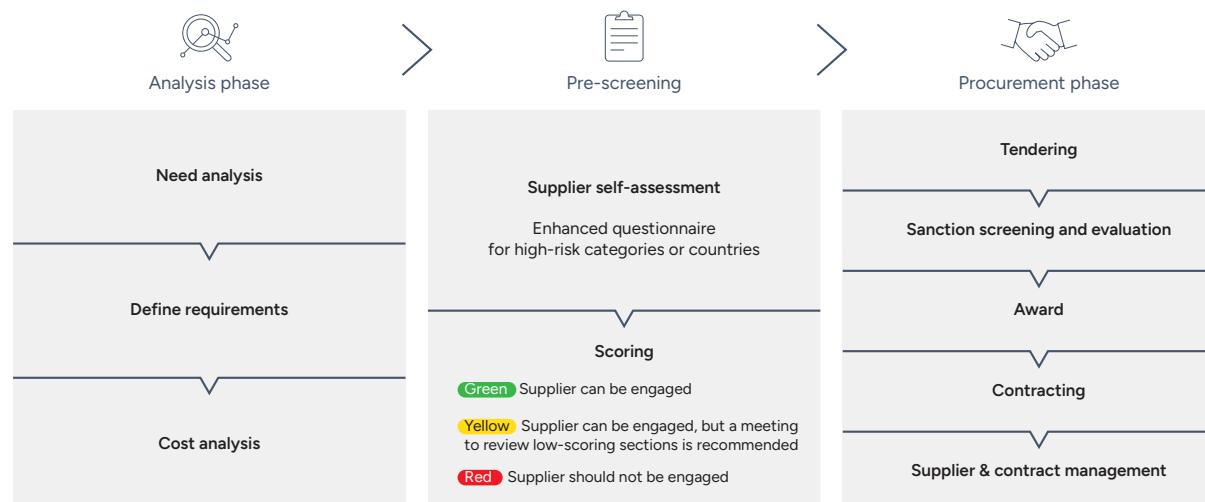
Oversight of remediation efforts is conducted by the A&GRC Committee and Procurement function, together with Operations for implementation of remediation efforts. We regularly assess the effectiveness of our grievance mechanisms by tracking the resolution of cases.

S2-4 Taking Action on Material Impacts on Value Chain Workers, Approaches to Managing Risks, and Pursuing Opportunities Related to Value Chain Workers

Human Rights Violations in High-risk Countries and Categories

Our primary suppliers in terms of expenditure are construction companies located in the EU. We use a turnkey contract model for these companies, where they assume full responsibility for working conditions of their own workforce. We include sustainability requirements in our agreements, and all contracted suppliers must sign our Business Partner Principles and ensure that their supply chain adheres to them as well.

We involve employees with direct supplier interaction to inform our procurement strategies, management, and decision-making processes. In Germany, we have regular meetings with our caretakers and project managers to understand and evaluate suppliers' practices and assess the quality and effectiveness of the relationship.



In 2023, we conducted a comprehensive assessment of our material human rights risks, identifying high-impact areas such as solar panels and construction materials. We have also identified risk categories and risk countries in the global supply chain and when procuring from these countries or categories, we include additional screening questions, dialogues, and action plans. This assessment remains valid in 2024, guiding our ongoing efforts.

Performance, Metrics, and Targets

S2-5 Targets Related to Managing Material Negative Impacts, Advancing Positive Impacts, and Managing Material Risks and Opportunities regarding Workers in the Value Chain

We have a target that 100% of our contracted business partners have signed our Business Partner Principles, with the current share of signatories is 56%.

Heimstaden has a target that 100% of the company's contracted business partners sign the Business Partner Principles (BPP), with the current share of signatories at 56%. This figure reflects the fact that many of the agreements originate from a time when the inclusion of the Code of Conduct (CoC) or BPP was not yet a standard requirement. Therefore, for older agreements, documentation of adherence to these principles may be less comprehensive, and in some cases, records of signatories are limited.

To address this gap and increase the percentage of signed agreements, Heimstaden has strengthened the onboarding processes. All new supplier contracts now utilise Heimstaden's standardized templates, which embed the BPP as a mandatory component. Additionally, new suppliers complete a self-assessment during onboarding, requiring

them to explicitly approve the BPP. These measures ensure that partnerships align with the company's sustainability objectives and ensures progress towards the target of 100%. In 2024, Heimstaden maintained valid agreements with 1,379 suppliers, of which 778 have signed the BPP, either during the reporting period or earlier.

100% of Heimstaden's new suppliers are screened either via Supplier Self-Assessment or via desktop assessment, in cases where suppliers do not complete the self-assessment, to gather the necessary information. This involves searching for relevant data on the suppliers' websites, including their Code of Conduct, Sustainability Reports, Management Systems, and processes for following up on requirements at the supplier level. For further information, refer to section S2. Challenges may arise with suppliers in Eastern Europe, particularly smaller service providers, due to limited online presence.

Despite this, Heimstaden conducts thorough searches to assess risks and ensure compliance with relevant sustainability standards. As the processes evolves, the company aim to ensure all suppliers complete the self-assessment and improve follow-ups for timely responses.

NEW SUPPLIERS WITH FRAME AGREEMENTS (ENTITY SPECIFIC)

	2024	2023
Number of new suppliers ¹ with frame agreements	93	58
Of which screened ²	100%	100%

There are no significant changes in the structure of the supply chain or relationship with suppliers, including selection and contract termination. The data is collected annually.

¹ New suppliers that were screened using environmental criteria* and "New suppliers that were screened using social criteria (Sweden, Norway, Denmark).

² Based on desktop assessment

Accounting Policies

ESRS DR	Datapoint/Metric	Accounting Policy
Entity specific	Business partners Principles	Number and percent of contracted suppliers that have signed the Business Partner Principles is consolidated from the countries and divided by the total number of active suppliers during 2024.
Entity specific	New suppliers screened using social criteria	New suppliers screened using social criteria calculated by number of new suppliers with frame agreements, of which how many are screened.



S4 Consumers and End-users



We are committed to providing Friendly Homes and addressing needs and expectations of our tenants, focusing on enhancing customer experience and promoting inclusive housing solutions. Data protection, health and safety, and social inclusion can impact our tenants. Addressing these factors helps us mitigate potential risks and negative impact, and creates opportunities to bring value to our tenants, enhancing well-being and trust.

Impact, Risk, and Opportunities

ESRS2 SBM-3 – Material Impacts, Risks, and Opportunities and Their interaction with Strategy and Business Model Regarding Consumers and End-users

The Double Materiality Assessment identified the following Impacts, Risks and Opportunities:

S4 Consumers and End-users		Location in Value Chain			Time Horizon		
		Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Data Protection and Privacy Breaches	Risk			●	●	●	●
Physical Health and Safety Risks	Negative impact			●	●	●	●
Inclusive Housing	Positive impact			●	●	●	●

Data Protection and Privacy Breaches

We may face regulatory fines and reputational damage if we fail to comply with data protection laws, such as GDPR. Our business model involves handling sensitive tenant information, making us responsible for maintaining high standards of data security and privacy. This risk occurs in the short, medium and long term, downstream in our value chain.

Physical Health and Safety Risks

We can negatively impact our tenant health and safety if we do not adopt adequate property maintenance practices or if we use harmful building materials. Failure to comply with rigorous standards may result in physical harm or exposure to hazardous conditions, leading to increased vacancy rates, tenant dissatisfaction, and damage to our reputation. This negative impact occurs in the short, medium and long term, downstream in our value chain.

Inclusive Housing

We can have a positive impact on social inclusion by offering inclusive housing contracts for vulnerable groups. By integrating social inclusion principles into our business model, we strengthen tenant loyalty and brand reputation. This positive impact occurs in the short, medium and long term, downstream in our value chain.

Impact, Risk, and Opportunity Management

S4-1 Policies Related to Consumers and End-users

Our Privacy Policy and Manual establish guiding principles to enhance data privacy practices, ensuring regulatory compliance, addressing privacy obligations, and minimizing risks. They define a unified set of principles ensuring that personal data is processed transparently, fairly, and only as necessary for specific purposes, with accuracy, minimum collection, and enforced retention limits.

Personal data is reviewed and updated as required, with defined retention periods enforced in relevant systems to ensure data is held no longer than necessary. The Policy outlines procedures for handling conflicts between policy requirements, manuals, or national laws, and mechanisms to ensure tenants can exercise their rights. Security protocols, including encryption, access control, and an incident response framework, are in place to protect personal data in line with GDPR and other applicable laws.

The Chief Legal Officer (CLO), authorised by the Co-CEO, is the Group Policy Owner and oversees personal data processing, delegating administration to the Group Legal Privacy team. At the

country level, the local Head of Legal & GRC, or Finance function if absent, acts as the Country Owner, responsible for adherence, implementation, and compliance monitoring. Responsibilities at the Group level are shared among Group Function Owners as outlined in the Privacy Manual, with both Group and Country management supporting compliance and accountability.

Our Business Partner Principles set expectations for our suppliers and partners, emphasizing sustainability, ethical sourcing, and quality materials to offer healthy and safe living spaces, while our Code of Conduct establishes the framework for ethical behaviour towards our tenants, see G1-1.

S4-2 Processes for Engaging with Consumers and End-users About Impacts

By fostering open communication, implementing structured engagement processes, and responding to feedback, we work to enhance the living experiences of our tenants and contribute to the communities in which we operate.

We conduct regular customer satisfaction surveys, including an annual survey, and phased surveys lined to key moments in the customer

life cycle, enabling us to understand customer expectations and experiences, and identify areas for improvement.

We organise local events and activities to encourage community connections and friendly neighbourhoods, aiming to build a sense of belonging, and helping our tenants connect with us, each other and the wider community.

We use digital support tools, such as our Digital Help Centre and customer chat function to ensure tenant accessibility to our services. The digital MyHome customer portal, available in most of our markets, enables tenants to easily access information related to their homes and report issues in the apartments or common areas.

We utilise various communication channels, including newsletters, customer portal, and move-in and move-out brochures, to keep tenants updated about practical information and initiatives.

The Group Director Brand and Communications and Group Director Customer Care and Insights oversee our engagement strategy, ensuring that tenant feedback is integrated in our strategy and

plans. To assess the effectiveness of our engagement, we analyse survey results, track customer satisfaction metrics, and review feedback.

S4-3 Processes to Remediate Negative Impacts and Channels for Consumers and End-users to Raise Concerns

Our Whistleblower tool empowers tenants to report concerns confidentially and without fear of retaliation, see G1-1. Tenants can also raise issues or suggestions through our Customer Satisfaction Surveys, the MyHome customer portal and to our Customer Service team via emails, phone calls and chat. Our dedicated response teams are trained to handle complaints effectively, ensuring timely, transparent and accountable remediation of concerns.

S4-4 Taking Action on Material Impacts on Consumers and end-users, and Approaches to Managing Risks and Pursuing Opportunities Related to Consumers and End-users, and Effectiveness of Those Actions.

Data Protection and Privacy Breaches

We identify and document the legal basis for all personal data processing activities. Personal data is processed in a fair and transparent manner, and tenants are informed of their rights, see S4-1.

By limiting the amount and retention of personal data, we mitigate risks and enhance operational efficiency.

We conduct regular risk assessments to identify and mitigate potential data privacy risks. We have procedures in place for handling data breaches and critical incidents are reported promptly to the Group Legal Privacy team and communicated to relevant authorities or affected individuals as necessary. Non-conformities are reported to Group Function Owners or Country Owners, and critical issues are escalated to Group Legal Privacy and CLO. Follow-up actions are taken as needed, and recurring issues are tracked to ensure comprehensive risk management.

Country Owners contribute to the Country Privacy Forum for continuous improvements, and Group Function Owners collaborate in the Executive GRC & Internal Control Committee to address high-priority privacy risks. This multi-tiered approach enhances our capability to manage risks effectively.

All employees complete digital data privacy training every 18 months to ensure consistent compliance, with additional local training provided as needed based on specific risk assessments. The training covers key privacy practices, data

handling procedures, and compliance responsibilities, and completion is tracked across the organisation.

In 2024, we initiated a privacy project to identify local risks connected to compliance with GDPR and other privacy regulations in all markets. We also updated and aligned our cookie and banner policy, applicable for all markets.

Physical Health and Safety Risks

We follow all legislation and guidelines outlined by authorities. Our caretakers receive biannual training covering first aid, safety practices, and procedures to address potential risks. They play a crucial role in safeguarding tenants, maintaining a daily presence in our properties to ensure fire safety installations are functional, hallways are clear, waste (including hazardous, as regulated by legislation) is properly sorted, and all lighting and installations are operational. They also inspect playgrounds, green areas, and surroundings to create safe and pleasant environments while addressing hazards such as snow and ice in wintertime.

We collaborate with local authorities and other property owners to address safety concerns in our neighbourhoods, and in selected locations, we have additional surveillance or guards to guarantee

that no incidents occur. We contract security companies in all markets to manage safety issues on our properties outside business hours.

Our Facility Management team upholds these responsibilities. We track performance through regular property inspections, tenant satisfaction surveys, and compliance checks.

Inclusive Housing

We can have a positive impact in our local communities by promoting social inclusion. We collaborate with municipalities and organisations to offer housing to vulnerable groups far from the housing market. In addition, we engage in local community initiatives such as tutoring for children, crisis accommodation, and refugee support. In Sweden, we continue to pursue our 2030 zero-eviction vision in collaboration with selected municipalities.

Performance, Metrics, and Targets

S4-5 Targets Related to Managing Material Negative Impacts, Advancing Positive Impacts, and Managing Material Risks and Opportunities Regarding Consumers and End-users

Heimstaden has set targets by 2026 related to: Customer survey – Service Index (score of 80%), Customer survey – Takes Customer Seriously (score of 86%), Customer survey – Security Score (score of 80%). We also aim at having 5,000 inclusive housing contracts by 2026.

The results show stability and positive trends across several key markets. Our Service Index scores have increased in Czechia, Norway, United Kingdom, and Poland, reflecting our commitment to delivering high-quality services. Similarly, the Takes Customers Seriously category has shown growth in Denmark, Norway, and Finland, with tenants expressing satisfaction with how their concerns are addressed. In these markets, ongoing efforts to improve service

delivery, communication, and responsiveness have yielded positive results.

In terms of Security, there has been improvements in Czechia and Norway. Renovations to cellars and doors in Czechia have directly contributed to increased tenant satisfaction. In Norway, new security cameras and upgraded door locks have strengthened the sense of safety and security for our tenants. These efforts highlight the commitment to providing a secure living environment.

To improve the score in Germany and The Netherlands, Heimstaden is enhancing ticket management and customer support through increased digitalization and self-service solutions. This includes further development of the MyHome customer portal and the AI ChatBot. These results provide a strong foundation for continued progress. By acting on customer feedback, Heimstaden will continue to enhance the customer experience and remain a trusted provider of Friendly Homes.

CUSTOMER SCORE CARDS (ENTITY SPECIFIC)

Service index (scale 0–100)

	2024	2023
Total (weighted average)¹	71.3	73.6
Sweden	76.5	76.9
Germany	51.5	58.4
Denmark	72.8	73.4
Netherlands	62.2	65.2
Czechia	72.6	71.1
Norway	79.1	76.5
United Kingdom	78.1	75.2
Poland	87.5	84.5
Finland	76.4	75.4

¹ Target 80% by 2026

Takes customer seriously (scale 0–100)

	2024	2023
Total (weighted average)¹	73.8	77.3
Sweden	80.6	82
Germany	43.1	52.4
Denmark	73.9	72.9
Netherlands	55.4	63.5
Czechia	78.6	79
Norway	85.8	84.6
United Kingdom	75.9	80.1
Poland	89.3	91.4
Finland	75.7	74.1

¹ Target 86% by 2026

Security score (scale 0–100)

	2024	2023
Security score (scale 0–100)	73.6	74.9
Total (weighted average)¹	73.6	74.9
Sweden	77.4	76.6
Germany	58.7	66.1
Denmark	77.8	79
Netherlands	69.5	74.1
Czechia	70.9	68
Norway	76.4	74.7
United Kingdom	82.1	81.1
Poland	90.1	90.8
Finland	75.3	76.7

¹ Target 80% by 2026

LOCAL COMMUNITY TARGETS AND TRACKING (COMPANY-WIDE, ENTITY SPECIFIC)

	2024	2023
Inclusive housing contracts in total ¹	4,977	4,691
of which social contracts	2,889	2,660
of which affordable housing contracts	2,088	2,031
Share of regulated residential income	58%	57%

¹ Inclusive housing categories only reported in countries where they are relevant. Target 5000 by 2026.

Accounting Policies

ESRS DR	Datapoint/Metric	Accounting Policy
Entity specific	Inclusive Housing Contracts	Inclusive Housing Contracts data includes affordable housing contracts and social contracts. The data is collected quarterly in the countries in different systems and consolidated in a digital platform for the Sustainability Report. Numbers are reported for relevant countries.
Entity specific	Social Contracts	Contracts in collaboration with local authorities or NGOs specifically aimed at vulnerable individuals far from the housing market, such as homeless people, recently arrived migrants, or people with various disabilities. Sweden, Norway, Denmark, The Netherlands, Germany, Czechia, and Finland report on these contracts.
Entity specific	Affordable Housing Contracts	Contracts with regulated maximum rent and tenant income levels, set by authorities. The Netherlands and the United Kingdom report on these contracts.



Governance Information



G1 Business Conduct

Our values, culture and strategy emphasize the importance of conducting operations responsibly and with high ethical standards. Ignoring corporate responsibility can increase the risk of misuse of natural resources, human rights violations in our supply chain, workplace accidents, and challenges in attracting talent. We are dedicated to integrity and compliance with all laws and regulations, fostering a strong culture of compliance through regular training and awareness initiatives.

Impact, Risks, and opportunities

ESRS 2 SBM-3 Material Impacts, Risks, and Opportunities and Their Interaction with Strategy and Business Model Regarding Business Conduct

The Double Materiality Assessment identified the following Impacts, Risks and Opportunities:

G1 Business Conduct	Location in Value Chain			Time Horizon		
	Up-stream	Own Operations	Down-stream	Short Term	Medium Term	Long Term
Corruption and bribery	Risk	●	●	●	●	●
Political stakeholder engagement	Opportunity	●	●	●	●	●

Corruption and Bribery

We operate in some countries where the corruption perceptions Index indicates a higher level of potential risk, such as Czechia and Poland. In addition, the real estate sector is exposed to business conduct incidents through numerous interactions with government and local officials, as well as a supply chain that includes many foreign workers. A bribery or corruption incident could lead to fines and penalties, as well as reputational damage that could undermine our business relationships with customers, suppliers, and other stakeholders. This risk is considered systemic to the industry and the countries referred to. It occurs in the short, medium and long term in all parts of our value chain.

Political Stakeholder Engagement

We operate in market environments which are highly dependent on political decisions, including topics such as rent regulation, taxes, property development, and environmental requirements. We have a financial opportunity linked to political engagement by participating in legislative processes that can affect the real estate industry, and by proactively addressing risks related to changes in legislation and government policies, e.g. within tax incentives for property development, renovation, renewable energy, and energy efficiency. Furthermore, we can positively impact our opportunities to produce new development and develop standing assets by cultivating positive relationships with relevant political stakeholders. This opportunity occurs in the short, medium and long term, in our own operations.



Impact, Risk, and Opportunities Management

G1-1 Business Conduct Policies and Corporate Culture

Our approach to business conduct is anchored in our Governance Framework which sets the standard for how we conduct business and outlines our expectations for suppliers and business partners. For a detailed overview of the framework, please refer to [page 116](#).

In 2019, Heimstaden signed the UN Global Compact, committing to uphold its ten principles on human rights, labour practices, environmental responsibility, and anti-corruption. The commitment also covers Heimstaden Bostad.

Promoting a Culture of Integrity

We recognise that a strong ethical culture needs to come from the top. The Audit & GRC (A&GRC) Committee is responsible for overseeing Governance, Risk, and Compliance (GRC). It evaluates the adequacy and effectiveness of our governance framework and oversees the implementation of mitigating actions. The A&GRC Committee also monitors adherence with the Code of Conduct and reports raised through the whistleblowing function.

Executive Management, together with the GRC

function, is responsible for implementing the Code of Conduct and driving a culture of integrity. GRC is addressed in quarterly meetings between Local and Executive Management teams to monitor progress made by each region. All local markets have a Legal & GRC representative handling implementation, either as a separate function or as part of the Finance function.

We pay special attention to relationships with public officials as they pose a greater risk. We ensure that all lobbying activities carried out on our behalf are appropriate, and that all political lobbying, contacts, and meetings are transparent and free from financial contributions.

Code of Conduct

Our Code of Conduct (CoC) sets out ethical guidelines for how we conduct business. It affirms our commitment to equal opportunities and our zero tolerance for any form of criminality, corruption, fraud, bribery, money laundering, conflict of interest, privacy violation, anti-competitive actions, insider trading, human rights violation, bad working environment, harassment and retaliation. The Code also includes our responsibility to conduct business transparently, and to protect personal data. It reflects our commitment to

the environment and climate, and our role in supporting local communities and economic growth. It is aligned with the UN Guiding Principles and the ILO Declaration.

The CoC applies to everyone working for and with us; employees, board members, consultants, agents, business partners, and parties acting on our behalf. The CoC is complemented by detailed policies, manuals, guidelines, and routines.

Violations of the CoC can result in a private disciplinary conversation, a warning, relocation, or, in serious cases, a notice of termination. Any incidents related to corruption and other illegal activity demand immediate intervention and will include, if applicable, a report to relevant authorities. Breaches can also result in updated and/or new internal governing documents or updated and/or additional training within a relevant Policy area. Internal control routines might also be implemented or updated.

The CoC is reviewed by the Audit & GRC Committee. The Board of Directors own and approve all changes to the CoC, which is reviewed and updated in line with legislative changes and

internal needs. An updated version was approved by the Board in 2024.

Whistleblowing

We have a Whistleblower function where employees, customers and external stakeholders can report any concerns regarding irregularities, unlawful behaviour or violations of the CoC. The system is owned and managed by a neutral third party. Our Whistleblower Policy specifies how reported cases are to be processed, followed-up and communicated.

In 2024, the whistleblower function was moved from the P&C function to the GRC function. We launched an internal awareness campaign explaining the process and how cases are handled, highlighting management commitment to ethical business practices, and sharing Q&As for further employee understanding. Relevant training will be provided to all management levels and to the persons handling cases in Q1 2025.

During 2024, 9 concerns raised through the whistleblowing system were investigated as potential breaches to our CoC, of which 8 have been closed and 1 remains in process. We report all

whistleblowing and related incidents to the Board on a quarterly basis.

Whistle-blowers are protected from any kind of retaliation or discriminatory or disciplinary action, in line with EU regulations. We do not tolerate any form of retaliation, including separation, demotion, suspension, or loss of benefits, against anyone who makes a good faith report of potential misconduct or helps with an investigation. Our external whistleblower channel makes anonymous registration possible, and all reports will be handled confidentially and shared with a minimum of involved persons according to our Whistleblowing guidelines.

Training and Follow-up

Training and awareness activities are essential for fostering a culture of integrity and creating a common understanding of what is expected from our employees. Our P&C team is responsible for employee training of our CoC, culture, and values, as well as of how to report breaches using our whistleblowing and employee engagement tools. The GRC function is responsible for updating the CoC and the content of relevant training material.

We conduct mandatory e-learning courses every 18 months and P&C provides workshop materials to leaders, focussing on business ethics, human

rights, and working conditions. New hires sign the CoC during onboarding and undergo mandatory training in their first month of employment and all employees need to re-sign the CoC every year. The Board also re-sign every year. In 2024, we launched short trainings on conflict of interest and whistleblowing, related to the implementation of a conflict-of-interest register.

Managers hold the responsibility to ensure proper training and information dissemination among their teams, with P&C monitoring completion rates quarterly or more often if requested or needed.

Payments

Our Procurement Manual details our standard contract and invoicing terms. Our standard payment terms are a minimum of 30 days from invoicing and our company payment practice is to pay all invoices on time within due date. We do not differentiate payment terms between different types of suppliers. We do not have any legal proceedings currently outstanding for late payments.

G1-3 Prevention and Detection of Corruption and Bribery

We have zero tolerance for bribery and corruption, as outlined in our Anti-Corruption Policy and supported by our CoC. In line with our

commitment to the UN Global Compact, we take active anti-corruption measures within our compliance management system, spanning internal policies and our entire value chain. In addition to our Governance Framework, our full Anti-Corruption framework also includes:

- Gifts and Hospitality guideline
- Group and Country Authorisation Matrices
- Group Accounting Manual
- Know Your Counterparty Questionnaire
- Procurement Manual
- Memberships, Sponsorships, Sustainability Partnerships & Donations Guideline

Our GRC function is responsible for the Anti-Corruption Policy and for implementing the Anti-Corruption Manual. The Policy is approved by the Co-CEO.

Additionally, Group functions, and especially our investment teams, have specific risks related to insider trading and confidentiality. Two trainings were completed in 2024 to ensure relevant employees were onboarded on the Policy, Manual and Guidelines for Insider trading.



Our Anti-Corruption Due Diligence Process can be summarised as follows:

1. **Policy Commitment.** In 2024, we updated our Anti-Corruption Policy and created a new Anti-Corruption Manual. Group Director GRC is given the mandate from CLO to administer the Anti-corruption Policy and implement the Anti-corruption Manual throughout the Group.
2. **Business Partner Principles.** In 2024, we updated our Business Partner Principles, which must be signed by all partners and suppliers, and cover all forms of corruption, specifying hospitality and gifts, sanctions, information management, fraud and money laundering, and protection of personal data.
3. **Training for employees.** All employees must complete our mandatory Anti-Bribery and Corruption training when employed and every 18 months following employment. It sets out behaviour expectations, examples of business situations which could present a bribery or corruption risk and includes dilemmas and a quiz to test employee understanding. We offer additional training to specific at-risk function. In 2024, we conducted conflict of interest trainings for management, P&C and Country Managers. We also conducted training for conflict of interest, whistleblowing and sustainability for staff, management and the Board.

CLO and Group Director GRC are responsible for providing up-to-date training material.

4. **Oversight mechanism for suppliers and other business partners.** We maintain zero tolerance for conducting business with sanctioned individuals, entities, countries, or regions. To minimize counterparty risk, we perform Know Your Counterparty (KYC) checks and sanction screening for our business partners, tenants, and other third parties. All business partners must sign our Business Partner Principles, and all strategic suppliers and contractors go through an assessment, see S2-5. In Norway, a separate assessment is carried out in compliance with the Norwegian Transparency Act.
5. **Detecting corruption risks.** Corruption risks are included in our Risk Tool and are updated quarterly by relevant countries, functions and management in accordance with our Risk Policy and Manual. The updated risk picture for the countries is reviewed and discussed in the management quarterly business reviews and the top risk picture is presented bi-annually to the A&GRC Committee and the Board.
6. **Procedure to deal with corruption cases.** We ask all employees, contractors and suppliers to raise any concerns regarding bribery or corruption through our independent whistle-blowing system, see G1-1.

PREVENTION AND DETECTION OF CORRUPTION AND BRIBERY

	Managers	Executive Management and Supervisory bodies	All other employees
Training coverage			
Total	100%	100%	100%
Total receiving training	95%	100%	93%
Frequency			
18 months		X	X
Topics covered			
Definition of corruption	X	X	X
Policy	X	X	X
Procedures on suspicion/detection	X	X	X

¹ Our training on Corruption and Bribery was launched in December 2023 and remains valid for 18 months, allowing employees ample time to complete it. As a result, the reported figures also include those who completed the training in December 2023

Our Corruption and Bribery training is available online to 100%. In 2024, approximately 200 employees in Czechia participated in classroom sessions.

Performance, Metrics, and Targets

G1-4 Incidents of Corruption or Bribery

CONFIRMED INCIDENTS OF CORRUPTION OR BRIBERY

	2024
Number of convictions for violation of anti-corruption and anti- bribery laws	0
Amount of fines for violation of anti-corruption and anti- bribery laws	0
Number of confirmed incidents in which own workers were dismissed or disciplined for corruption or bribery-related incidents	0
Number of confirmed incidents relating to contracts with business partners that were terminated or not renewed due to violations related to corruption or bribery	0
Number of reported cases of corruption or bribery from all reported whistleblowing cases	0

G1-5 Political Influence and Lobbying Activities

We actively engage in politics to promote and protect our interests regarding laws, regulations, and policies. Our engagement is both direct, through communication with policymakers, and indirect, via memberships in trade associations and other intermediary organisations whose activities may influence policy, law, or regulation. In 2024, the amount paid for membership fees to lobby associations (defined as industry organisations that we are members of) corresponded to SEK 4,314,461.

By sharing our expertise and insights with

stakeholders, including government officials, members of parliament, and local authorities, we support informed discussions and decisions.

We maintain strict political neutrality and do not provide financial support to political parties, politically motivated organisations, or individual politicians, even in countries where such support is authorised and regulated by law. If undemocratic political movements or actions contradict the Paris Agreement, our values, or CoC, Country Managers will evaluate the need for broader engagement or mitigating actions, involving the CLO and CEO as required. The Group Director Brand and Communication is responsible for

the execution of our political influence and lobbying activities, reporting monthly to Group Management and the Board.

Heimstaden is not registered in the EU Transparency Register or an equivalent transparency register in any Member State. We have not engaged in lobbying activities or similar efforts with EU regulatory bodies during 2024.

Main Topics and our Position

Property and residential investments are long-term by nature. The residential real estate sector is non-cyclical, faces minimal disruption risk, and benefits from strong demographic trends. We advocate for clear, straightforward laws and regulations that ensure transparency and predictability for all investors in the real estate sector. We believe regulations should be enacted through broad agreements to promote stability and a long-term transparent vision for sustainable growth, addressing social and environmental challenges.

This perspective guides our view on rent regulation, tax levels, ESG requirements, and the development of new real estate projects. These topics are all directly connected to our operating

costs, ability to generate income and grow our business in a sustainable way.

In 2024, we advocated for addressing demographic changes and the need for new housing production in Europe's growth regions. The imbalance between housing supply and demand is widening in several markets, and we have consistently argued that regulations should facilitate further investments in new developments to meet current and future demand. We engaged on this topic either directly or via our industry organisations in Denmark, Sweden, Norway, Germany, Czechia, and The Netherlands.

We also engaged in the topic of better utilisation of solar energy (PV) in new residential real estate development in Denmark. We were active in the media and directly with national decision-makers to improve the current regulatory framework which complicates PV implementation and increases its cost compared to other countries. Greater PV adoption in our assets would benefit our tenants by reducing energy costs and the environment by lowering emissions from traditional energy sources, directly related to our material impact E1-5.

Actions and Targets Related to Tax (Entity Specific Disclosure)

Transparency and compliance with tax obligations are fundamental to our business. We maintain open communication with relevant tax authorities, adhering to all tax administration and payment requirements. We work continuously with stakeholders to follow their interests and to identify potential new requirements in the tax area. If there is uncertainty about a tax matter, we often initiate a dialogue with the concerned tax authority to clarify how the matter should be handled correctly.

We maintain a low tax risk profile by focusing on accurate tax handling and reporting. For acquisitions, we integrate tax risk management into our due diligence, collaborating closely with local external counsel, supported by local or Group Tax resources as needed.

We monitor Transfer Pricing to safeguard against any negative impact on our tax footprint. In cases of late filings or non-compliance, we take prompt corrective action. Any person suspecting serious business irregularities can alert Group Tax or use our Whistleblowing function.

Our Group Tax function assesses our management approach by reporting tax at the Group level, overseeing tax matters, and offering tax advice. In certain countries, we engage local tax advisors to manage and supervise ongoing tax reporting to local authorities. In other jurisdictions, we collaborate closely with external counsel to meet tax reporting requirements, ensuring strict compliance with our Tax Policy, which was developed and approved by the Co-CEO in 2024. We maintain annual updates of Transfer Pricing documentation, comprising a Group Master File and Local File for each country of operation. This standardised framework provides transparency on essential tax factors at an aggregated level and is shared with relevant stakeholders, including local tax authorities when necessary. We submit an annual aggregated country-by-country report at the Group level and fulfil notification requirements with tax authorities in each country. Country Heads of Finance, in collaboration with Group Tax, conduct an annual review to detect significant discrepancies between aggregated revenues and country-specific tax data.

Accounting Policies – G1

ESRS DR	Datapoint/Metric	Accounting Policy
G1-4	Confirmed incidents of corruption or bribery	Number of confirmed incidents of corruption or bribery reported via the whistleblowing function.
G1-4	Confirmed incidents of corruption or bribery relating to contracts with business partners	Number of confirmed incidents relating to contracts with business partners that were terminated or not renewed due to violations related to corruption or bribery is collected annually from each country and consolidated on Group level.
G1-5	Amount paid for membership to lobbying associations	Membership fees paid to industry organisations who also engage in political lobbying for the industry.

Sustainability Report

Appendix

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ESRS2 IRO-2 Content Index of ESRS Disclosure Requirements	113
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ESRS2 GOV-4 Report on Due Diligence

Core elements of Due Diligence	Paragraphs or pages in the Sustainability Report	Does the disclosure relate to people and/or the environment?	Core elements of Due Diligence	Paragraphs or pages in the Sustainability Report	Does the disclosure relate to people and/or the environment?	Core elements of Due Diligence	Paragraphs or pages in the Sustainability Report	Does the disclosure relate to people and/or the environment?
a) Embedding due diligence in governance, strategy and business model	ESRS 2, GOV-1 page 32–33, 41 ESRS 2, GOV-2 page 41 ESRS 2, GOV-3 page 41 ESRS 2, GOV-5 page 41 ESRS 2 SBM-1 page 42 ESRS 2 SBM 3 page 47–48 ESRS 2 SBM 3 E1 page 50 ESRS 2 SBM 3 E3 page 65 ESRS 2 SBM 3 E5 page 68 ESRS 2 SBM 3 S1 page 80, 87 ESRS 2 SBM 3 S2 page 94 ESRS 2 SBM 3 S4 page 99	People and Environment People and Environment People and Environment People and Environment People and Environment People and Environment Environment Environment Environment People People People		S2-1 page 95 S2-2 page 95 S2-3 page 97 S4-1, S4-2 page 100 S4-3 page 101	People People People People People	e) Tracking effectiveness of these efforts and communicating	E1-4 page 56 E1-5 page 58 E1-6 page 61 E1-7 page 62 E1-8 page 62 E1-9 page 62 E3-3 page 66 E3-4 page 66 E5-3 page 70 S1-5 page 84, 90 S1-6 page 84 S1-7 page 85 S1-8 page 85 S1-9 page 90 S1-13 page 90 S1-14 page 85 S1-15 page 86 S1-16 page 91 S1-17 page 91	Environment Environment Environment Environment Environment Environment Environment Environment Environment People People People People People People People People People People People People People People People
b) Engaging with affected stakeholders in all key steps of the due diligence	ESRS 2, GOV-2 page 41 ESRS 2 SBM-2 page 42 ESRS 2 IRO-1 page 44–46 E1-2 page 51 E3-1 page 65 E5-1 page 68 S1-1 page 82, 88 S1-2, S1-3 page 82	People and Environment People and Environment People and Environment Environment Environment Environment People People						
			c) Identifying and assessing adverse impacts	ESRS 2 IRO-1 page 44–46 ESRS 2 SBM 3 page 47–48 ESRS 2 SBM 3 E1 page 50 ESRS 2 SBM 3 E3 page 65 ESRS 2 SBM 3 E5 page 68 ESRS 2 SBM 3 S1 page 80, 87 ESRS 2 SBM 3 S2 page 94 ESRS 2 SBM 3 S4 page 99	People and Environment People and Environment Environment Environment Environment People People People			
			d) Taking actions to address those adverse impacts	IRO-1 page 44–46 E1-1 page 49 E1-3 page 52 E3-2 page 66 E5-2 page 69 S1-4 page 83, 88 S2-4 page 97 S4-4 page 101	People and Environment Environment Environment Environment Environment People People People			

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GOV-3 Integration of sustainability-related performance in incentive schemes	41	E1-1 Transition plan for climate change mitigation	49	E3 – Water and marine resources	65
GOV-4 Report on due diligence	112	ESRS 2 SBM-3-E1 Material impacts, risks and opportunities and their interaction with strategy and business model	47	ESRS 2 SBM-3-E3 Material impacts, risks and opportunities and their interaction with strategy and business model	65
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Policy Framework

The Company has, in its role as asset manager, established and implemented a Key Policy Framework in Heimstaden Bostad AB, as set out below. Acting as asset manager for Heimstaden Bostad AB makes up a significant part of the Company's business and operations, hence relevant parts of the Key Policy Framework also apply to the Company as an integral part of work of the Company and its employees

The Company's policy framework is regularly reviewed and updated, as needed and comprises fifteen policy areas, along with the Code of Conduct and Business Plan. The framework is accessible to all employees on our intranet, with the documents marked with * also being available on the Company's external webpages. Each Policy area has a designated Policy Owner, being a CxO or Director in management, as well as a local Policy Owner in each country.

The Policy framework consists of the following (in random order):

Policy Framework our Governing documents (G1-1)	Group Policy Owner	Approved by	Last update	Next update
Code of Conduct* is the equivalent of rules and foundations that set the standard of integrity we follow and is available in local languages in all our countries.	BoD	BOD	2024	2026
Business Plan outlines the investments, visions for acquisitions, projects, geographical markets, and return profiles, including our rental growth strategy and refurbishments. In 2023, both the Group and Country Authorisation matrices were presented and implemented to specify the authority levels for task execution.	Chief Executive Officer	BOD	2022	2024
Financial Policy sets Company financial standards.	Co-CEO/Chief Investment Officer	BOD	2023	2025
Sustainability Policy* ensures high-quality, integrated, and aligned sustainability efforts throughout the organisation, fostering engagement and involvement to achieve set goals and support the Company overarching aim of contributing to society.	Chief Asset Management and Sustainability Officer	BOD	2024	2026
Investment/CapEx Policy aims to mitigate investment risks and enhance the yield on cost for our capital expenditures.	Chief Asset Management and Sustainability Officer	Co-CEO's	2023	2025
Brand & Communications Policy establishes the framework for our internal and external communication, brand, marketing, and public affairs strategy and activities.	Group Director Brand & Communications	Co-CEO's	2024	2026
Risk Policy establishes a comprehensive risk management programme aimed at optimising the balance between risk and return across a spectrum of potential business risks.	Chief Legal Officer/ Group Director GRC	Co-CEO's	2023	2025
Anti-Corruption Policy outlines the commitment to the highest standards of integrity, transparency, and ethical business conduct, guiding initiatives to ensure honesty and accountability.	Chief Legal Officer/ Group Director GRC	Co-CEO's	2024	2026
Whistleblower Policy ensures Company transparency and compliance with laws, facilitating the reporting of irregularities in accordance with legal requirements.	Chief People & Culture Officer	Co-CEO's	2023	2025
Cyber/IT Security Policy outlines protection measures, user expectations, and responsibilities for safeguarding information based on industrialised security standards to protect customers, employees and assets.	Group Director Global IT	Co-CEO's	2024	2026
Business Partner Policy together with Procurement Manual and Business Partner Principles* align with the UN's Global Compact principles on human rights, working conditions, environment, and anti-corruption and are mandatory to all business partners/third parties.	Chief Asset Management and Sustainability Officer	Co-CEO's	2024	2026
People & Culture Policy strives to create and sustain a Friendly Workplace that embodies our values of Dare, Care, and Share. Diversity, Inclusion, and Belonging (DIB) is part of the People & Culture Policy and Manual.	Chief People & Culture Officer	Co-CEO's	2022	2025
Investment Policy outlines the investment mandate within the Business Plan and the principles of our investment strategy related to acquisitions and divestments.	Co-CEO/Chief Investment Officer	Co-CEO's	2024	2026
Tax Policy* outlines the principles and guidelines that govern our approach to tax compliance and management.	Chief Financial Officer	Co-CEO's	2024	2026
Privacy Policy mitigates privacy risks by establishing a unified set of requirements across all countries, ensuring accountability and compliance with privacy/GDPR standards in our Company.	Chief Legal Officer	Co-CEO's	2024	2026
Insider Policy ensures a compliant and responsible management of insider information and regulates trading by employees in the Company's listed instruments.	Chief Legal Officer	Co-CEO's	2023	2025
Operational Policy ensures high-quality and aligned operations, focusing on increasing efficiency and transparency throughout the organisation.	Co-CEO/Chief Operating Officer	Co-CEO's	2025	2027

Financial Statements



Consolidated Financial Statements

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Consolidated Statement of Comprehensive Income

SEK million	Note	2024	2023
Rental income	2.1, 2.2	15,919	15,253
Service charges paid by tenants	2.1, 2.2	1,712	1,750
Property expenses	2.1, 2.3, 2.6	-6,443	-6,726
Net operating income		11,188	10,278
Corporate administrative expenses	8.1	-621	-677
Other operating income	2.4	98	302
Other operating expenses	2.5	-591	-467
Realised gains/losses from divestment of properties	2.7	1,687	235
Profit before unrealised fair value adjustment		11,761	9,670
Fair value adjustment of investment properties	2.1, 3.1	8,554	-31,081
Value adjustment of inventory properties	2.1, 4.1	-707	25
Operating profit/loss		19,608	-21,386
Share of net profits of associated companies and joint ventures	3.4	-44	-864
Impairment of goodwill	3.2	—	-1,058
Interest income	2.9	239	384
Interest expenses	2.9	-6,554	-5,759
Net currency translation gains/losses	2.9	-2,038	387
Fair value adjustment of derivative financial instruments	2.8	-615	-1,173
Other financial items	6.1	-192	461
Profit/loss before tax		10,403	-29,008

SEK million	Note	2024	2023
Income tax expense	2.10	-2,781	3,708
Profit/loss for the period		7,621	-25,300
Divestment of business unit ¹	8.1	—	-256
Other comprehensive income			
Currency translation differences	2.11	3,461	-1,799
Total comprehensive income/loss		11,082	-27,355
Profit/loss attributable to:			
The Parent Company's shareholders		2,763	-15,171
Non-controlling interests		4,858	-10,386
Comprehensive income/loss attributable to:			
The Parent Company's shareholders		4,654	-16,477
The Parent Company's preference shareholders		121	117
Non-controlling interests		6,307	-10,995

¹ Discontinued operations.

Consolidated Statement of Financial Position

SEK million	Note	31 December 2024	31 December 2023
ASSETS			
Investment properties	2.1, 3.1	335,422	320,607
Goodwill and Intangible assets	3.2	16,223	15,893
Machinery and equipment	3.3, 6.5	313	346
Investments in associated companies and joint ventures	3.4	8,957	8,702
Derivative financial instruments	6.1	57	34
Deferred tax assets	7.1	1,125	1,081
Other financial assets	3.5	957	3,528
Total non-current assets		363,054	350,190
Inventory properties	2.1, 4.1	896	538
Rent and trade receivables	4.2	243	229
Other current assets	4.3	1,633	1,637
Derivative financial instruments	6.1	8	464
Prepayments	4.4	873	1,165
Cash and cash equivalents	4.5	4,547	12,492
Assets held for sale	3.1	2,163	294
Total current assets		10,363	16,817
TOTAL ASSETS		373,416	367,008

SEK million	Note	31 December 2024	31 December 2023
EQUITY AND LIABILITIES			
Share capital		95	95
Other capital contributions		7,504	7,504
Hybrid bonds		7,374	7,374
Currency translation reserve		8,825	6,812
Retained earnings		7,275	4,828
Total equity attributable to Parent Company shareholders	5	31,074	26,614
Non-controlling interests	5	116,730	111,317
Total equity	5	147,803	137,929
Interest-bearing liabilities	6.1, 6.3, 6.4	181,466	181,535
Lease liabilities	6.5	1,307	1,098
Derivative financial instruments	6.1	632	481
Deferred tax liabilities	7.1	21,856	19,729
Other financial liabilities		1,907	1,663
Total non-current liabilities		207,168	204,505
Interest-bearing liabilities	6.4	13,462	19,898
Lease liabilities	6.5	64	88
Trade payables		669	800
Other liabilities	7.2	1,748	892
Derivative financial instruments	6.1	28	–
Accrued expenses and prepaid income	7.3	2,474	2,896
Total current liabilities		18,445	24,574
TOTAL EQUITY AND LIABILITIES		373,416	367,008

Consolidated Statement of Changes in Equity

SEK million	Note	Share capital	Other capital contributions	Hybrid bonds	Currency translation reserve	Retained earnings	Attributable to Parent Company shareholders	Non-controlling interests	Total equity
Opening balance, 1 January 2023		95	7,504	7,374	8,001	21,124	44,098	124,711	168,808
Profit for the period		—	—	—	—	-15,798	-15,798	-10,386	-26,184
Other comprehensive income	<u>2.11</u>	—	—	—	-1,189	—	-1,189	-609	-1,799
Total comprehensive income		—	—	—	-1,189	-15,798	-16,987	-10,995	-27,982
New share issue		—	—	—	—	—	—	1,942	1,942
Costs of issuance		—	—	—	—	—	—	-6	-6
Buyback of hybrid bonds		—	—	—	—	8	8	-71	-63
Coupon expense on hybrid bonds		—	—	627	—	—	627	—	627
Coupon paid on hybrid bonds		—	—	-627	—	—	-627	—	-627
Dividends		—	—	—	—	-1,617	-1,617	-5,724	-7,342
Transactions with non-controlling interests		—	—	—	—	1,112	1,112	1,461	2,573
Total transactions with the company's shareholders		—	—	—	—	-497	-497	-2,399	-2,896
Equity, 31 December 2023	<u>5</u>	95	7,504	7,374	6,812	4,828	26,614	111,317	137,929
Opening balance, 1 January 2024		95	7,504	7,374	6,812	4,828	26,614	111,317	137,929
Profit for the period		—	—	—	—	2,763	2,763	4,858	7,621
Other comprehensive income	<u>2.11</u>	—	—	—	2,013	—	2,013	1,448	3,461
Total comprehensive income		—	—	—	2,013	2,763	4,776	6,306	11,082
Dividends		—	—	—	—	-59	-59	—	-59
Issue of hybrid bonds		—	—	—	—	—	—	5,743	5,743
Cost of issuance		—	—	—	—	—	—	-61	-61
Buyback of hybrid bonds		—	—	—	—	—	—	-5,334	-5,334
Currency translation on buyback of hybrid bonds		—	—	—	—	—	—	-444	-444
Coupon expense on hybrid		—	—	272	—	-272	—	—	—
Coupon paid on hybrid		—	—	-272	—	—	-272	-796	-1,068
Transactions with non-controlling interests		—	—	—	—	14	14	—	14
Total transactions with the company's shareholders		—	—	—	—	-316	-316	-893	-1,209
Equity, 31 December 2024	<u>5</u>	95	7,504	7,374	8,825	7,275	31,074	116,730	147,803

Consolidated Statement of Cash Flows

SEK million	Note	2024	2023 ¹	SEK million	Note	2024	2023 ¹
Operating activities				Investing activities			
Profit/loss before tax		10,403	-29,008	Acquisition of investment properties		-538	-2,173
Adjustments to reconcile profit before tax to net cash flows:				Proceeds net of direct transaction cost from divestments of properties from privatisation programme ¹	2.7	7,068	2,622
Fair value adjustment of investment properties	3.1	-8,554	31,081	Proceeds net of direct transaction cost from divestments of properties from portfolio sales	2.7	1,040	-
Value adjustment of inventory properties	4.1	707	-25	Divestment of business unit (Iceland)	8.1	686	1,492
Fair value adjustment of derivative financial instruments	2.8	615	1,173	Capital expenditure on investment and inventory properties	3.1, 4.1	-5,663	-8,432
Interest income	2.9	-238	-384	Deposits for signed acquisitions		-	322
Interest expenses	2.9	6,554	5,760	Investments in associated companies and joint ventures	3.4, 3.5	92	807
Share of net profits/losses of associated companies and joint ventures	3.4	44	864	Purchases/sales of machinery and equipment		-24	-68
Realised gains/losses from divestment of properties	2.7	-1,687	-235	Purchase of intangible assets		-56	-59
Other adjustments	4.6	2,265	-195	Other cash flows from investing activities		153	-627
Working capital changes				Net cash flows from investing activities		2,758	-6,114
Increase(-)/decrease(+) in rent and other receivables		-494	-216	Financing activities			
Increase(+)/decrease(-) in trade and other payables		247	-1,417	Proceeds from issuance of interest-bearing liabilities	6.4	35,392	35,596
Cash generated from operations		9,863	7,396	Repayment of interest-bearing liabilities	6.4	-47,693	-29,610
Interest paid		-6,640	-5,722	Dividends paid	5	-59	-5,094
Interest received		235	384	Proceeds from non-controlling interests	5	14	7,045
Paid income tax		-514	-940	Proceeds from issuance of hybrid bonds		5,743	-
Net cash flows from operating activities		2,944	1,118	Buyback of hybrid bonds	5	-5,759	-58
				Hybrid bonds coupons		-1,345	-1,468
				Transaction costs on issue of shares and hybrid capital		-	-6
				Settlement of derivative financial instruments		-	176
				Other cash flows from financing activities		147	-567
				Net cash flows from financing activities		-13,559	6,013
				Net change in cash and cash equivalents		-7,858	1,016
				Cash and cash equivalents at the beginning of the period		12,492	11,322
				Net currency exchange effect in cash and cash equivalents		-87	153
				Cash and cash equivalents at the end of the period		4,546	12,492

¹ Comparables restated, see [Note 1.2](#)

Notes to the Consolidated Financial Statements

1. Corporate information and general accounting policies

1.1 Corporate information

Heimstaden AB (publ), Corp. ID No. 556670-0455, is a Swedish limited liability company with its registered office in Malmö, at Carl Gustafs Väg 1, SE-217 42. Heimstaden's operations consist of owning, developing, and managing residential properties.

The ultimate parent entity of Heimstaden AB is Fredensborg AS, a company domiciled in Norway. Fredensborg AS is the majority owner of Heimstaden AB.

1.2 General accounting policies

Basis of preparation

The Consolidated Financial Statements have been prepared in accordance with IFRS® accounting standards and in accordance with Swedish law by applying the Swedish Corporate Reporting Board's recommendation RFR 1 Supplementary accounting rules for groups. This section provides summary of material accounting policy information in the preparation of these financial statements. This section must be read in conjunction with the specific notes that also include material accounting policy information.

The Consolidated Financial Statements were approved by the Board of Directors on 27 February 2025 and will be laid before the Annual General Meeting for approval on 3 April 2025.

The Consolidated Financial Statements are presented in SEK, which is the Group's functional currency and rounded to the nearest million. Due to rounding, numbers and percentages presented in these financial statements may not add up precisely to the totals provided. Unless explicitly stated, comparative information refers to the corresponding period before.

The Consolidated Financial Statements have been prepared on a going-concern basis, applying a historical cost convention except for the measurement of investment property, derivative financial instruments and contingent consideration, that have been measured at fair value.

Consolidation

Heimstaden controls a subsidiary when it is exposed, or has rights, to variable returns from its involvement with the subsidiary and through its power over the subsidiary can influence the level of these returns. Generally, there is a presumption that a majority of voting rights results in control. Subsidiaries are fully consolidated from the date on which control is transferred to Heimstaden Bostad and deconsolidated from the date that control ceases. All Group companies are set to have 31 December as their year-end. Newly acquired companies that have a different financial year-end are changed to align with the Group at the earliest opportunity. Accounting policies of subsidiaries are changed where necessary to ensure consistency.

Intercompany transactions, balances, and unrealised gains or losses on transactions between Group companies are eliminated.

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

Associated companies and joint ventures are investments where Heimstaden has significant influence or joint control. The investments are accounted for using the equity method in the Consolidated Financial Statements.

When Heimstaden ceases to have control, it derecognises the related assets, liabilities, non-controlling interest and other components of equity. On an asset sale, any gain or loss is recognised in realised gains/losses from divestment of properties in the Statement of Comprehensive Income. If the divestment meets the criteria of a discontinued operation, the profit/loss on

divestment is presented as a separate line item divestment of business unit.

Any retained interest in the entity is remeasured to its fair value at the date when control is lost. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture, or financial asset. The change in the carrying amount is recognised in the Statement of Comprehensive Income.

On disposal of a foreign operation, the component of other comprehensive income relating to that foreign operation is reclassified to the Statement of Comprehensive Income.

Asset acquisitions and business combinations

Where properties are acquired, either through acquisition of a subsidiary or otherwise, management considers the substance of the assets and the relevant activities in determining whether the acquisition represents a business combination or an asset acquisition. In most cases, a voluntary 'concentration test' is performed. If the fair value of the gross assets acquired can substantially be attributed to an asset or a group of similar assets, it is determined to be an asset acquisition. Further assessment is made by management if the concentration test is not conclusive to be an asset acquisition.

Business combinations

Heimstaden identifies a business combination when it obtains control of a business where the acquired set of activities and assets include an input and a substantive process that, together, significantly contribute to the ability to create outputs. Heimstaden applies the acquisition method if it obtains control.

Goodwill arising from the business combination is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. See [Note 3.2](#) for detailed accounting policies related to Goodwill.

Asset acquisitions

For acquisition of a subsidiary that is not considered a business combination, Heimstaden allocates the cost between the individual identifiable assets and liabilities based on their relative fair values as at the date of acquisition. Such transactions do not give rise to goodwill.

The Group recognises only the identifiable assets and liabilities. Any deferred tax is subject to the initial recognition exemption in accordance with IAS 12.

Foreign currencies

For each entity, the Group determines the functional currency and items included in the financial statements of each entity are measured using that functional currency.

Transactions in foreign currencies are converted to the functional currency at the exchange rate prevailing on the transaction date.

Monetary Assets and liabilities in foreign currency are translated into the functional currency at the period-end rate. Net currency translation gains and losses from monetary assets and liabilities is presented in net currency translation gains/losses in the consolidated statement of comprehensive income. Historical cost non-monetary items are translated into the functional currency using the transaction date rate.

The Group's consolidated financial statements are presented in Swedish kronor, which is also the parent company's functional currency. Translation differences arising on currency translation of foreign operations are recognised in other comprehensive income.

Statement of Cash Flows

The Statement of Cash Flows have been prepared in accordance with the indirect method, whereby profit or loss is adjusted for the effects of transactions of a non-cash nature, any deferrals, or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows.

Proceeds from the Privatisation programme and proceeds from portfolio divestments are presented as investing activities in separate lines in the Statement of Cash Flows. Comparable figures have been presented accordingly.

1.3 Significant estimates

The preparation of the Group's consolidated financial statements requires management to make estimates and assumptions that affect the Statement of Comprehensive Income, Statement of Financial Position, and the accompanying disclosures. Presented below are the Group's significant sources of estimation uncertainty, and their nature.

Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods. Heimstaden Bostad based its assumptions and estimates on parameters available when the Consolidated Financial Statements were prepared. Uncertainty about these assumptions and estimates may occur due to market changes or circumstances arising that are beyond the control of the Group. In such cases, the related amounts are prospectively adjusted.

Estimation of fair value of investment properties

Heimstaden measures its investment properties at fair value, with changes recognised in fair value adjustment of investment properties in the Statement of Comprehensive Income. Valuations are obtained from independent valuation specialists.

The estimation uncertainty arises from the valuation method and non-observable inputs. Assumptions used to arrive at the fair value are sensitive.

The uncertainty in respect of individual properties is normally considered to be in the range of $+/- 5\%$ and

should be regarded as the uncertainty that exists in assumptions and estimates made. For Heimstaden Bostad, a range of uncertainty of $+/- 5\%$ could result in a change in fair value adjustment of investment properties of SEK $+/- 16,771$, corresponding to a range of investment properties in the Statement of Financial Position of SEK 318,652–352,194.

Management assesses the accuracy and reasonableness of the third-party values provided, prior to their adoption, as well as in relation to the valuation of assets under construction or redevelopment when internal assumptions surrounding cost and margin deductions are required. The key assumptions used to determine the fair value of the investment properties and sensitivity analyses are provided in [Note 3.1](#).

Impairment testing of goodwill

Each year and whenever impairment indicators are present, Heimstaden tests goodwill for impairment. Recoverable amounts for CGU have been determined by calculating value in use and are estimated using a Discounted Cash Flow (DCF) model.

The estimation uncertainty arises from the assumptions about future cash flows, growth rates, and discount rates.

The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash flows and growth rates used. For these calculations management applies estimates related to key assumptions. The key assumptions used to determine the recoverable amount for the different CGUs, including a sensitivity analysis are disclosed and explained in [Note 3.2](#).

1.4 Significant judgments

In the process of applying the Group's accounting policies, management has made the following judgments which is considered to have the most significant effect on the amounts recognised in the Consolidated Financial Statements.

Assets held for sale

Investment properties are classified as assets held for sale when the asset is available for immediate sale, there is commitment to locate a buyer, and the sale is highly probable within a year. Management has made the judgement that the above criteria are met at the point in time the contract for sale is unconditionally signed. These assets are classified on the balance sheet as current assets. See [Note 3.1](#) for details on assets held for sale.

Classification of hybrid bonds

Management makes a judgement on the classification of Hybrid Bonds as equity based on the nature of the contractual obligation of the instrument.

There is no explicit contractual obligation to settle the agreement by paying cash or another financial asset, nor are there any other circumstances indicating that the agreement will be settled in cash or other financial assets. Heimstaden is entitled to postpone coupons for an indefinite period as long as hybrid bond holders are notified within the agreed period and the hybrid bond is subordinated to all other creditors. See [Note 5](#) for further information on the accounting policies for hybrid bonds.

1.5 Climate risks

The Group considers climate-related matters in estimates and assumptions, where appropriate. This assessment includes a wide range of possible impacts on the group due to both physical and transition risk. Even though the Group believes its business model will still be viable after the transition to a low-carbon economy, climate-related matters is considered in estimates and assumptions underpinning impairment assessments and fair value measurements, among others, in the financial statements. Even though climate-related risks might not currently have a significant impact on measurement, the Group does closely monitor relevant changes and developments, such as new climate-related legislation. The items and considerations that are most directly impacted by climate-related matters are:

The external valuation of investment properties disclosed in [Note 3.1](#) considers environmental, social and governance risks in the fair value calculation of investment properties. While the Group believes it is not currently exposed to notable environmental risks, it anticipates investors may consider the impact of social and governance risks, such as increasing energy efficiency requirements due to climate-related legislation, and tenants' growing demand for low-emission investment properties in their considerations.

The Group's value-in-use assessment for goodwill disclosed in [Note 3.2](#) reflects transition risks, such as climate-related regulations and demand changes. While no single climate assumption is key for the 2024 goodwill test, the Group's cash-flow forecasts include anticipated demand for flood prevention, and higher utility costs (including recycling and waste removal).

1.6 New and changed accounting policies and disclosures

Recently issued accounting standards, interpretations, and amendments

The Group applied for the first-time certain standards and amendments, which are effective for annual periods on or after 1 January 2024. Other than those described below, no other standards, amendments or interpretations effective from fiscal years beginning on or after 1 January 2024 had an impact on the consolidated financial statements.

Amendments to IAS 1: Classification of Liabilities as Current or Non-current

In January 2020 and October 2022, the IASB issued amendments to IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

- What is meant by a right to defer settlement
- That a right to defer must exist at the end of the reporting period
- That classification is unaffected by the likelihood that an entity will exercise its deferral right
- That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

In addition, an entity is required to disclose when a liability arising from a loan agreement is classified as non-current and the entity's right to defer settlement is contingent on compliance with future covenants within twelve months.

The amendments have resulted in additional disclosures in [Note 6.3](#), but did not have an impact on the classification of the Group's Consolidated Financial Statements.

Standards issued but not yet effective

The following standards, interpretations, and amendments to existing standards are not required to be adopted for the 2024 fiscal year. The Group has not applied any of these changes early. Changes effective 1 January 2025 (IAS 21) have been assessed to have no material impact on adoption. For all other future changes, the Group is currently considering the impact of adopting the standards, amendments, and interpretations on its Consolidated Financial Statements.

Relevant new standards, interpretations, and amendments	Effective date
Amendments to IAS 21: Lack of exchangeability	1 January, 2025
Amendments to IFRS 7 and IFRS 9: Classification and Measurement of Financial Instruments	1 January, 2026
Amendments to IFRS 7 and IFRS 9: Contracts Referencing Nature-dependent Electricity	1 January, 2026
IFRS 18: Presentation and Disclosure in Financial Statements	1 January, 2027

Voluntary changes in accounting policies

The Group did not apply any voluntary changes in accounting policies in the year.

2. Income and expenses

2.1 Segment reporting

Accounting policies

The Group organises and governs its activities based on geographical areas where the investment properties are located, and these geographical areas form the basis of the definition of segments. Heimstaden has identified ten reportable segments consisting of the geographical areas of Sweden, Germany, Denmark, the Netherlands, Czechia, Norway, United Kingdom, Poland, Finland and Corporate. Iceland, divested in 2023, is presented for comparable purposes. Senior management is the chief operating decision maker and monitors net operating income and changes in the value of managed properties in the identified segments; other Statement of Comprehensive Income items are not allocated per segment. Additionally, management monitors the value of investment properties in each segment. Other items are not allocated per segment in the segments' profits, assets, and liabilities. The segment statements include only directly attributable items and items that can be allocated to the segments in a reasonable and reliable manner. See also [Note 3.1](#) for fair value of investment properties per segment.

2024

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Corporate/Adjustments ¹	Total
Statement of Comprehensive Income												
Rental income ²	4,893	2,840	3,597	1,405	1,797	720	–	211	170	286	-1	15,919
Service charges paid by tenants	90	762	20	–	758	25	–	1	45	12	–	1,712
Total Income	4,983	3,603	3,616	1,405	2,556	745	–	211	215	298	-1	17,631
Utilities	-872	-456	-128	–	-721	-40	–	-3	-22	-51	4	-2,289
Repair and maintenance	-177	-171	-134	-87	-153	-49	–	-2	-1	-12	120	-666
Property tax	-105	-67	-146	-65	-16	-4	–	–	2	-9	–	-408
Other	-167	-181	-177	-47	-100	-18	–	-7	-6	-18	12	-709
Property management	-733	-528	-393	-126	-222	-77	–	-46	-50	-57	-137	-2,370
Total property expenses	-2,053	-1,402	-977	-325	-1,212	-188	–	-59	-76	-148	-2	-6,443
Net operating income	2,929	2,200	2,639	1,080	1,344	557	–	153	139	150	-3	11,188
Net operating margin %	59.9	77.5	73.4	76.9	74.8	77.4	–	72.4	81.4	52.5	–	70.3
Corporate administrative expenses	–	–	–	–	–	–	–	–	–	–	-621	-621
Other income and expenses	–	–	–	–	–	–	–	–	–	–	-493	-493
Realised gains/losses from divestment of properties	82	34	520	1,009	25	17	–	–	–	–	–	1,687
Segment Profit before unrealised fair value adjustment	3,012	2,234	3,159	2,089	1,369	574	–	153	139	150	-1,117	11,761
Fair value adjustment on investment properties	2,106	-813	442	4,121	1,773	18	–	143	751	13	–	8,554
Value adjustment of inventory properties	–	–	–	–	–	-707	–	–	–	–	–	-707
Segment profit/loss	5,117	1,421	3,600	6,210	3,141	-115	–	296	890	163	-1,117	19,608

¹ The corporate segment of the consolidated financials mainly consist of reclassifications due to internal services provided within countries.

² The rental income from the portfolio in Sweden reflects rents including heating and water, meaning that the majority of property expenses is not recoverable towards the tenants.

2023

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Corporate/Adjustments ¹	Total
Statement of Comprehensive Income												
Rental income ²	4,477	2,693	3,539	1,404	1,718	741	248	95	69	268	1	15,253
Service charges paid by tenants	85	934	4	–	663	34	–	–	17	12	-1	1,750
Total Income	4,562	3,628	3,543	1,404	2,381	775	248	95	86	280	–	17,004
Utilities	-800	-585	-125	–	-636	-60	-11	-4	-8	-49	3	-2,274
Repair and maintenance	-205	-173	-182	-92	-187	-55	-11	-3	-1	-18	159	-767
Property tax	-106	-85	-194	-62	-9	-3	-18	-4	-4	-9	–	-494
Other	-156	-165	-135	-68	-110	-29	-8	-4	-3	-20	9	-689
Property management	-710	-547	-482	-131	-229	-72	-34	-38	-29	-59	-170	-2,501
Total property expenses	-1,978	-1,554	-1,117	-354	-1,170	-219	-82	-53	-45	-155	2	-6,725
Net operating income	2,584	2,074	2,426	1,050	1,211	556	166	42	42	125	2	10,279
Net operating margin %	57.7	77.0	68.5	74.8	70.5	75.1	67.0	44.0	60.2	46.8	–	67.4
Corporate administrative expenses	–	–	–	–	–	–	–	–	–	–	–	-677
Other income and expenses	–	–	–	–	–	–	–	–	–	–	–	-166
Realised gains/losses from divestment of properties	29	–	104	87	15	-1	–	–	–	–	–	235
Segment Profit before unrealised fair value adjustment	2,613	2,074	2,529	1,137	1,227	555	167	42	42	125	-843	9,671
Fair value adjustment on investment properties	-10,474	-14,511	-4,239	-3,659	1,704	-275	239	367	171	-404	–	-31,081
Value adjustment of inventory properties	–	–	–	–	–	25	–	–	–	–	–	25
Segment profit/loss	-7,861	-12,437	-1,709	-2,522	2,931	305	406	409	212	-279	-843	-21,385

¹ The corporate segment of the consolidated financials mainly consist of reclassifications due to internal services provided within countries.² The rental income from the portfolio in Sweden reflects rents including heating and water, meaning that the majority of property expenses is not recoverable towards the tenants.**RECONCILIATION OF PROFIT**

SEK million	2024	2023
Segment profit/loss	19,608	-21,385
Share of net profits/losses of associated companies and joint ventures	-44	-864
Impairment of goodwill	–	-1,058
Financial income and expenses	-6,316	-5,376
Net currency translation gains/losses	-2,038	387
Other financial items	-192	461
Fair value adjustment of derivative financial instruments	-615	-1,173
Profit/loss before tax	10,403	-29,008

2024

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Corporate/ Adjustments	Total
BALANCE SHEET												
Investment properties	92,128	81,925	72,433	30,256	28,406	16,377	–	5,343	4,701	3,852	–	335,422
Inventory properties	–	–	–	–	261	547	–	–	88	–	–	896
Non-current segment assets	2,942	11,096	1,772	83	–	–	–	–	–	–	–	15,892
Total segment assets	95,070	93,021	74,205	30,339	28,667	16,924	–	5,343	4,789	3,852	–	352,210
Total segment liabilities	–	–	–	–	–	–	–	–	–	–	–	–
Capital expenditures in investment properties	1,202	1,113	942	256	860	296	–	541	318	82	–	5,608

2023

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Corporate/ Adjustments	Total
BALANCE SHEET												
Investment properties	89,781	79,404	72,043	27,336	25,185	17,109	–	4,305	1,815	3,628	–	320,607
Inventory properties	–	–	–	–	–	538	–	–	–	–	–	538
Non-current segment assets	2,883	10,783	1,875	81	–	–	–	–	–	–	–	15,622
Total assets	92,665	90,188	73,918	27,416	25,185	17,647	–	4,305	1,815	3,628	–	336,766
Total segment liabilities	–	–	–	–	–	–	–	–	–	–	–	–
Capital expenditures in investment properties	3,030	873	1,312	838	773	107	49	1,070	132	170	–	8,353

Investments in financial assets that are managed by the corporate finance team are not considered to be segment assets.

The Group's borrowings and derivative financial instruments are not considered to be segment liabilities, but are managed by the corporate finance team at Group level.

RECONCILIATION OF ASSETS

SEK million	2024	2023
Total segment assets	352,210	336,766
Other assets, non-current	2,782	5,261
Investments in associated companies and joint ventures	8,957	8,702
Other assets, current	4,920	3,788
Cash and cash equivalents	4,547	12,492
Total assets	373,416	367,008

RECONCILIATION OF LIABILITIES

SEK million	2024	2023
Total segment liabilities	–	–
Interest-bearing liabilities, non current	181,466	181,535
Other liabilities, non-current	25,702	22,969
Interest-bearing liabilities, current	13,462	19,898
Other liabilities, current	4,983	4,676
Total liabilities	225,614	229,079

2.2 Rental income and service charges paid by tenants

Accounting policies

Heimstaden leases out its investment properties to tenants (lessee) with contracted non-cancellable lease terms and a normal term of notice of three months. The Group classifies these leases as operating because they do not transfer substantially all the risks and rewards, or control, incidental to ownership of the properties to the tenant. For investment property leases the payment is largely fixed under the contracts, however, it is subject to an annual index adjustment.

Rental income is accounted for on a straight-line basis over the contractual period. Rental contracts are classified as residential, commercial premises, and garages, parking and other premises. Most rental contracts (leases) are invoiced monthly, and there are no substantial financing components included in any rental contracts. Initial direct costs incurred in negotiating and arranging the rental contract are recognised as an expense when they incur. Incentives that are paid or payable to the lessee are deducted from lease payments. Accordingly, tenant lease incentives are recognised as a reduction of rental income on a straight-line basis over the term of the lease. Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the Statement of Comprehensive Income when the right to receive them arises.

Service charges paid by tenants mainly comprise utility cost and other operating costs to be covered by the tenants under the lease agreement and are separately invoiced to tenants. The Group arranges for third parties to provide certain of these services to its tenants. Service charges paid by tenants are recognised in the period when the performance obligation in the contract with the tenant is satisfied.

The assessment of whether the Group is acting as an agent or as a principal with respect to such service costs is done on a case-by-case basis and depends on the specific jurisdiction of operations. The Group recognises revenue on a gross basis where the Group concludes that it acts as a principal in relation to these services as it controls the specified services before transferring them to the tenant. If the Group concludes it does not control the specified services before transferring them to the tenant revenue is recorded on a net basis.

No single customer accounts for more than 1% of total revenues. For rental income and service charges paid by tenants by geographic market, see [Note 2.1](#).

RENTAL INCOME AND SERVICE CHARGES PAID BY TENANTS

SEK million	2024	2023
Rental income before lease incentives	16,064	15,378
Lease incentives	-146	-125
Rental income	15,919	15,253
Service charges paid by tenants	1,712	1,750
Total income	17,631	17,004

RENTAL INCOME DISTRIBUTED BY PROPERTY CATEGORY

SEK million	2024	2023
Residential	14,613	14,005
Commercial premises	1,081	1,040
Garages, parking spaces and other premises	225	208
Total rental income	15,919	15,253

SERVICE CHARGES PAID BY TENANTS DISTRIBUTED BY PROPERTY CATEGORY

SEK million	2024	2023
Residential	1,592	1,643
Commercial premises	119	107
Garages and parking spaces	1	-
Total service charges paid by tenants	1,712	1,750

Most of the Company's lease contracts (source of rental income) have a notice period of three months, hence most of the contracts only have three months guaranteed lease payments to be received. An undiscounted maturity analysis of operating leases as of 31 December are as follows:

2024 MATURITY ON LEASE CONTRACTS

SEK million	Residential	Commercial premises	Garages and parking spaces
Within one year	3,573	2,249	107
1–5 years	346	-	-
> 5 years	132	-	-
Total lease contracts	4,051	2,249	107

2023 MATURITY ON LEASE CONTRACTS

SEK million	Residential	Commercial premises	Garages and parking spaces
Within one year	4,141	1,270	125
1–5 years	47	-	-
> 5 years	59	-	-
Total lease contracts	4,247	1,270	125

2.3 Property expenses

Accounting policies

Property expenses are split into the categories in the table below. Utilities include costs for electricity, heating, and water. Repairs and maintenance costs consist of both periodic and ongoing measures to maintain the properties' standard. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. Property management refers to costs incurred by the Group to facilitate the overall management such as cleaning, waste management, back-office functions like bookkeeping, letting, marketing and other overarching property management services. Other consists primarily of insurance, bad debt, and home-owner association fees.

PROPERTY EXPENSES

SEK million	2024	2023
Utilities	2,289	2,274
Repairs and maintenance	666	767
Property tax	408	494
Property management	2,370	2,501
Other	709	689
Total	6,443	6,725

2.4 Other operating income

OTHER OPERATING INCOME

SEK million	2024	2023
Buy-out settlement	–	106
Hospitality income	39	45
Other	59	150
Total other operating income	98	302

2.5 Other operating expenses

OTHER OPERATING EXPENSES

SEK million	2024	2023
A Home for a Home	74	140
Audit assignment	39	36
Acquisition cost	18	59
Privatisation cost	75	6
Depreciation	125	18
Hospitality cost	44	49
Other	216	159
Total other operating expenses	591	467

During 2024, SEK 74 (140) million were expensed as donations to SOS Children's Villages as part of the "A Home for a Home" partnership.

Privatisation cost is indirect cost directly linked to the privatisation business unit.

The audit assignment refers to the audit of the Consolidated Financial Statements and the annual financial statements for the Group companies. Other assurance services provided by the auditors include services related to review procedures on interim reports and other attestation services. The fees are summarised in the table below:

EY	SEK million	2024		2023	
Audit assignment		34		31	
Other assurance services		4		2	
Total		38		33	
 OTHER					
SEK million		2024		2023	
Audit assignment		5		5	
Other assurance services		–		1	
Other services		–		2	
Total		5		8	
 TOTAL					
SEK million		2024		2023	
Audit assignment		39		36	
Other assurance services		4		3	
Other services		–		2	
Total		43		41	

2.6 Employee benefit expenses and senior management compensation

Accounting policies

Employee benefits in the form of salaries, paid vacation, paid absence due to illness, etc., are recognised as employees perform services in exchange for compensation. All Heimstaden's pension obligations consist of defined contribution plans, which are met through ongoing payments to the independent authorities or organisations that administer the plans. Defined contribution plan obligations are expensed in Statement of Comprehensive Income as they are incurred.

AVERAGE NUMBER OF EMPLOYEES

	2024			2023		
	Women	Men	Total	Women	Men	Total
Sweden	187	311	498	199	300	498
Germany	127	189	316	135	170	305
Denmark	93	176	269	87	185	272
Netherlands	48	69	117	53	71	124
Czechia	253	386	639	279	393	672
Norway	37	101	138	36	94	130
Iceland	–	–	–	8	11	19
United Kingdom	10	13	22	3	9	12
Finland	18	10	28	–	6	6
Poland	–	6	6	9	7	15
Total	773	1,260	2,033	809	1,244	2,053

Remuneration

The Co-CEO's and senior management receive remuneration from Heimstaden AB and these costs are included in the administrative services from Heimstaden AB. For other employees, the customary pension commitments within the framework of general pension plans apply.

The Board of Directors and company management are presented on [page 34](#).

BOARD MEMBER REMUNERATION

SEK	2024		2023	
	Board fees	Board fees	Board fees	Board fees
Ivar Tollefsen	800,000	–	–	–
Vibeke Krag ¹	–	400,000	400,000	–
Bente A. Landsnes	400,000	–	–	–
John Giverholt	400,000	–	–	–
Fredrik Reinfeldt	400,000	400,000	400,000	–
Total	2,000,000	800,000		

¹ Resigned during 2023.

SALARIES, REMUNERATION, SOCIAL SECURITY, AND PENSION COST

2024

Position	Co-CEO	Co-CEO	Other senior management	Board members	Other employees	Total
Name	Helge Krogsbøl	Christian Fladeland				
SEK million						
Base salary	3	3	21	–	1,213	1,240
Benefits	–	–	–	–	52	53
Social security costs	1	–	4	–	222	226
Pension costs	–	–	1	–	82	84
Variable remuneration	–	–	10	–	45	54
Board fees	–	–	–	2	–	2
Total	4	3	36	2	1,614	1,659
Women in %	–	–	40	25	38	38

2023

Position	CEO	Deputy CEO	Other senior management	Board members	Other employees	Total
Name	Helge Krogsbøl	Christian Fladeland				
SEK million						
Base salary	3	3	27	–	1,340	1,373
Benefits	–	–	–	–	57	58
Social security costs	1	–	3	–	284	287
Pension costs	–	–	2	–	83	85
Variable remuneration	–	–	2	–	34	36
Board fees	–	–	–	1	–	1
Total	4	3	34	1	1,798	1,840
Women in %	–	–	27	25	39	39

2.7 Realised gains/losses from divestment of properties

Accounting policies

Realised gain/loss on divestment of properties is calculated based on the most recent carrying value at the latest financial statement prior to sale and proceeds net of direct transaction costs related to the sale of a specific unit. A property is classified as sold or held for sale at the date the contract is unconditionally signed and derecognised from the balance sheet on the date of transfer. Gains and losses arising from divestment of properties are included in Statement of Comprehensive Income in the period in which they arise.

Realised gain/loss from divestment of assets held for sale is calculated at the contractually agreed upon sale price and the most recent carrying value at the latest financial statement prior to sale.

REALISED GAINS/LOSSES FROM DIVESTMENT OF INVESTMENT PROPERTIES

SEK million	2024	2023
Proceeds net of direct transaction costs from divestments of properties from privatisation programme	7,068	2,622
Proceeds net of direct transaction costs from divestments of properties from portfolio sales	1,040	–
Realised gains/losses from divestment of assets held for sale	222	–
Book value of divestments of properties	-6,643	-2,388
Realised gains/losses on divestments of properties	1,687	235

2.8 Fair value adjustment of derivative financial instruments

Accounting policies

Derivative financial instruments include interest rate derivatives and forward purchase contracts and are measured at fair value. Gains and losses arising from changes in the fair value of the derivative financial instruments are included in Statement of Comprehensive Income in the period in which they arise. For more information regarding fair value assessments see [Note 6.1](#).

SEK million	2024	2023
Unrealised value change	-615	-1,186
Gains/losses on repurchased derivatives	–	13
Total fair value adjustment of derivative financial instruments	-615	-1,173

2.9 Financial income and expenses

Accounting policies

Interest income on bank balances, as well as interest and other borrowing costs, are recognised as income and expenses, respectively. Payments in accordance with interest-rate derivative agreements are included in interest expenses and are expensed in the period to which they relate. Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets are capitalised to the cost of those assets, until the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in Statement of Comprehensive Income in the period they incur.

FINANCIAL INCOME AND EXPENSES REPORTED IN COMPREHENSIVE INCOME STATEMENT

SEK million	2024	2023
Assets and liabilities measured at amortised cost:		
Interest income, promissory notes	–	68
Interest income, associated companies and joint ventures	-410	53
Interest income, bank deposits	649	262
Total interest income	239	384
Interest expenses, loans	-7,156	-6,466
Interest expenses, derivatives	547	539
Interest expenses, leasing	-3	-4
Borrowing cost capitalised within investment property	58	172
Total interest expenses	-6,554	-5,759
Currency translation losses	-4,261	-277
Currency translation gain	2,223	664
Total net currency translation gains/losses	-2,038	387

2.10 Income tax expenses

Accounting policies

Current Income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in the countries where Heimstaden operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date in the countries where the group operates and generates taxable income.

Current tax is determined by this year's taxable income, and calculated using the tax rates applicable at the balance sheet date

Income tax relating to items recognised directly in equity is recognised in equity and not in the Statement of Comprehensive Income. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate. The Group has recognised taxes related to Hybrid capital (see [Note 5](#)) directly in equity. No other tax items have been recognised directly in other comprehensive income or equity. For information about deferred tax see [Note 7.1](#).

On 23 May 2023, the International Accounting Standards Board issued International Tax Reform—Pillar Two Model Rules – Amendments to IAS 12 (the Amendments). The Amendments clarify that IAS 12 applies to income taxes arising from tax law enacted or substantively enacted to implement the Pillar Two model rules published by the OECD, including tax law that implements a QDMTT. The Group has adopted these amendments, which introduce:

- A mandatory temporary exception to the accounting for deferred taxes arising from the jurisdictional implementation of the Pillar Two model rules; and
- Disclosure requirements for affected entities to help users of the financial statements better understand an entity's exposure to Pillar Two income taxes arising from that legislation.

The Pillar Two model rules were adopted at the end of 2023 and are applicable starting from 1 January 2024. According to these rules, the Group is considered a multinational enterprise to which the Pillar Two rules shall be applied.

The Group has assessed that the immediate effects of the Pillar Two rules is limited, and there are no related current tax expenses. The Pillar Two effective tax rates in the jurisdictions in which the Group operates is above 15%.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

SEK million	2024	2023
Current tax expense	-1,010	-463
Deferred tax income/expense	-1,772	4,171
Income tax expenses reported in the Consolidated Statement of Comprehensive Income	-2,781	3,708
The differences between the effective tax rate for the year and the tax expense based on the Swedish tax rate of 20.6% is mainly driven by non-deductible interest, and effect of different statutory tax rates between the jurisdictions Heimstaden operates in. Profit/loss from associated companies are reported net after tax which also impacts the effective tax rate. The underlying tax rates in the countries in operation are in the range of 19% to 30.2%.		
RECONCILIATION OF EFFECTIVE TAX RATE		
SEK million	2024	2023
Reported profit/loss before tax	10,403	-29,008
Nominal Swedish tax rate (20,6%)	-2,143	5,976
Tax effect of:		
Tax effect of different statutory tax rates	-281	-603
Non-deductible interest	-750	-284
Tax effect of Hybrid bonds	–	302
Tax on share in earnings from associated companies	9	-178
Fair value change of investment properties below initial recognition	207	-888
Non-taxable income	32	–
Non-deductible costs	-66	-343
Changes in statutory tax rates	–	-480
Tax attributable to previous years	112	197
Other	99	9
Income tax expenses reported in the Consolidated Statement of Comprehensive Income	-2,781	3,708
Effective tax rate, %	27	13

2.11 Other comprehensive income

Other comprehensive income is related to foreign currency translation differences that may be reclassified to Statement of Comprehensive Income in subsequent periods. For more information see [Note 1.2](#).

SPECIFICATION OF OTHER COMPREHENSIVE INCOME

SEK million	Country	Currency code	2024	2023
Czechia	CZK	206	-623	
Denmark	DKK	928	39	
Netherlands, Germany and Finland	EUR	2,202	146	
Norway	NOK	-342	-1,324	
Poland	PLN	145	17	
United Kingdom	GBP	322	308	
Iceland	ISK	–	-363	
Total		3,453	-1,799	

3. Non-current assets

3.1 Investment properties

Accounting policies

Investment properties comprise completed properties, properties under construction, and land and building rights that are held, to earn rental income or for capital appreciation or both. A property held under a lease is classified as investment property when it is held to earn rental income or for capital appreciation, or both.

Acquisition of investment properties

An investment property is recognised when Heimstaden obtains control. Such control is obtained when Heimstaden has the material risk and reward associated with the investment property, typically at delivery of the property. Investment properties are measured initially at cost, including transaction costs. Transaction costs include transfer taxes, brokers' fees, and professional fees for legal services. Borrowing costs that are directly attributable to the construction or redevelopment of assets that take a substantial period to get ready for their intended use are capitalised.

Subsequent measurement of investment properties

Subsequent measurement is at fair value, which reflects market conditions at the reporting date. Fair value adjustment of investment properties is recognised in Statement of Comprehensive Income in the period in which they arise.

Capital expenditure on standing assets is all subsequent expenditure capitalised when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. Heimstaden Bostad uses judgement in determining whether the criteria for capitalisation is met. The judgement is applied on both a project and individual expenditure level considering the future economic benefit. All other costs that do not meet the criteria to be capitalised are expensed when incurred.

When part of an investment property is replaced, the cost of the replacement is included in the carrying amount of the property, and the fair value is reassessed.

Investment property under construction is measured at fair value if the fair value is reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, but for which the Group expects the fair value to be reliably determinable

when construction is completed, are measured at cost until the fair value becomes reliably determinable or construction is completed.

Management has determined that investment properties under construction are eligible for fair value measurements once all three following criteria are fulfilled

- Administrative authorisations are obtained
- Construction commenced and costs are committed toward the contractor
- Uncertainty in future rental income has been assumed low

Management considers the following factors when evaluating whether the fair value of property under construction can be measured reliably

- Provisions of the construction contract
- Stage of construction
- Custom or standard project/property
- Reliability of cash flows after completion
- Risks specific to the property
- Experience with similar construction
- Status of construction permits

Divestment of investment properties

An investment property is derecognised when it has been divested. If an investment property is divested, the difference between the net disposal proceeds and the carrying amount of the asset at its most recent valuation is recognised in realised gains/losses from divestment of properties.

Investment properties are reclassified to current assets in the Statement of Financial Position as assets held for sale when the asset is available for immediate sale, there is commitment to locate a buyer, and the sale is highly probable within a year. Management has made the judgement that the above criteria are met at the point in time the contract for sale is unconditionally signed, but transfer of the unit is not completed as this is when the sale is highly probable. Investment properties classified as held for sale are measured at fair value which is the contractually agreed upon sale price. On reclassification, the realised gains/losses from divestment of assets held for sale is recognised in the Statement of Comprehensive Income. Upon transfer of the unit, it is derecognised.

The Privatisation Programme operates as a line of business that works across all segments of the organisation, focused on the sale of a portion of the portfolio to the private home-owner market. Divestments related to the Privatisation Programme are integrated into the operating business model and includes transactions of individual units and small portfolios. During 2024, the classification changed from operating activities to investing activities in the Statement of Cash Flows. Portfolio divestments are considered distinct from the operating model due to their scale and strategic nature. As such, these are classified as investing activities in the Statement of Cash Flows.

VALUATION GAIN OR LOSS INVESTMENT PROPERTIES

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Total
Fair value of investment properties, 31 December 2022	97,429	92,820	73,960	30,048	23,443	20,338	5,583	2,854	1,026	3,837	351,337
Acquisitions during the period	24	–	1,768	613	–	–	180	–	399	–	2,985
Divestments	-243	–	-426	-251	-36	-1,512	-378	–	–	–	-2,846
Land leases	15	–	–	–	–	-254	4	–	–	25	-210
Capital expenditure on completed investment properties	1,680	873	500	838	773	36	49	1	–	170	4,920
Capital expenditure on investment properties under construction	1,350	–	811	–	–	70	–	1,068	132	–	3,433
Currency translation	–	222	-321	31	-699	-1,294	431	14	87	–	-1,529
Fair value after transactions	100,256	93,915	76,293	31,278	23,481	17,384	5,870	3,938	1,644	4,032	358,090
Value change	-10,474	-14,511	-4,239	-3,659	1,704	-275	239	367	171	-404	-31,081
Reclassification to asset held for sale	–	–	-11	-284	–	–	–	–	–	–	-294
Divestment of business unit	–	–	–	–	–	–	-6,109	–	–	–	-6,109
Fair value of investment properties, 31 December 2023	89,781	79,404	72,043	27,336	25,185	17,109	–	4,305	1,815	3,628	320,607
Acquisitions during the period	244	–	714	–	491	–	–	–	1,606	–	3,055
Transferred to assets held for sale during the year	-1,213	-79	-3,788	-2,261	-130	-819	–	–	–	–	-8,290
Land leases	8	–	–	–	–	96	–	–	78	35	217
Capital expenditure on completed investment properties	779	1,005	434	256	814	296	–	1	–	81	3,667
Capital expenditure on investment properties under construction	422	108	507	–	46	–	–	540	318	1	1,942
Currency translation	–	2,300	2,080	804	228	-323	–	354	133	95	5,671
Fair value after transactions	90,022	82,738	71,991	26,135	26,634	16,359	–	5,200	3,950	3,839	326,868
Value change	2,106	-813	442	4,121	1,773	18	–	143	751	13	8,554
Fair value of investment properties, 31 December 2024	92,128	81,925	72,433	30,256	28,406	16,377	–	5,343	4,701	3,852	335,422

ASSETS HELD FOR SALE

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Total
Opening balance, 1 January 2024	–	–	11	284	–	–	–	–	–	–	294
Transferred from investment properties	1,213	79	3,788	2,261	130	819	–	–	–	–	8,290
Divestments	-127	-79	-3,619	-2,198	-130	-490	–	–	–	–	-6,643
Realised gains/losses from divestment of assets held for sale at balance sheet date	79	–	37	104	–	3	–	–	–	–	222
Closing balance, 31 December 2024	1,165	–	217	450	–	331	–	–	–	–	2,163

BREAKDOWN BY CATEGORY, 31 DECEMBER 2023

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Total
Investment properties, residential	78,755	72,245	67,124	26,209	23,898	14,529	–	3,170	1,433	3,131	290,494
Investment properties, commercial	5,203	5,162	3,107	226	898	1,490	–	25	69	81	16,262
Investment properties, parking	2,993	854	511	279	77	303	–	76	90	53	5,237
Investment properties, other	469	1,143	307	6	112	375	–	–	12	1	2,426
Investment properties under construction	1,863	–	924	617	–	–	–	1,034	210	–	4,648
Land and building rights	257	–	68	–	200	–	–	–	–	–	525
Land leases	241	–	–	–	–	412	–	–	–	362	1,015
Total	89,781	79,404	72,042	27,337	25,185	17,109	–	4,305	1,815	3,627	320,607

BREAKDOWN BY CATEGORY, 31 DECEMBER 2024

SEK million	Sweden	Germany	Denmark	Netherlands	Czechia	Norway	Iceland	United Kingdom	Poland	Finland	Total
Investment properties, residential	82,095	74,599	67,029	29,760	27,148	13,780	–	5,218	4,406	3,311	307,347
Investment properties, commercial	5,487	5,243	3,071	206	907	1,407	–	43	85	88	16,537
Investment properties, parking	2,838	862	484	280	103	299	–	82	113	56	5,117
Investment properties, other	464	1,220	576	11	38	385	–	–	19	1	2,713
Investment properties under construction	740	–	967	–	–	–	–	–	–	–	1,707
Land and building rights	255	–	305	–	211	–	–	–	–	–	771
Land leases	250	–	–	–	–	507	–	–	78	397	1,232
Total	92,128	81,925	72,433	30,256	28,406	16,377	–	5,344	4,701	3,852	335,422

Fair value of investment properties

A significant source of estimation uncertainty is the valuation of fair value of investment properties. The below sections describe the nature of the estimate, the key assumptions, and judgements made in arriving at the carrying value as at the end of the reporting period.

External valuation

All investment properties are valued quarterly by external real estate advisory companies, whose employees are professionally qualified valuers and have the appropriate competence to carry out the valuation in accordance with the required

International Valuation Standards (IVS). The policies and procedures for property valuations are assessed by the Group's in-house valuation team, which has aligned methods with the external valuers. The valuation team holds relevant professional qualifications and are experienced in valuing the types of property in the applicable locations.

At each reporting date, the valuation team analyses the development in property value including review of major unobservable inputs applied and reconciling the information in the valuation computation to rent rolls, market reports, and other relevant documents. The internal team also compares each property's change in fair value with relevant external benchmarks to determine whether the change in fair value is reasonable.

Each Property shall be valued by the same valuer for a maximum period of five (5) years at the time and shall thereafter be replaced by a new independent valuer for a maximum period of five (5) years.

Country	Valuer	Valuation technique
Sweden	CBRE	DCF
Germany	CBRE, Savills	DCF
Denmark	CBRE	DCF
Netherlands	JLL	DCF
Czechia	Cushman & Wakefield	DCF
Norway	Cushman & Wakefield, Nyverdi, Eie, Aktiv	Sales comparison
United Kingdom	Savills	DCF
Finland	Savills	DCF
Poland	CBRE	DCF

Valuation assumptions

The adopted valuation methodologies are based on best market practice in each respective country. Valuations are based on a “highest-and-best-use” principle, adopting the highest value given by a re-letting scenario (assuming a re-letting of units at market terms upon tenant churn) or a divestment scenario (assuming a sale of each unit upon tenant churn).

The Group acknowledges that there may be instances where observable inputs are limited or not available, necessitating the use of non-observable inputs which are based on assumptions, estimates, and judgements. These inputs may include, but are not limited to, future expectations on rental income and property expense

data, future vacancy levels, and yield. Assumptions made in the absence of observable data are based on the best available information and judgement of the management supported by the external valuations.

In most markets, properties are valued using either an explicit income approach (discounted cash flow), except for Norway where a sales comparison approach is applied.

When using an explicit income approach, future cash flows are projected for a certain period, usually 10 years, with an assumed sale/exit of either

- part of the property (individual units) during the cashflow period and the remainder at the end of the cashflow period; or
- the whole property at the end of the cash flow period.

The projected cash flows are then discounted back to a present value using an appropriate discount rate.

The inputs into the projected cash flows and the discount rate take into consideration the characteristics, market position and risk profile of the property and, where possible, are informed by market data. Significant non-observable inputs applied in the cash flows and the key assumptions used are

- Assumed market rental income: Expectations of future rental income are based on actual rents and adjusted for future rental increases. Rental growth is modelled by external valuers using accepted RICS valuation methodologies. These assumptions are influenced by the local regulations, location, type, and quality of the properties, as well as any planned improvements. The assumptions are supported by the

existing rental contracts, or external evidence such as current market rents for similar units;

- Assumed property expenses: Expectations of future property expenses are based on valuers market based assumptions and adjusted for future expected market conditions. These assumptions are influenced by location, type, and quality of the properties. Property expenses include assumed capital expenditures including maintenance and necessary investments (including climate related investments) to maintain functionality of the property;
- Stabilised vacancy rates: Expectations of future vacancy rates are based on valuers market based opinion of the normalised economic vacancy percentage of the property over time; and
- Running yield: Expectations of the running yield requirement are based on comparable market transaction data at the valuation date. The yield requirement considers the location, type, and quality of the properties. Macroeconomic factors are considered when there are few comparable market transactions.

The resulting value is benchmarked against other similar transactions in the market.

In Norway, the residential units are valued individually on a vacant possession value basis using a sales comparison approach. The units are compared to market transaction data of similar units taking into consideration the key attributes of each unit. Values are assigned to each unit by three external valuers. The average of those three values is then adopted. The commercial units, parking units and development potential are valued each quarter by an external valuer using a DCF valuation.

There were no material changes to the valuation techniques during the year.

For properties under construction or redevelopment, the DCF model also takes into account cost to complete including developers margin and completion date based on forecasts and management's experience and knowledge of market conditions.

Valuation hierarchy

The majority of the property portfolio is deemed to be at Level 3 in the fair value hierarchy according to IFRS 13 Fair Value Measurement due to the non-observable inputs used in the valuation method. The Norwegian residential assets are based on Level 2 as the inputs to the sales comparison approach are directly or indirectly observable through market transaction data of similar units. There have been no transfers between the levels in the valuation hierarchy throughout the period.

Sensitivity analyses

A quantitative sensitivity analysis regarding the significant non-observable inputs is shown in the below tables.

Property valuations are estimates and the actual fair value of a property can only be determined when it is sold. Accordingly, the valuation includes non-observable inputs and a degree of uncertainty in the inputs and assumptions made. However, uncertainty related to the valuation and its assumptions are reduced by obtaining external assurance from independent third parties in addition to management's internal review, which among other factors include comparing values to recent transactions in the market. A reasonable range of outcomes of the fair value from the methodology applied by the external valuers is in the range of +/-5%.

INTERRELATIONSHIPS OF NON-OBSERVABLE INPUTS

Non-observable input ¹	Assumed market rental income	Assumed property expenses	Running yield, %	Stabilised vacancy rates	Fair value of investment properties
<i>Increase in:</i>					
Assumed market rental income	N/A	–	±	–	↑
Assumed property expenses	–	N/A	±	–	↓
Running yield, %	–	–	N/A	–	↓
Stabilised vacancy rates	↓	↑	±	N/A	↓

¹ The symbols in the table represent the following impacts to non-observable inputs: ↑ increase, ↓ decrease, ± impacted, but direction is dependent on the relative change compared to fair value

The above table presents the interrelationships between non-observable inputs and the impacts to the fair value of investment property if an input is changed in isolation.

Changes in the non observable inputs may result in a significantly higher or lower fair value measurement. The tables on the subsequent pages presents the following information for investment properties in each of our markets

1. The fair value measurements at the end of the reporting period
2. Quantitative information about the significant non-observable inputs used in the fair value measurement. The summary quantitative information presented is the year one assumption, and future growth is based on the external valuers market based assumptions
3. Impact on investment properties value resulting from a percentage change in the non-observable inputs

SUMMARY OF NON-OBSERVABLE INPUTS

2024	Markets	Fair value (SEK million)	Assumed market rental income	Assumed property expenses	Running yield, %	Stabilised vacancy rates
	Sweden	92,128	5,210	1,819	3.68	0.48%
	Germany	81,925	3,004	436	3.13	1.01%
	Denmark	72,433	3,689	720	4.10	1.75%
	Netherlands	30,256	1,462	285	3.89	0.90%
	Czechia	28,406	1,827	460	4.81	4.15%
	United Kingdom	5,343	330	73	4.82	4.00%
	Poland	4,701	301	54	5.27	2.58%
	Finland	3,852	295	91	5.31	2.86%
		319,045	16,118	3,937	3.82	

2023	Markets	Fair value (SEK million)	Assumed market rental income	Assumed property expenses	Running yield, %	Stabilised vacancy rates
	Sweden	89,781	4,816	1,738	3.43	0.48%
	Germany	79,404	2,798	431	2.98	0.95%
	Denmark	72,043	3,652	718	4.07	1.75%
	Netherlands	27,336	1,406	368	3.80	1.71%
	Czechia	25,185	1,759	513	4.95	3.91%
	United Kingdom	4,305	190	41	3.45	4.00%
	Poland	1,815	121	30	5.01	2.02%
	Finland	3,628	279	88	5.27	2.80%
		303,497	15,021	3,927	3.66	

SENSITIVITY ANALYSIS OF NON-OBSERVABLE INPUTS

2024

Markets	Change in fair value as a % change of assumed market rental income								Change in fair value as a % change of assumed property expenses								Change in fair value as a % change of running yield								Change in fair value as a % change of stabilised vacancy							
	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%	1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%	1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%				
Sweden	-2,831	-2,123	-1,415	1,415	2,123	2,831	988	741	494	-494	-741	-988	-19,682	-15,594	-11,018	-5,859	6,713	14,481	23,575	34,365	-1,422	-1,067	-711	-356	356	711	1,067	1,422				
Germany	-1,917	-1,438	-958	958	1,438	1,917	278	209	139	-139	-209	-278	-19,816	-15,819	-11,271	-6,052	7,101	15,550	25,771	38,386	-968	-726	-484	-242	242	484	726	968				
Denmark	-1,800	-1,350	-900	900	1,350	1,800	351	263	176	-176	-263	-351	-14,204	-11,203	-7,874	-4,163	4,704	10,062	16,220	23,371	-916	-687	-458	-229	229	458	687	916				
Netherlands	-752	-564	-376	376	564	752	147	110	73	-73	-110	-147	-6,190	-4,893	-3,448	-1,828	2,079	4,466	7,232	10,478	-379	-285	-190	-95	95	190	285	379				
Czechia	-759	-569	-380	380	569	759	191	143	96	-96	-143	-191	-4,887	-3,830	-2,674	-1,403	1,557	3,294	5,245	7,451	-396	-297	-198	-99	99	198	297	396				
United Kingdom	-137	-103	-68	68	103	137	30	23	15	-15	-23	-30	-918	-720	-502	-264	292	619	985	1,399	-71	-54	-36	-18	18	36	54	71				
Poland	-114	-86	-57	57	86	114	20	15	10	-10	-15	-20	-749	-585	-407	-213	234	492	780	1,100	-59	-44	-29	-15	15	29	44	59				
Finland	-111	-83	-56	56	83	111	34	26	17	-17	-26	-34	-611	-477	-332	-173	191	401	634	895	-57	-43	-29	-14	14	29	43	57				

2023

Markets	Change in fair value as a % change of assumed market rental income								Change in fair value as a % change of assumed property expenses								Change in fair value as a % change of running yield								Change in fair value as a % change of stabilised vacancy							
	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%	1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%	1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%				
Sweden	-2,810	-2,107	-1,405	1,405	2,107	2,810	1,014	761	507	-507	-761	-1,014	-20,274	-16,116	-11,427	-6,102	7,062	15,330	25,141	36,973	-1,412	-1,059	-706	-353	353	706	1,059	1,412				
Germany	-1,877	-1,408	-938	938	1,408	1,877	289	217	144	-144	-217	-289	-19,944	-15,960	-11,404	-6,143	7,268	16,000	26,689	40,075	-947	-711	-474	-237	237	474	711	947				
Denmark	-1,793	-1,345	-897	897	1,345	1,793	352	264	176	-176	-264	-352	-14,200	-11,202	-7,876	-4,166	4,711	10,081	16,258	23,441	-913	-684	-456	-228	228	456	684	913				
Netherlands	-741	-556	-370	370	556	741	194	146	97	-97	-146	-194	-5,700	-4,510	-3,182	-1,689	1,927	4,147	6,731	9,777	-377	-283	-188	-94	94	188	283	377				
Czechia	-711	-533	-356	356	533	711	208	156	104	-104	-156	-208	-4,236	-3,316	-2,312	-1,212	1,341	2,832	4,502	6,383	-370	-278	-185	-93	93	185	278	370				
United Kingdom	-110	-82	-55	55	82	110	24	18	12	-12	-18	-24	-967	-768	-544	-291	336	729	1,194	1,754	-57	-43	-29	-14	14	29	43	57				
Poland	-48	-36	-24	24	36	48	12	9	6	-6	-9	-12	-302	-236	-165	-86	95	201	320	453	-25	-19	-12	-6	6	12	19	25				
Finland	-106	-79	-53	53	79	106	33	25	17	-17	-25	-33	-579	-452	-315	-164	181	381	603	850	-54	-41	-27	-14	14	27	41	54				

2024

Market	Fair value (SEK million)	Change in fair value as a % change of sales price	
		-10%	10%
Norway	16,377	-1,638	1,638

2023

Market	Fair value (SEK million)	Change in fair value as a % change of sales price	
		-10%	10%
Norway	17,109	-1,711	1,711

3.2 Goodwill and Intangible assets

Accounting policies

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous interest held over the net identifiable assets acquired and liabilities assumed.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For impairment testing purposes, goodwill acquired in a business combination is, from the acquisition date, allocated to each of Heimstaden's cash-generating units (CGUs) that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. Where goodwill has been allocated to a CGU and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the CGU.

Intangible assets comprise of software and are expected to have a useful life of 3–15 years.

SEK million	Goodwill	Software/Licences	Total
Opening balance, 1 January 2023	16,788	167	16,915
Investments for the year	–	59	59
Currency translation	-19	2	-17
Closing balance, 31 December 2023	16,769	227	16,997
 Opening balance accumulated depreciation, 1 January 2023	–	-40	-40
Depreciation for the year	–	-4	-4
Disposals	–	–	–
Closing balance accumulated depreciation, 31 December 2023	–	-44	-44
 Opening balance accumulated impairment, 1 January 2023	–	–	–
Impairment for the year	-1,058	–	-1,058
Closing balance accumulated impairment, 31 December 2023	-1,058	–	-1,058
Carrying amount, 31 December 2023	15,711	183	15,894

SEK million	Goodwill	Software/Licences	Total
Opening balance, 1 January 2024	16,769	227	16,997
Investments for the year	–	56	56
Currency translation	279	–	279
Closing balance, 31 December 2024	17,048	283	17,331
Opening balance accumulated depreciation, 1 January 2024	–	-44	-44
Depreciation for the year	–	-5	-5
Disposals	–	-1	-1
Closing balance accumulated depreciation, 31 December 2024	–	-51	-51
Opening balance accumulated impairment, 1 January 2024	-1,058	–	-1,058
Closing balance accumulated impairment, 31 December 2024	-1,058	–	-1,058
Carrying amount, 31 December 2024	15,990	233	16,223

Impairment

A significant source of estimation uncertainty is the recoverable amount of goodwill. The below sections describe the nature of the estimate, the key assumptions, and judgements made in arriving at the carrying value as at the end of the reporting period

The Group performs an impairment test annually in Q4, or if impairment indicators are identified, of the CGU's which goodwill is allocated. When testing for impairment on goodwill, management identify the recoverable amount by calculating the "value in use" by discounting the estimated future cash flows from the groups cash generating units (CGU's).

The goodwill identified in the business combination is allocated to the Group's CGU's. Heimstaden CGU's are defined as the Group's operating segments as this is the lowest level within the Group which goodwill is monitored, hence the impairment assessment is performed at this level.

The Group considers the current real estate market, such as property values, and market prices, among other factors, when reviewing for indicators of impairment. Management also takes into consideration adverse economic factors, such as changes in risk free rate and development in equity risk premium, vacancy rates and yield trends, which may impact the Group's CGU's. In addition to pure financial factors, the Group also considered future environmental risk such as the possible impact of climate change, see [Note 1.5](#) for more information.

Akelius goodwill

Akelius goodwill is derived from the business combination of Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS (DK) and Akelius GmbH (DE) that was completed in 2021, hereafter referred to as Akelius portfolio.

The total carrying amount of the Akelius goodwill amounted to SEK 15,892 million as at 31 December 2024 (15,622). Heimstaden's operating segments are expected to benefit from the synergies derived by combining the Akelius and Heimstaden asset base and lower financing cost. Goodwill of SEK 11,213 million (10,965) is attributable to the difference between nominal and fair value of deferred tax relating to the acquisition of the properties in the business combination. Core goodwill subject to impairment testing is 4,679 million (4,657).

The projected cash flows have been updated to reflect the budget approved by the Board of Directors at the end of 2024. Based on the budget and assumptions on inflation, rent adjustments at churn, the expected cash flow for the following four-year period is estimated. Based on the final year of the estimated five-year period, the terminal value of the cash flows is calculated using Gordons-growth model.

The discount rate applied is specified per CGU in table. The growth rate used beyond the five-year period was held constant at 2.0% (2.0%), the same growth rate was applied to all CGU's. As a result of the impairment test, management did not identify impairment for these CGU's at the balance sheet date.

Assumptions

The calculation of value in use for Akelius CGU's are sensitive to the following assumptions.

Net Operating Income (NOI)

NOI reflects the budget approved by the Board of Directors and is influenced by a combination of factors. Income is most impacted from rental rates, inflation forecasts, and considers the expected rental income uplift upon tenant churn. Cost is most impacted by maintaining investment properties, managing operating expenses and the transition to green economy. Cash flow between two and five years are based on long term financial plan with growth specific for each CGU.

Discount rates

The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its weighted average cost of capital (WACC). The WACC takes into account both equity and debt. The cost of equity is derived from the risk free rate, market risk premium and levered beta. These factors are derived from public available market data and is segment specific. Beta is updated and evaluated when conducting an impairment assessment. The cost of debt is based on the average borrowing cost and leverage rate of a group of relevant peers.

Growth rates

Growth rates are based on external observable data published by well reputable industry researchers. The terminal growth rate is corresponding to 2.0% (2.0%) for all CGU's. This growth is based on reasonable prudence and does not exceed long term growth for the industry.

Sensitivity analysis

Heimstaden has conducted an analysis on the assumptions with highest sensitivity within the impairment assessment. The change in assumption is applied based on management's best estimate on what could be a reasonable change of the different assumptions. The analysis assumes all other variables/assumptions held constant.

AKELIUS GOODWILL

Assumption	Change in assumption	Impairment (SEK million)
Discount rates	+0.25 pp	83
Terminal Growth rates	-0.25 pp	83

CARRYING AMOUNT OF GOODWILL ALLOCATED BY CGU

	2024		2023	
	Discount rate, %	Goodwill Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS and Akelius GmbH	Discount rate, %	Goodwill Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS and Akelius GmbH
Sweden	4.27	2,942	5.03	2,883
Germany	4.05	11,096	4.47	10,783
Denmark	3.93	1,772	4.70	1,875
Netherlands	4.48	83	5.00	81
Total carrying amount		15,892		15,622

The allocation of carrying amount of goodwill was corrected in the year. As a result, comparables have been restated. The revised allocation of carrying amount had no impact on the prior year impairment test or the current year impairment test.

3.3 Machinery and equipment

Accounting policies

Machinery and equipment mainly comprise vehicles, operational equipment, and office and computer equipment. Machinery and equipment are recognised at cost less accumulated depreciation and impairment. Cost includes expenses directly attributable to the acquisition of the asset. Additional expenses are capitalised to the asset's carrying amount or recognised as a separate asset only if it is likely that future economic benefits associated with the asset will be received by the Group and when the cost of the asset can be reliably calculated. The useful life of computer equipment and of other machinery and equipment has been calculated at 3 years and 5 years, respectively. Depreciation is applied on a straight-line basis over the useful life and is recognised in Statement of Comprehensive Income. The residual value of the assets and their useful life is reviewed every closing and adjusted when necessary.

SEK million	Equipment
Opening balance, 1 January 2023	274
Investments for the year	94
Changes in value from foreign currency	-6
Closing balance, 31 December 2023	361
Opening balance accumulated depreciation, 1 January 2023	-134
Depreciation for the year	-35
Disposals	-9
Changes in value from foreign currency	-3
Closing balance accumulated depreciation, 31 December 2023	-181
Carrying amount, 31 December 2023	180
Opening balance, 1 January 2024	361
Investments for the year	23
Disposals	-16
Changes in value from foreign currency	6
Closing balance, 31 December 2024	374
Opening balance accumulated depreciation, 1 January 2024	-181
Depreciation for the year	-27
Disposals	13
Changes in value from foreign currency	-2
Closing balance accumulated depreciation, 31 December 2024	-198
Carrying amount, 31 December 2024	176

3.4 Investments in associated companies and joint ventures

Accounting policies

The Group has interest in associated companies and joint ventures. Associated companies and joint ventures are investments where the Group has significant influence or joint control. The considerations in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries. It is presumed that the Group has significant influence if it holds 20 per cent or more of the voting power. In cases where the presumption is not met, management makes judgements on factors such as representation on the Board of Directors, participation in policy making decisions, and other criteria to determine whether there is evidence of significant influence. The investments are accounted for using the equity method in the Consolidated Financial Statements. The financial information is based on the same reporting period as the Group.

Under the equity method, the investment in an associate or a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associate or joint venture since the acquisition date.

The Statement of Comprehensive Income reflects the Group's share of the results of operations of the associate or joint venture. Unrealised gains and losses resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the interest in the associate or joint venture.

Upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in Statement of Comprehensive Income.

Impairment

At each reporting date, Heimstaden determines whether there are indicators of impairment in each joint venture and associated company. If indicators are present, Heimstaden performs an impairment test by determining the recoverable amount of the associated company or joint venture, and compares to its carrying value. If impairment is identified, the amount is recognised as Share of net profits/losses of associated companies and joint ventures in the Statement of Comprehensive Income.

INVESTMENTS IN ASSOCIATED COMPANIES

SEK million	31 December 2024	31 December 2023
Opening balance	8,702	9,758
Investment for the year	92	21
Associated companies/joint ventures that were reclassified as financial investments	-14	-
Divestments of associated companies and joint ventures	-8	-4
Change in value from foreign currency	254	5
Dividend from associated companies and joint ventures	-24	-215
Share of profit	-44	-864
Closing balance	8,957	8,702

2024 SPECIFICATIONS OF THE GROUP'S INVESTMENTS IN ASSOCIATED COMPANIES

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity, SEK million
Rosengård Fastighets AB	559085-4708	Malmö	25,000	25	289
Kojamo Oyj	0116336-2	Helsinki	49,389,283	20	8,325
Kiinteistö Oy Hiihtomäentie 14	0819867-2	Helsinki	13,327	47	106
Asunto Oy Jyväskylän Tanhurinne	2550507-2	Jyväskylä	2,412	24	8
Asunto Oy Hämeenlinnan Aaponkuja 3	0476973-0	Hämeenlinna	3,339	33	4
Asunto Oy Lahden Jyrkkärinnepuisto	0149959-5	Lahti	2,094	41	24
Asunto Oy Lahden Roopenkuja	0854949-5	Lahti	2,556	26	5
Asunto Oy Jyväskylän Vaneritori 4	1656220-0	Jyväskylä	3,666	37	21
Asunto Oy Oulun Tulliveräjä	2335738-7	Oulu	4,068	41	15
Asunto Oy Puolukkavarikko	0823818-7	Jyväskylä	3,391	34	6
Asunto Oy Jyväskylän maalaiskunnan Kirkkotie 3	1518422-8	Jyväskylä	6,158	38	20
Asunto Oy Oulun Notaarintie 1	1749066-7	Oulu	2,440	24	16
Total					8,839

¹ Heimstaden's share of market capitalisation of Kojamo Oyj as at 31 December 2024 amounted to SEK 5,315 million. An impairment test for Kojamo Oyj has not been performed, as the investment is recognised based on Heimstaden's proportional share of the underlying equity. If Kojamo has not published its financial statements prior to the Group's reporting date, Heimstaden estimates its share of Kojamo's equity using assumptions similar to its Finnish operations, adjusted for known portfolio differences.

2023 SPECIFICATIONS OF THE GROUP'S INVESTMENTS IN ASSOCIATED COMPANIES

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity, SEK million
Rosengård Fastighets AB	559085-4708	Malmö	25,000	25	258
Kojamo Oy ¹	0116336-2	Helsingfors	49,389,283	20	8,070
Kiinteistö Oy Hiihtomäentie 14	0819867-2	Helsingfors	13,327	47	101
Asunto Oy Jyväskylän Tanhurinne	2550507-2	Jyväskylä	2,412	24	8
Asunto Oy Hämeenlinnan Aaponkuja 3	0476973-0	Hämeenlinna	3,339	33	3
Asunto Oy Jyväskylän Harjukartano	2000294-3	Jyväskylä	1,837	23	19
Asunto Oy Lahden Jyrkkärinteenpuisto	0149959-5	Lahti	2,094	41	23
Asunto Oy Lahden Roopenkuja	0854949-5	Lahti	2,556	26	5
Asunto Oy Jyväskylän Vaneritori 4	1656220-0	Jyväskylä	3,666	37	23
Asunto Oy Oulun Tulliveräjä	2335738-7	Oulu	4,068	41	17
Asunto Oy Puolukkavarikko	0823818-7	Jyväskylä	3,391	34	6
Asunto Oy Jyväskylän maalaiskunnan Kirkkotie 3	1518422-8	Jyväskylä	6,158	38	19
Asunto Oy Oulun Notaarintie 1	1749066-7	Oulu	2,440	24	15
Byggrätt Norr AB	559207-4859	Skellefteå	94	19	—
Total					8,567

¹ Heimstaden's share of market capitalisation of Kojamo Oyj as at 31 December 2023 amounted to SEK 6,546 million. Heimstaden bases its investment book value on its share of Kojamo Oyj's equity. If Kojamo has not published its financial statements prior to the Group's reporting date, Heimstaden estimates its share of Kojamo's equity using assumptions similar to its Finnish operations, adjusted for known portfolio differences.

2024 SPECIFICATIONS OF THE GROUP'S INVESTMENTS IN JOINT VENTURES

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity, SEK million
Upplands Bro Brogårds etapp 2	559175-4915	Stockholm	500	50	25
Gamlebro AB	556791-3990	Norrköping	500	50	6
JV Edeh Bostad AB	559254-2251	Stockholm	250	50	1
Österåkerporten AB (Magnolia Projekt 5222 AB)	559175-4907	Stockholm	500	50	6
Marienlyst Group	43247751	Aarhus	250,000	50	—
Atriet AS	41938927	Herning	5,000	50	79
KCP Udviklingselskabet	39104369	Herning	5,000	50	1
Høje Tåstrup A21 ApS	42465704	Aarup	20,000	50	1
Total					118

2023 SPECIFICATIONS OF THE GROUP'S INVESTMENTS IN JOINT VENTURES

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity, SEK million
Upplands Bro Brogårds etapp 2	559175-4915	Stockholm	500	50	49
Gamlebro AB	556791-3990	Norrköping	500	50	19
Österåkerporten AB	559175-4907	Stockholm	500	50	32
Marienlyst Group	43247751	Aarhus	250,000	50	—
Atriet AS	41938927	Herning	5,000	50	9
KCP Udviklingselskabet	39104369	Herning	5,000	50	5
Høje Tåstrup A21 ApS	42465704	Aarup	20,000	50	22
Total					135

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SEK million	Kojamo Oyj	Rosengård Fastighets AB	Upplands Bro Brogårds Etapp 2 AB	Kiinteistö OY Hiihtomäentie 14	Other
Rental income	5,166	177	14	7	85
Property expenses	-1,683	-77	-9	-7	-66
Net operating income	3,483	100	4	1	19
Corporate administrative expenses	-627	-23	-3	-	-16
Financial items, net – including Group adjustments	-1,165	-40	-71	-	-132
Unrealised value change	-1,577	126	29	2	-14
Tax expenses	-8	-39	-5	-	-7
Profit for the period	106	123	-47	2	-150
Group's share of profit	21	31	-23	2	-75
Balance Sheet					
Investment properties	90,816	2,071	704	162	1,244
Assets except investment properties	5,005	36	171	4	67
Equity	41,659	1,023	47	152	386
Liabilities	54,161	1,085	828	13	926
Group's carrying amount of the investment, 31 December 2024	8,325	289	25	106	212

2023 FINANCIAL STATEMENTS

SEK million	Kojamo Oyj	Rosengård Fastighets AB	Upplands Bro Brogårds Etapp 2 AB	Kiinteistö OY Hiihtomäentie 14	Other
Rental income	5,074	160	16	7	100
Property expenses	-1,663	-43	-10	-6	-35
Net operating income	3,411	117	5	1	66
Corporate administrative expenses	-492	-13	-2	-1	-9
Financial items, net – including Group adjustments	-3,760	-17	-73	-	-8
Unrealised value change	-3,390	-68	-30	-2	-110
Tax expenses	267	7	8	-	10
Profit for the period	-3,963	26	-91	-1	-52
Group's share of profit	-792	7	-45	-1	-31
Balance Sheet					
Investment properties	89,532	1,898	787	157	1,215
Assets except investment properties	1,331	35	231	4	130
Equity	40,383	968	94	148	476
Liabilities	50,480	964	924	13	868
Group's carrying amount of the investment, 31 December 2023	8,070	258	49	101	224

3.5 Other financial assets

SEK million	31 December 2024	31 December 2023
Funds granted for properties under construction	–	1,725
Loans granted to associated companies and joint ventures	460	611
Promissory note loan	92	89
Investment guarantee ¹	–	695
Other	404	408
Closing balance	957	3,528

¹ Refer to [Note 8.1](#) for further explanation of the investment guarantee.

4. Current assets

4.1 Inventory properties

Accounting policies

Property acquired or being constructed or redeveloped for sale, rather than to be held for rental or capital appreciation, is held as inventory property and measured at the lower of cost and net realisable value (NRV). Principally, this is residential property that Heimstaden Bostad develops and intends to sell before, or on completion of, development. NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date, and is determined by the Group based on comparable transactions identified by the Group for property in the same geographical market serving the same segment. NRV in respect of inventory property under development is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete the development and the estimated costs necessary to make the sale, considering the time value of money, if material. Inventory properties are primarily related to certain projects in Oslo, Norway.

SEK million	31 December 2024	31 December 2023
Opening balance	538	573
Acquisition	329	–
Capital expenditures	55	79
Currency translation	-9	-38
Divestments of inventory properties	–	-80
Value change ¹	-18	5
Closing balance	895	538

¹ Value adjustment of inventory properties in the Statement of Comprehensive Income, SEK 707 (25) million, also includes return on investment guarantee from Fredensborg of SEK 689 million (19). See [Note 8.1](#) for details on the transaction

4.2 Rent and trade receivables

Accounting policies

Heimstaden holds rent and trade receivables with the objective to collect contractual cash flows. Rent and trade receivables are recognised initially at transaction price and subsequently at amortised cost using the effective interest method, less a provision for expected credit losses.

Heimstaden applies the simplified method for recognising expected credit losses for rent and trade receivables. This means that expected credit losses are recognised for the remaining term, which is expected to be less than one year for all receivables. Heimstaden makes provisions for expected credit losses based on historical credit losses and forward-looking information which impacts property expenses in the Statement of Comprehensive Income by the realised amount for each reporting period. Any major individual receivables are assessed per counterparty.

To mitigate any risks regarding the leased properties, Heimstaden assesses the creditworthiness of its counterparties, receives rent deposits, and receives guarantees from its lessees. Heimstaden writes off a receivable when there is no longer any expectation of receiving payment and when active measures to obtain payment have been discontinued. See [Note 6.3](#) for further information on financial risks on financial instruments which includes rent and trade receivables.

SEK million	31 December 2024	31 December 2023
Rent receivables	243	229
Total rent and trade receivables	243	229

AGE DISTRIBUTION OF RENT AND TRADE RECEIVABLES

SEK million	31 December 2024	31 December 2023
-30 days	122	113
31–60 days	35	32
61–90 days	26	18
91 days +	191	175
Total	373	338
Expected credit loss provision	-131	-109
Rent and trade receivables, net	243	229

EXPECTED CREDIT LOSS PROVISION

SEK million	31 December 2024	31 December 2023
Opening balance	-108	-69
Provisions made during the year	-80	-87
Provisions used during the year	37	29
Unutilised provisions reversed during the year	20	19
Closing balance	-131	-108

4.3 Other financial assets

SEK million	31 December 2024	31 December 2023
Current tax assets	553	208
Deposits related to acquisitions	49	13
Insurance Claims	51	35
Receivable from sale of subsidiaries	–	730
Receivable from divestment of investment properties	506	234
Inventories	20	69
Other receivables	454	349
Total	1,633	1,637

4.4 Prepayments

SEK million	31 December 2024	31 December 2023
Prepaid insurance premium	49	35
Prepaid interest	178	273
Prepaid operating expenses	254	344
Accrued investment aid	79	271
Other	314	242
Total	873	1,165

4.5 Cash and cash equivalents

Cash and cash equivalents primarily comprise of cash on hand and short-term, easily convertible investments that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

SEK million	31 December 2024	31 December 2023
Cash	4,250	6,841
Cash equivalents	–	5,650
Restricted Cash	297	–
Total	4,547	12,492

There are unutilised credit facilities of SEK 19,348 million (20,260) that are not included in cash and cash equivalents.

4.6 Other adjustments in Statement of Cash Flows

SEK million	2024	2023
Depreciation	125	129
Rental losses	93	86
Exchange rate difference	2,038	-387
Other financial items	7	-1,090
Impairment of goodwill	–	1,067
Total	2,263	-195

5. Equity

Accounting policies

Heimstaden issues hybrid bonds that are classified as equity. Hybrid bonds classified as equity instruments are initially recognised at the fair value of the proceeds received, net of any transaction costs. The classification of hybrid bonds as equity involves management judgement as described in [Note 1.4](#). Subsequent to initial recognition, hybrid bonds are not remeasured and are not subject to amortisation as there is no contractual obligation to repay the principal or accrued interest. Hybrid bonds are reclassified to debt only if the respective hybrid bond is called.

Hybrid bonds issued in EUR are held at a fixed currency.

Any distributions to holders of hybrid bonds are classified as distributions of equity and recognised directly in equity. In accordance with the terms of the hybrid bonds, coupons to the bond holders may be deferred. Deferred coupons must, however, be paid in before dividends can be distributed to shareholders, including deferred dividends.

At the end of the financial year there were 132,040,000 (132,040,000) ordinary shares and 58,593,750 (58,593,750) preference shares with a quota value of SEK 0.5 (0.5) per share. Each preference share holds one vote each, while each ordinary share has ten votes. All shares are fully paid. There are no restrictions regarding dividend or other types of repayment.

Event	Total number of shares	Change in share capital	Total share capital	Par value
Opening balance, 1 January 2023	190,633,750		95,316,875	0.5
Closing balance, 31 December 2023	190,633,750		95,316,875	0.5
Opening balance, 1 January 2024	190,633,750		95,316,875	0.5
Closing balance, 31 December 2024	190,633,750		95,316,875	0.5

Other capital contributions

Other contributed capital refers to equity contributed by the owners, as well as share premiums for issues of ordinary shares and other share classes.

Hybrid bonds

Heimstaden has SEK 7,374 (7,374) million and Heimstaden's subsidiary Heimstaden Bostad has SEK 24,597 (24,249) million in outstanding hybrid bonds, net of own holdings. These have a perpetual maturity with a fixed coupon rate until first reset date. Heimstaden has the opportunity to redeem outstanding hybrid bonds as of first possible call date, which is 5–7 years from the issue date.

During 2024, Heimstaden's subsidiary Heimstaden Bostad issued hybrid bonds amounting to SEK 5,743 million, with an annual fixed rate coupon of 6.25% to the first reset date on 4 March 2030.

During 2024, Heimstaden's subsidiary Heimstaden Bostad bought back hybrid bonds amounting to SEK 5,334 million at their full nominal value, incurring a currency translation loss amounting to SEK 425 million.

HYBRID BONDS

First Call Date	First Reset Date	Cur- rency	Out- standing amount (million)	Of which		Fixed/ Floating	Coupon (bps)	Exchange	ISIN
				held on own book (million)	Fair value (million) ¹				
Heimstaden Bostad AB									
2024-11-19	2025-02-19	EUR	299	211	298	BB	Fixed	325	Euronext Dublin XS2010037765
2026-01-15	2026-04-15	EUR	500	164	487	BB	Fixed	338	Euronext Dublin XS2125121769
2026-10-13	2027-01-13	EUR	600	119	574	BB	Fixed	363	Euronext Dublin XS2397251807
2027-02-01	2027-05-01	EUR	800	176	743	BB	Fixed	263	Euronext Dublin XS2294155739
2027-10-29	2028-01-29	EUR	600	254	551	BB	Fixed	300	Euronext Dublin XS2357357768
2029-12-04	2030-03-04	EUR	500	–	504	BB	Fixed	625	Euronext Dublin XS2930588657
Total				3,299	924	3,157			
Heimstaden AB									
2026-10-15	2027-01-15	EUR	300	–	210	CCC+	Fixed	675	OMX Stockholm SE0016278352
2024-10-11	2024-10-11	SEK	4,500	40	3,464	CCC	Floating	Stibor 3m + 590	OMX Stockholm SE0012455111

¹ Based on quoted market prices as of the Balance Sheet date.

² Based on S&P rating or, if not available, on Fitch rating.

Currency translation difference

Accumulated translation differences arise as a result of translation of foreign operations that have prepared their financial statements in a currency other than the currency in which the Group's financial statements are presented. Please refer to [Note 2.11](#) for specification of other comprehensive income.

Retained earnings

Retained earnings refer to earned profits in the Group. This item also includes previous allocations to the reserve fund.

Non-controlling interests

Non-controlling interests consist of external ownership interests in subsidiaries and their subsidiaries. Heimstaden AB's shareholders only control hybrid bonds in Heimstaden AB, all other hybrid bonds are classified as non-controlling interests.

NON-CONTROLLING INTERESTS' SHARE OF COMPREHENSIVE INCOME/LOSS FOR THE PERIOD

SEK million	2024	2023
Comprehensive income for the period	6,306	-10,992

BREAKDOWN OF NON-CONTROLLING INTERESTS

SEK million	2024	2023
Minority	92,208	86,380
Hybrid bonds	24,523	24,937
Total non-controlling interests	116,730	111,317

Capital Share in Heimstaden Bostad AB as of 31 December

SEK million	Capital share, %		Voting rights, %	
	2024	2023	2024	2023
Heimstaden AB	36.20	34.60	50.08	50.08
Alecta	38.60	39.54	30.39	30.39
Folksam Group	18.80	19.29	14.52	14.52
Ericsson Pension Fund	1.56	1.60	1.22	1.22
Sandvik Pension Fund	0.28	0.29	0.22	0.22
Alleima	0.28	0.28	0.21	0.21
Pensionsmyndigheten	2.06	2.12	1.60	1.60
Försäkringsbranschen pensionskassa	0.55	0.56	0.42	0.42
Migros pensionskasse	0.59	0.60	0.46	0.46
Greater Manchester Pension Fund	1.08	1.10	0.85	0.85
Heimstaden AB management	0.01	0.00	0.02	0.00
Total non-controlling interests	100	100	100	100

6. Capital structure and financial items

6.1 Financial instruments

Accounting policies

Financial assets

The Group's financial assets include rent and other trade receivables, cash, investment guarantee's and derivative financial instruments.

Recognition and subsequent measurement

Heimstaden's financial assets are classified in two categories:

- Financial assets at fair value through Statement of Comprehensive Income (derivative financial instruments, and investment guarantee's). These financial assets are carried in the Statement for financial position at fair value with fair value changes recognised in Statement of Comprehensive Income line item fair value adjustment of derivative financial instruments, and value adjustment of inventory properties respectively.
- Financial assets at amortised cost (rent and other trade receivables, and cash). These financial assets are measured using the effective interest method. The financial assets are only classified in this category if the financial asset is held to collect contractual cash flows, and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest.

Derecognition

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the group has transferred substantially all the risks and rewards of ownership. Gains and losses are recognised in Statement of Comprehensive Income when asset is derecognised, modified or impaired.

Impairment of financial assets

Financial assets of the Group is subject to value change. Assets carried at fair value are included as part of the fair value assessment. Financial assets at amortised cost are subject to impairment. The Group has identified rent and trade receivables for such impairment, please refer to [Note 4.2](#) for accounting policy and details. Impairment of other financial assets are assessed to be immaterial at the reporting date.

Financial liabilities

Heimstaden's financial liabilities comprise interest-bearing liabilities, lease liabilities, derivative financial instruments, trade payables and other liabilities. The main purpose of these financial liabilities is to finance the Group's operations.

Recognition and subsequent measurement

All financial liabilities are recognised initially at fair value and, except for derivative financial instruments and trade payables.

For the purposes of subsequent measurement, all financial liabilities, except derivative financial instruments, are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Specifically for interest-bearing financial liabilities, amortised cost using the EIR method is calculated by considering any discount or premium on acquisition and fees or costs that are integral to the EIR and included as interest expense in the Statement of Comprehensive Income.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged, cancelled, or expires. On a change of terms of the financial liability, management performs both a quantitative and qualitative assessment to determine whether the new terms constitute a modification or extinguishment. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange is treated as the derecognition of the original liability and the recognition of a new liability. Gains and losses on modification or extinguishment are included in other financial cost in the Statement of Comprehensive Income.

When the Group makes full or partial repayments, or repurchases of financial liabilities, the financial liability settled is considered extinguished and derecognised at carrying amount. The differences between carrying amount and the amount paid is recognised as a gain/loss on extinguishment in other financial items in the Statement of Comprehensive Income. The gain/loss on extinguishment includes one-time costs paid to facilitate the repayment or repurchase, and the unamortised portion of upfront cost included in the original EIR.

Derivative financial instruments

Heimstaden does not apply hedge accounting. Derivative financial assets and liabilities are classified as financial assets or liabilities at fair value through Statement of Comprehensive Income. Derivative financial assets and liabilities comprise mainly interest rate swaps, and forward purchase contracts ([Note 3.1](#)) for investment properties held in limited liability companies.

Recognition of the derivative financial instruments takes place when the economic contracts are entered. They are measured initially and subsequently at fair value; transaction costs are included directly in fair value adjustment of derivative financial instruments.

Derivatives are classified based on their final settlement date. Derivatives with settlement date within 12 months are classified as current asset/liability and derivatives that are expected to be held for more than 12 months and with settlement date after 12 months are classified as non-current.

Forward purchase contracts

The Group accounts for forward purchase contracts of investment properties held in limited liability companies as a financial instrument at fair value and are recognised in fair value adjustment of derivative financial instruments in the Statement of Comprehensive Income. The investment properties are valued based on the assumption that it will be completed and then let out.

When forward purchase contracts for investment properties held in limited liability companies are settled and the Group takes control of the new subsidiary, the fair value of the forward contract is transferred to the fair value of the investment property. For further information, see [Note 3.1](#).

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the Consolidated Statement of Financial Position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously. When Heimstaden Bostad holds its own debt, it is offset in the Statement of Financial Position.

FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

Below is a comparison of the carrying amounts and fair values of financial assets and financial liabilities:

SEK million	31 December 2024		31 December 2023	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets				
Derivative financial instruments	65	65	498	498
Other financial assets, non-current	957	957	3,528	3,528
Rent and trade receivables	243	243	229	229
Other financial assets, current	1,633	1,633	1,637	1,637
Cash and cash equivalents	4,547	4,547	12,492	12,492
Total	7,445	7,445	18,383	18,383
Financial liabilities				
Derivative financial instruments	661	661	481	481
Long-term interest-bearing liabilities	181,466	176,300	181,535	161,832
Other financial liabilities, non-current	1,907	1,907	1,663	1,663
Current interest-bearing liabilities	13,462	13,462	19,898	19,898
Trade payables	669	669	800	800
Lease liabilities	1,370	1,370	1,185	1,185
Total	199,535	194,370	205,562	185,859

The following tables provide the fair value measurement hierarchy of the Group's financial assets and financial liabilities:

AS AT 31 DECEMBER 2024

SEK million	Total	Fair value measurement using:		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets measured at fair value:	65	—	65	—
Derivative financial assets				
Interest rate swaps	65	—	65	—
Forward purchase contracts				
Financial liabilities measured at fair value:	661	—	661	—
Derivative financial liabilities				
Interest rate swaps	661	—	661	—
Liabilities for which fair values are disclosed	176,300	—	72,790	103,511
Interest-bearing liabilities and borrowings	176,300	—	72,790	103,511

There were no changes in the Group's valuation processes, valuation techniques, or types of inputs used in the fair value measurements during the period. There were no transfers between Level 1 and Level 2 fair value measurements during 2024, and no transfers into or out of Level 3 fair value measurements during 2024.

AS AT 31 DECEMBER 2023

SEK million	Total	Fair value measurement using:		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets measured at fair value:	498	—	363	135
Derivative financial assets				
Interest rate swaps	363	—	363	—
Forward purchase contracts	135	—		135
Financial liabilities measured at fair value:	-481	—	-481	—
Derivative financial liabilities				
Interest rate swaps	-481	—	-481	—
Liabilities for which fair values are disclosed	161,832	—	73,004	88,828
Interest-bearing liabilities and borrowings	161,832	—	73,004	88,828

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, based on the lowest-level input that is significant to the fair value measurement as a whole, as follows:

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 – Valuation techniques for which the lowest-level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 – Valuation techniques for which the lowest-level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest-level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

RECONCILIATION OF DERIVATIVES

SEK million	Interest rate swaps	Forward purchase contracts	Total
Opening balance, 1 January 2024	-118	135	17
Unrealised value change	-479	–	-479
Currency exchange effect on derivatives	2	–	2
Transferred gains/losses to investment properties	–	-135	-135
Closing balance, 31 December 2024	-595	–	-595

6.2 Capital management

Having access to long-term capital is important for the Group to both operate and actively optimise our property portfolio. The Group defines its managed capital as the sum of consolidated net debt and equity, including hybrid capital and the part attributable to non-controlling interests. The Group manages its capital structure and adjusts in the case of changes to economic conditions. The Group is continuing with its strategic plan to reduce leverage through the privatisation plan that will support the path towards compliance with the financial policy.

6.3 Financial risks

Management of financial risks is guided by the financial policy, and key funding agreements such as the EMTN programme under which the Group's listed senior unsecured bonds are issued. The financial policy is outlined in [Note 6.2](#). Oversight of the financial policy is delegated to the Board of Directors via the Shareholder Agreement. The Board of Directors is provided with regular reporting and forecasts, as well as dedicated material covering financial risks and actions taken to mitigate these risks. The Group has identified Refinancing risk, Liquidity risk, Financial Obligations and Covenants, Rating risk, Credit risk, Interest rate risk, and Currency risk as the key financial risks.

Refinancing risk

To minimise refinancing risk, the Group uses various funding sources with a diversified maturity profile. The Group's financial policy stipulates the level of key credit ratios, such as a minimum average loan tenor of the debt portfolio of 4 years. To mitigate refinancing risk, the Group also maintains adequate liquidity reserves and unutilised credit facilities.

Liquidity risk

Liquidity risk is the risk that the Group doesn't have the accessible means to fulfil its financial or operational obligations, or that the Group cannot pay for other obligations such as signed acquisitions and capital expenditures. To mitigate this risk, the Group has unutilised credit facilities of SEK 19,348 million available, a financial policy stating that there may never be more than 25% of total debt maturing in a single year and that the liquidity ratio always has to exceed 125%. See [Note 6.2](#) and [Note 6.4](#) for further information.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments (including interest payments):

Maturity 31 December, 2024, SEK million	0–1 years	1–5 years	>5 years
Derivative financial instruments	28	580	119
Interest-bearing liabilities ¹	19,195	127,517	103,861
Lease liabilities	76	83	1,232
Trade payables	669	–	–
Other financial liabilities	4,222	–	–
Total	24,189	128,180	105,211

Maturity 31 December, 2023, SEK million	0–1 years	1–5 years	>5 years
Derivative financial instruments	–	418	62
Interest-bearing liabilities ¹	26,007	122,584	112,158
Lease liabilities	102	93	1,015
Trade payables	800	–	–
Other financial liabilities	3,788	–	–
Total	30,698	123,096	113,236

¹ Of which interest-bearing liabilities excluding interest expenses amounts to SEK 195,816 million (202,009).

Financial obligations and Covenants

The Group's agreements for borrowing presented as "interest-bearing liabilities" include financial covenants. The most significant financial covenants are described below:

- The EMTN programme financial liabilities with a carrying amount of SEK 62,480 million (74,359):
 - Limitations on the Incurrence of Financial Indebtedness. Consolidated Solvency Ratio, defined as "Net Debt / Total Assets". Covenant limited to below 65%. At 31 December 2024, the Net Debt / Total Assets ratio was 51.0% (51.5%)
 - Maintenance of Consolidated Coverage Ratio, defined as "Profit before financial items" (or any equivalent line item) divided by net interest charges (interest expense minus interest income). Covenant limited to above 1.5x. At 31 December 2024, the Interest Coverage Ratio was 1.9 (1.8).
 - Limitations on the Incurrence of Secured Indebtedness. "Secured LTV", defined as secured debt divided by total assets. The covenant is limited to below 45%. At 31 December 2024, the Secured LTV was 32.8% (31.8%).
- Bank and mortgage facilities: Covenants are specific to the individual loan agreement for single properties and/or property portfolios, and commonly include covenants such as Loan to value, Interest coverage ratio and Equity ratio. These covenants are typically monitored at the borrower level.

Management monitors all covenants on a frequent basis and tests the covenants in accordance with the debt agreements. The most significant covenants are tested quarterly. Continuous internal review and external auditing assures accurate reporting and information. A breach of a financial covenant normally includes cure rights to give the Group time to meet the covenant with certain actions, but it can also lead to a requirement of extra ordinary amortisation, termination of loans, or a claim on secured assets.

Management has assessed all financial covenants. As at 31 December, 2024 there have been no material breaches of the financial covenants of interest-bearing loans and borrowing in the current period. Further, the Group has no indication that it will have difficulty complying with these covenants in the next 12 months.

Rating risk

The Group views an investment grade rating as fundamental to conducting its business, meeting obligations and to ensure access to capital. A rating downgrade below investment grade may be seen as negative by the Group's creditors hence the access to financing and the terms can deteriorate.

Credit risk

If counterparties cannot meet their obligations towards the Group or if a substantial number of customers fail to pay rent, it would lead to reduced liquidity and losses. To counter this, the Group regularly assesses the creditworthiness of its counterparties. For the majority of rental contracts rent is paid in advance and risk is further reduced through a large and diversified customer base.

Interest rate risk

Rising interest rates increase the financing costs for the Group and may negatively impact profitability. According to the financial policy, the Group shall maintain at least 75% of its loan portfolio at a fixed rate as of the balance sheet date, which is managed through having a high share of fixed rate loans and bonds together with interest rate swaps, see [Note 6.4](#) for further information.

Currency risk

The Group owns assets in other currencies than the reporting currency, which leads to a risk of negative impact on cash flows and asset values in the case of fluctuating currency exchange rates. To mitigate this risk the Group is targeting a currency match funding principle between assets and liabilities. The value of currency derivatives may be affected by changes in base rates or foreign currency exchange rates. The Group's financial policy dictates which derivative instruments may be used for hedging strategies, stating that only marketable instruments for which prices can be obtained may be utilised. The Group also continuously monitors market movements and obtains external and internal derivative valuations.

Interest rate sensitivity

The following table shows the sensitivity by a change in interest rates on that portion of floating rate loans and borrowings affected, considering interest rate derivatives. With all other variables held constant, the Group's profit before tax is affected as follows:

INTEREST EXPENSES					
2024	Increase/decrease in underlying IBOR	Effect on profit before tax (+)	Effect on profit before tax (-)	Effect on equity (+)	Effect on equity (-)
SEK million					
	+/-1%	170	-170	173	-173
	+/-2%	582	-582	347	-347
2023	Increase/decrease in underlying IBOR	Effect on profit before tax (+)	Effect on profit before tax (-)	Effect on equity (+)	Effect on equity (-)
SEK million					
	+/-1%	291	-291	266	-266
	+/-2%	582	-582	533	-533

FOREIGN CURRENCY SENSITIVITY

The following table shows the sensitivity by a change in foreign currency on senior unsecured bonds. With all other variables held constant, the Group's profit before tax is affected through the impact of changes in foreign currency as follows:

2024		Increase/decrease in foreign currency rate	Effect on profit before tax (+)	Effect on profit before tax (-)
million				
EUR		10%	632	-632
NOK		10%	53	-53
2023		Increase/decrease in foreign currency rate	Effect on profit before tax (+)	Effect on profit before tax (-)
million				
EUR		10%	1,421	-1,421
NOK		10%	290	-290

6.4 Interest-bearing liabilities

SEK million	2024			2023		
	Interest-bearing liabilities	Secured loans, %	Unutilised credit commitment	Interest-bearing liabilities	Secured loans, %	Unutilised credit commitment
Corporate bonds	71,985	–	37	84,005	–	42
Bank loans & Mortgages	123,831	99	63	19,348	118,004	99
Total	195,816	63	100	202,009	58	100%
Deferred charges	-888			-576		
Total incl. deferred charges	194,928			201,433		

As of 31 December 2024, SEK 743 million (861) of the total unutilised credit commitments, is related to future ESG Capex and Construction Facilities.

INTEREST-BEARING LIABILITIES PER CURRENCY

Currency	2024		2023	
	SEK million	Local currencies	SEK million	Local currencies
SEK	34,661	34,661	33,007	33,007
NOK	517	532	3,010	3,035
EUR	122,082	10,653	127,835	11,478
DKK	38,557	25,087	38,157	25,545
Total	195,816		202,009	
Deferred charges	-888		-576	
Total incl. deferred charges	194,928		201,433	

CORPORATE BONDS

Maturity	Currency	Outstanding amount (millions)	Of which held on own book (millions)	Fair value ² (millions)	Fixed/		Exchange	ISIN
					Rating ³	Floating		
Heimstaden Bostad AB								
2025-07-24	EUR	700	24	689	BBB-	Fixed	63	Euronext Dublin XS2435603571
2026-01-21	EUR	500	15	489	BBB-	Fixed	113	Euronext Dublin XS2105772201
2027-03-03	EUR	700	27	670	BBB-	Fixed	138	Euronext Dublin XS2225207468
2028-04-13	EUR	750	96	686	BBB-	Fixed	100	Euronext Dublin XS2397252102
2028-07-24	EUR	500	30	461	BBB-	Fixed	138	Euronext Dublin XS2435611244
2029-09-06	EUR	750	72	651	BBB-	Fixed	75	Euronext Dublin XS2384269366
2031-10-13	EUR	750	50	640	BBB-	Fixed	163	Euronext Dublin XS2397252011
2035-05-04	EUR	50	—	37	BBB-	Fixed	280	Euronext Dublin XS2168047087
2035-05-04	EUR	50	—	35	BBB-	Fixed	280	Euronext Dublin XS2161838276
2029-11-05	EUR	500	—	496	BBB-	Fixed	388	Euronext Dublin XS2931248848
Total EUR		5,250	315	4,854				

Maturity	Currency	Outstanding amount (millions)	Of which held on own book (millions)	Fair value ² (millions)	Fixed/		Exchange	ISIN
					Rating ³	Floating		
Heimstaden AB								
2026-03-09	EUR	350	—	332	B	Fixed	425	OMX STOCKHOLM SE0015657903
2027-03-06	EUR	400	—	364	B	Fixed	438	OMX STOCKHOLM SE0016589105
Total EUR		750	—	696				
2025-04-14	SEK	500	158	497	B	Floating	Stibor 3m + 475	Euronext Dublin XS2469914308
2025-10-15	SEK	1,200	290	1,188	B	Floating	Stibor 3m + 400	NOMX STOCKHOLM SE0014991352
Total SEK		1,700	448	1,685				

MATURITY SCHEDULE INTEREST-BEARING LIABILITIES

SEK million	31 December 2024					
	Loans and borrowings, secured	Loans and borrowings, unsecured	Total loans and borrowings	Share, %	Unutilised credit commitment	Share, %
Loan maturity						
Within 1 year of the Balance Sheet date	2,533	10,048	12,582	6	86	–
Within 1–2 years of the Balance Sheet date	19,303	12,479	31,782	16	9,340	48
Within 2–3 years of the Balance Sheet date	15,587	13,898	29,485	15	9,092	47
Within 3–4 years of the Balance Sheet date	13,138	14,197	27,336	14	743	4
Within 4–5 years of the Balance Sheet date	8,042	13,496	21,538	11	–	–
>5 years from the Balance Sheet date	63,927	9,166	73,093	37	87	–
Total	122,531	73,285	195,816	100	19,348	100

SEK million	31 December 2023					
	Loans and borrowings, secured	Loans and borrowings, unsecured	Total loans and borrowings	Share, %	Unutilised credit commitment	Share, %
Loan maturity						
Within 1 year of the Balance Sheet date	170	19,102	19,271	10	81	–
Within 1–2 years of the Balance Sheet date	5,956	11,686	17,642	9	6,247	31
Within 2–3 years of the Balance Sheet date	30,486	11,443	41,929	21	11,794	58
Within 3–4 years of the Balance Sheet date	7,737	12,452	20,189	10	–	–
Within 4–5 years of the Balance Sheet date	11,667	12,866	24,533	12	2,138	11
>5 years from the Balance Sheet date	61,989	16,456	78,445	39	–	–
Total	118,004	84,005	202,009	100	20,260	100

The average loan maturity as at 31 December 2023 was: 7.68 years (7.98)

SEK million	Interest maturity, 31 December 2024				Interest maturity, incl financial instruments, 31 December 2024			
	Fixed borrowing	Floating borrowing	Total borrowing	Average interest rate, % incl. margin	Fixed interest-bearing liabilities incl. Financial instrument	Marginal hedge ratio, %	Total interest-bearing liabilities	Average interest rate, % incl. margin
Interest maturity								
Within 1 year of the Balance Sheet date	15,048	72,973	88,022	3.90	20,312	10.37	37,315	3.91
Within 1–2 years of the Balance Sheet date	18,380	–	18,380	3.38	25,654	13.10	25,654	3.40
Within 2–3 years of the Balance Sheet date	18,969	–	18,969	3.14	35,637	18.20	35,637	3.13
Within 3–4 years of the Balance Sheet date	18,542	–	18,542	2.08	30,433	15.54	30,433	2.02
Within 4–5 years of the Balance Sheet date	22,593	–	22,593	2.65	30,842	15.75	30,842	2.67
>5 years from the Balance Sheet date	29,311	–	29,311	2.80	35,935	18.35	35,935	2.78
Total	122,843	72,973	195,816	3.30	178,813	91.32	195,816	3.30

SEK million	Interest maturity, 31 December 2023				Interest maturity, incl financial instruments, 31 December 2023			
	Fixed borrowing	Floating borrowing	Total borrowing	Average interest rate, % incl. margin	Fixed interest-bearing liabilities incl. Financial instrument	Marginal hedge ratio, %	Total interest-bearing liabilities	Average interest rate, % incl. margin
Interest maturity								
Within 1 year of the Balance Sheet date	14,943	82,255	97,199	4.63	29,402	14.55	58,522	2.68
Within 1–2 years of the Balance Sheet date	13,812	–	13,812	1.20	19,202	9.51	19,202	2.25
Within 2–3 years of the Balance Sheet date	17,907	–	17,907	3.41	26,693	13.21	26,693	4.83
Within 3–4 years of the Balance Sheet date	18,549	–	18,549	2.85	29,627	14.67	29,627	4.48
Within 4–5 years of the Balance Sheet date	14,713	–	14,713	1.55	23,140	11.45	23,140	3.12
>5 years from the Balance Sheet date	39,830	–	39,830	2.34	44,824	22.19	44,824	2.70
Total	119,754	82,255	202,009	3.45	172,889	85.58	202,009	3.04

The average term of fixed interest in the loan portfolio, including financial instruments, as at 31 December 2024 was: 3.32 years (3.23)

RECONCILIATION OF LIABILITIES ATTRIBUTABLE TO FINANCING ACTIVITIES

SEK million	Corporate bonds	Mortgages/ bank loans	Deferred charges	Total
Opening balance 1 January 2023	105,206	94,950	-656	199,500
Loan repayments	-20,814	-8,875	80	-29,610
New borrowings	719	34,877	-	35,596
Gains/losses on buyback of corporate bonds	-	-969	-	-969
Assumed debt in connection with acquisitions	-	727	-	727
Divestment	-1,108	-1,777	-	-2,885
Currency exchange effect on loans	3	-929	-	-926
Closing balance, 31 December 2023	84,005	118,004	-576	201,433
Opening balance 1 January 2024	84,005	118,004	-576	201,433
Loan repayments	-22,987	-24,707	-	-47,693
New borrowings	8,719	26,986	-312	35,393
Gains/losses on buyback of corporate bonds	-	-26	-	-26
Assumed debt in connection with acquisitions	-	973	-	973
Currency exchange effect on loans	2,152	2,601	-	4,753
Bond sale	96	-	-	96
Closing balance, 31 December 2024	71,985	123,831	-888	194,928

During 2024, Heimstaden has bought back SEK 3,498 million (13,206) of outstanding senior unsecured bonds, obtaining an average discount of 0.7% (7.3%) and resulted in a SEK 26 million gain (969), net of SEK 5 million (200) in tax, recognised in other financial items.

Reconciliation of leasing liabilities attributable to financing activities is presented in [note 6.5](#).

6.5 Leases

Accounting policies

Heimstaden has a lease commitment for leasehold rights, premises, and vehicles. The commitment is classified as a lease liability in the Statement of Financial Position and the right to use the underlying asset during the lease term is classified as an asset. Amortisation of the asset is reported in the Statement of Comprehensive Income. Lease payments are reported partly as payment of interest and partly as amortisation of the lease liability. Lease payments are renegotiated at the end of the agreements to reflect market rents. The agreements mainly fall due for renegotiation in more than 5 years. Premises and vehicles are reported at discounted values in the Statement of Financial Position as a right-of-use asset and a lease liability. In the Statement of Comprehensive Income, the right-of-use asset is depreciated over the term of the agreement and payment made to the landlord / lessor is reported partly as amortisation of the lease liability and partly as interest expense in Statement of Comprehensive Income.

The Group applies the recognition exemption and recognise lease payments for low value leases and leases with lease term less than 12 months as other operating expenses in the Consolidated Statement of Comprehensive Income.

The table below shows the rights of use per category:

SEK million	Premises	Vehicles	Other	Total
Opening balance, 1 January 2023	159	59	-	219
Changes to contracts	5	52	-	57
Depreciation	-74	-36	-1	-110
Currency translation	1	-	-	1
Closing balance, 31 December 2023	91	75	-1	166
Changes to contracts	5	52	-	57
Depreciation	-51	-39	-	-90
Currency translation	2	1	-	3
Closing balance, 31 December 2024	47	89	-	136

Below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

SEK million	2024	2023
As at 1 January	1,185	1,495
Additions	283	140
Disposals	-8	-295
Accretions of interest	5	8
Payments	-101	-118
Currency translation	5	-46
As at 31 December	1,370	1,185
Current	64	88
Non-current	1,307	1,098

The following amounts are recognised in profit or loss:

SEK million	2024	2023
Depreciation expense of right-of-use assets	-114	-110
Interest expense on lease liabilities	-5	-8
Expense relating to short-term leases	-14	-5
Expense relating to leases of low-value assets	-8	-9
Total amount recognised in profit or loss	-141	-132

Breakdown of undiscounted lease debt:

SEK million	2024	2023
Within one year	76	102
1–5 years	83	93
> 5 years	1,232	1,015
Total	1,390	1,210

The Group's lease income from operating leases is presented in rental income in profit or loss. For more information see [Note 2.2](#).

The Group had total cash outflows for leases as a lessee of 101 million in 2024 (118).

7. Other liabilities

7.1 Deferred tax

Accounting policies

Deferred tax is estimated in accordance with the liability method based on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts. Heimstaden recognises temporary differences from fair value adjustments of investment property, derivative financial instruments and other events affecting the tax and accounting treatment of assets and liabilities.

The Group has applied the mandatory temporary exception to the accounting for deferred taxes arising from the Pillar Two rules referred to in [Note 2.10](#).

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When deferred tax arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.
- Deferred tax is not accounted for in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, when the timing of the reversal can be controlled by Heimstaden and it is probable that it will not reverse in the foreseeable future.
- Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised, except:
- When it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on the same taxable entity. Deferred tax is recognised on subsequent changes to the taxable and temporary differences.

DEFERRED TAX

SEK million	2024		2023	
	Tax base	Deferred tax	Tax base	Deferred tax
Deferred tax asset loss carryforwards				
Opening balance	-5,632	-1,081	-6,566	-1,297
Reversal due to sale	–	–	51	10
Change for the year	-438	-62	883	206
Closing balance	-6,070	-1,143	-5,632	-1,081
Deferred tax liabilities investment properties				
Opening balance	76,515	18,958	102,856	24,217
Depreciation for the year	516	106	282	58
Value change for investment properties	8,554	2,023	-24,980	-5,493
Reversal for the year due to sale	-1,396	-283	-1,644	-331
Corporate aquisition and exhange rate	4,544	1,035	–	–
Changed tax rate	–	–	–	506
Closing balance	88,732	21,839	76,515	18,958
Derivative financial instruments				
Opening balance	17	16	1,354	280
Change for the year	-613	-143	-1,337	-278
Change tax rate	–	–	–	14
Closing balance	-595	-127	17	16
Other temporary differences				
Opening balance	3,330	758	-363	-32
Change for the year	-2,810	-592	3,693	790
Closing balance	521	166	3,330	758
Net deferred tax				
Opening balance	74,230	18,648	97,281	23,165
Changed tax rate	–	–	–	521
Change for the year	8,357	2,083	-23,051	-5,038
Closing balance	82,587	20,731	74,230	18,648

Capitalised tax loss carryforward relates to a tax loss of SEK 6,070 million (5,632). There are no expiry date on capitalised tax losses carried forward.

7.2 Other liabilities

SEK million	31 December 2024	31 December 2023
Current tax liabilities	562	–
Real-estate transfer tax	55	16
Liabilities related to investment property transactions	424	405
VAT	143	43
Social security charges	12	20
Stamp duty	75	–
Other liabilities	477	407
Total	1,748	892

7.3 Accrued expenses and prepaid income

SEK million	31 December 2024	31 December 2023
Accrued interest	691	777
Prepaid rent	509	481
Accrued personnel expenses	157	153
Accrued operating expenses	716	488
Accrued administrative expenses	29	33
Other accrued expenses	372	964
Total	2,474	2,896

8. Other disclosures

8.1 Related-party disclosures

Transactions with related parties carried out at arm's length terms.

The following are defined as related parties:

- All companies within the Heimstaden- and Fredensborg Group
- Board Members and Group management
- Close family members of Board Members or Group management
- Companies controlled by Board Members or Group management
- Shareholders in control of more than 10% of the shares or votes in the Group
- Associated companies and joint ventures

Summary of transactions with related parties

In 2024, Heimstaden provided administrative services to Heimstaden Bostad AB and its subsidiaries for SEK 874 million (860).

In 2018, Fredensborg AS sold a Norwegian housing portfolio to Heimstaden AB's subsidiary, Heimstaden Bostad AB. As part of the sales and purchase agreement, Fredensborg AS guaranteed the development projects would provide an annual equity return of at least 7.5% upon completion. In September 2024, the agreement was extended to April 2030. If there are ongoing projects when the guarantee expired in April 2030, these projects will be settled at their completion. As per 31 December 2024, it is estimated that Fredensborg will have to pay SEK 0 million (695) under the guarantee. The estimated guaranteed settlement is recognised in non-current other financial assets, while the value change is recognised in value adjustment of inventory properties.

In 2024, Ivar Tollefsen and his family received SEK 13 million (11) in total fees for ground rent.

Transactions with key individuals in leading positions

The Company's Chairman of the Board and companies he owns control 95.9% (98.4) of the votes in Heimstaden AB. No dividends were received in 2024.

TRANSACTIONS WITH INVESTMENTS IN ASSOCIATED COMPANIES AND JOINT VENTURES

SEK million	2024	2023
Interest income from investments in associated companies and joint ventures	-410	53
Repayments of loans to associated companies and joint ventures	-150	-110
Acquisition of joint venture to subsidiary	—	-489
Capital contributions to investments in associated companies and joint ventures	92	21

In addition to the related parties presented above see also [Note 3.4](#), Associated companies and joint ventures and [Note 2.6](#), Employee benefit expenses and senior management compensation

8.2 Pledged assets

SEK million	31 December 2024	31 December 2023
Mortgages ¹	166,383	156,687
Pledged shares in subsidiaries, associated companies and joint ventures ¹	11,042	12,336
Total	177,425	169,023

¹ The collateral has been pledged with regard to interest-bearing loans from credit institutions

8.3 Contingencies and commitments

Investment obligations

Heimstaden has entered into contracts with sellers of investment property under construction placed in a corporate wrapper. Heimstaden will acquire 100% of the outstanding shares in the corporate wrapper at a future date. The contract is valued at fixed price (forward purchase) based on the equity in the corporate wrapper, where investment property is measured at fair value. The arrangements are recognised as financial instruments under IFRS 9 at fair value through Statement of Comprehensive Income. For more information see [Note 6.1](#).

As of 31 December 2024, Heimstaden had total investment obligations of SEK 185 million (1,595). The forward funding contracts with third parties is committed to future capital expenditure in respect of investment properties under construction of SEK 844 million (2,375).

2024

SEK million	2025	2026	2027	2028	2029	2030	2031	Total
Forward funding	526	71	–	–	–	–	–	597
Own development	203	43	–	–	–	–	–	246
Forward purchase	185	–	–	–	–	–	–	185
Total	915	114	–	–	–	–	–	1,029

2023

SEK million	2024	2025	2026	2027	2028	2029	2030	Total
Forward funding	1,731	499	39	21	–	–	–	2,290
Own development	85	–	–	–	–	–	–	85
Forward purchase	1,592	3	–	–	–	–	–	1,595
Total	3,408	502	39	21	–	–	–	3,970

Disputes

As of the balance sheet date and to the best of our knowledge, Heimstaden is not a part in any ongoing legal processes or administrative proceedings which have had or may have a material impact to its financial statements.

8.4 Events after the reporting period

Subsequent to the balance sheet date of 31 December, Heimstaden's subsidiary, Heimstaden Bostad issued a SEK 650 million and SEK 850 million senior unsecured floating rate notes with a maturity of two years and three years with a floating rate to maturity of 3 months STIBOR plus 120 basis points and STIBOR plus 135 basis points; respectively. In addition, Fitch Ratings revised Heimstaden Bostad's 'BBB-' rating to Stable from Negative.

Heimstaden AB, subsequently, issued SEK 750 million senior unsecured floating rate notes and EUR 430 million senior unsecured fixed rate notes as part of a liability management exercise that tendered certain SEK and EUR maturities. Concurrent to the bond issues, Heimstaden AB divested a portion of its Danish development portfolio as part of an arm's length transaction to Fredensborg 32 AS for an estimated net proceeds of SEK 525 million. Finally, Fitch Ratings lowered its rating to 'B-' from 'B' and affirmed the Negative Outlook.

The financial statements form part of the Annual Report and were approved by the Board of Directors and the CEO on 27 February 2025.

Parent Company Financial Statements and Notes

Parent Company Statement of Comprehensive Income

SEK million	Note	YTD 2024	YTD 2023
Management service revenues		141	190
Administrative expenses	2.1, 2.2, 7.2	-140	-183
Operating profit/loss		1	7
Dividends from shares in subsidiaries	2.3	70	250
Profit from divestment of shares in subsidiaries	2.4	–	313
Interest income	2.5	151	155
Interest expenses	2.5	-591	-695
Net currency translation gains/losses	2.5	-275	-32
Other financial items	2.5	128	-6
Profit/loss after financial items		-515	-9
Appropriations		242	155
Profit/loss before tax		-273	145
Income tax expense	2.6	–	–
Deferred tax income/expense	2.6	-64	-24
Profit for the period		-338	122

SEK million	Note	YTD 2024	YTD 2023
Profit/loss for the year according to the Income Statement		-338	122
Total Comprehensive Income		-338	122

Parent Company Statement of Financial Position

SEK million	Note	31 December 2024	31 December 2023
ASSETS			
Shares in subsidiaries	7.4	28,307	28,143
Receivables, subsidiaries	3.1, 7.2	538	701
Deferred tax assets	3.2	306	282
Total non-current assets		29,151	29,126
Receivables, subsidiaries	3.3, 7.2	11	676
Other financial assets		13	15
Accrued income, subsidiaries		53	–
Cash and cash equivalents	3.4	761	1,058
Total current assets		837	1,750
TOTAL ASSETS		29,988	30,875

SEK million	Note	31 December 2024	31 December 2023
EQUITY AND LIABILITIES			
Share capital	4.1	95	95
Restricted equity		95	95
Share premium reserve	4.1	1,802	1,802
Hybrid bonds	4.1	7,374	7,374
Retained earnings	4.1	10,536	11,203
Unrestricted equity		19,712	20,379
Total equity		19,807	20,475
Interest-bearing liabilities	5.1	8,555	9,874
Deferred tax liability		17	–
Liabilities, subsidiaries	6.1, 7.2	–	15
Total non-current liabilities		8,573	9,889
Liabilities, subsidiaries		47	–
Interest-bearing liabilities	5.1	1,393	295
Trade and other payables		3	17
Accrued expenses and prepaid income	6.2	135	149
Accrued expenses, subsidiaries		30	50
Total current liabilities		1,609	511
TOTAL EQUITY AND LIABILITIES		29,988	30,875

Parent Company Statement of Changes in Equity

SEK million	Share capital	Share premium reserve	Hybrid bonds	Retained earnings	Total equity
Opening balance, 1 January 2023	95	1,802	7,374	13,326	22,597
Profit/loss for the period	–	–	–	122	122
Total profit/loss	–	–	–	122	122
Dividends	–	–	–	-1,616	-1,616
Coupon expense hybrid bonds	–	–	627	-627	–
Coupon paid on hybrid bonds	–	–	-627	–	-627
Total transactions with the Company's shareholders	–	–	–	-2,243	-2,243
Equity, 31 December 2023	95	1,802	7,374	11,203	20,475
 Opening balance, 1 January 2024	 95	 1,802	 7,374	 11,203	 20,475
Profit/loss for the period	–	–	–	-338	-338
Total profit/loss	–	–	–	-338	-338
Coupon expense on hybrid bonds	–	–	272	-272	–
Coupon paid on hybrid bonds	–	–	-272	–	-272
Dividends	–	–	–	-59	-59
Total transactions with the Company's shareholders	–	–	–	-331	-331
Equity, 31 December 2024	95	1,802	7,374	10,536	19,807

Parent Company Statement of Cash Flows

SEK million	Note	2024	2023	SEK million	Note	2024	2023
Cash flows from operating activities				Cash flows from investing activities			
Profit before income tax		-273	146	Proceeds from divestment of shares in subsidiaries		-	1,516
Adjustments to reconcile profit before tax to net cash flows:				Net cash used in investing activities		-	1,516
Finance expenses – net		508	540	Cash flows from financing activities			
Other adjustments	7.3	252	-617	Proceeds from interest-bearing liabilities	5.1	-	1,054
Working capital changes				Repayment of interest-bearing liabilities	5.1	-357	-4,898
Increase/decrease(+) in short-term receivables		-51	-156	Dividends to parent company		-	-1,500
Increase/decrease(–) in trade and other payables		20	207	Dividends from preference shares		-59	-117
Cash generated from operations		457	120	Proceeds to subsidiaries	4.1	521	4,186
Interest paid		-508	-705	Hybrid bond coupons		-343	-627
Interest received		-22	155	Net cash used in financing activities		-238	-1,902
Net cash generated from operating activities		-73	-430	Cash and cash equivalents at the beginning of the period		1,058	1,863
				Net change in cash and cash equivalents		-311	-816
				Change rate adjustments of cash and cash equivalents		13	11
				Cash and cash equivalents at the end of the period		761	1,058

Notes to the Parent Company Financial Statements

1. Accounting policies

1.1 Accounting Policies

The Parent Company applies the same accounting policies as the Group (see [Note 1.2](#), Significant accounting policies), with the following differences:

Investments in subsidiaries

Investments in subsidiaries are recognised at historical cost less deductions for any impairments. Acquisition-related costs and any contingent consideration are capitalised if there are indications that participations in Group companies have decreased in value. The recoverable amount is calculated and if this is lower than the carrying amount, the investment is impaired. Impairment is recognised under the item 'Impairment of investments in subsidiaries'.

Financial instruments

The guidance for financial instruments under IFRS 9 is not applied by the Parent Company. The Parent Company applies the lower of cost or market method in accordance with the Swedish Annual Accounts Act. Accordingly, financial non-current assets are valued at cost and financial current assets at the lower of cost or market. The Parent Company applies the expected credit loss method under IFRS 9 for assets that are debt instruments. For other financial assets, impairment is based on market value.

The Parent Company applies the exemption not to value financial guarantee agreements benefitting subsidiaries, associated companies, and joint ventures in accordance with IFRS 9, applying instead the valuation policies under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

Impairment of financial assets

The Parent Company applies the same impairment method as the Group for expected credit losses. The Parent Company considers the subsidiaries to have similar risk profiles and assessments are performed on a collective basis for similar transactions. At the Balance Sheet date, no material increase in credit risk has been deemed to prevail for any intra-Group receivables. The Parent Company's receivables from its subsidiaries are subordinated external lenders' claims. The Parent Company's expected loss in the event of default takes into account the average of the subsidiaries' loan-to-value ratios and their expected market value in the event of a forced sale. Based on the Parent Company's assessments, it is estimated that expected loan losses will not be significant and no provision has been reported.

Group contributions and shareholder contributions

Group contributions are deductible, unlike shareholder

contributions. Group contributions paid and received are reported in the Comprehensive Income Statement. Shareholder contributions are reported as an increase of participations in Group companies and tested for impairment.

Credit risk

The Parent Company's maximum credit risk is the net amount of the financial assets. The Parent Company does not have any collateral for its net financial assets.

Based on our assessment there has been no significant increase in credit risk of the Parent Company's financial assets.

Leases as a lessee

When the Parent Company is the lessee, lease payments are expensed on a straight-line basis over the term of the lease. The cost of leases attributable to leaseholds and the cost for other leases are recognised in operating profit. The right-of-use asset and the lease liability are therefore not recognised in the Balance Sheet.

Presentation

For the Parent Company, the Income Statement and Other Comprehensive Income are presented in two

reports. For the Parent Company, the Statement of Comprehensive Income and Balance Sheet are prepared in accordance with the Annual Accounts Act's schedule while the Statement of Changes in Equity and the Cash Flow Statement are based on IAS 1, Presentation of Financial Statements, and IAS 7 Statement of Cash Flows.

2. Income and expenses

2.1 Audit fee

The audit assignment refers to the audit of the financial statements. Other assurance services provided by the auditors include services related to review procedures on interim reports and other attestation services. The fees are summarised in the table below:

EY

SEK million	2024	2023
Audit assignment	1	1
Other assurance services	–	–
Total	1	1

2.2 Personnel and senior management

Accounting policies

Employee benefits in the form of salaries, paid vacation, paid absence due to illness, etc. are recognised as employees perform services in exchange for compensation. Pensions and other post-employment benefits may be classified as defined contribution plans or defined benefit plans. All Heimstaden's pension obligations consist of defined contribution plans, which are met through ongoing payments to the independent authorities or organisations that administer the plans. Obligations regarding defined contribution plans expensed in Statement of Comprehensive Income as they are incurred.

	2024			2023		
	Women	Men	Total	Women	Men	Total
Average number of employees	17	17	33	22	26	48

Remunerations

Between the company and the CEO, a mutual notice period of six months applies. In the event of termination by the company, severance pay corresponding to 12 months salary is to be paid. Between the company and Board Members, no mutual notice period is applicable. The CEO and Board Members were paid variable remuneration of SEK 0 million (0). For senior executives and other employees, the customary pension commitments within the framework of general pension plans apply with the exception of former CEO. Who in addition to the customary pension, the company has taken out pension insurance for the former CEO with annual premiums corresponding to 10% of gross salary.

SALARIES, REMUNERATION, SOCIAL SECURITY AND PENSION COSTS HAVE BEEN PAID

2024	Position	Co-CEO	Co-CEO	Other senior management	Other employees	Total
Name	Helge Krogsbøl	Christian Fladeland				
SEK million						
Base salary	–	–	9	52	61	
Benefits	–	–	–	1	1	
Social security costs	–	–	2	18	20	
Pension costs	–	–	–	7	7	
Variable remuneration	–	–	–	–	–	
Total	–	–	11	78	89	
Women in %						
	–	–	100	50	50	

2023

Position	CEO	Deputy CEO	Other senior management	Other employees	Total
Name	Helge Krogsbøl	Christian Fladeland			
SEK million					
Base salary	–	–	4	48	52
Benefits	–	–	–	2	2
Social security costs	–	–	1	20	21
Pension costs	–	–	1	7	8
Variable remuneration	–	–	–	12	12
Total	–	–	6	89	96
Women in %	–	–	100	46	46

2.3 Profit from investments in Group companies

SEK million	2024	2023
Dividends	70	250
Total	70	250

2.4 Profit from divestment of shares in subsidiaries

SEK million	2024	2023
Profit from divestment of shares in subsidiaries	–	313
Total	–	313

2.5 Financial income and expenses

SEK million	2024	2023
Assets and liabilities measured at amortised cost:		
Interest income, subsidiaries	128	102
Interest income, other financial assets	23	53
Total interest income in accordance with the effective interest method	151	155
Interest expenses, loans	-591	-695
Total interest costs in accordance with the effective interest method	-591	-695
Other financial items, net		
Foreign currency, financial items	-275	-32
Other financial expenses	128	-6
Total other financial items	-147	-38
Net financial items	-587	-578

2.6 Income tax expense

SEK million	2024	2023
Current tax expense	-70	-
Deferred tax	-6	-24
Total income tax expense reported in Comprehensive Income Statement	-64	-24
Reported profit before tax	-515	145
Tax according to current rate	242	-30
Tax effect of:		
Non-taxable income	-426	-66
Non-deductible interest, net	-137	226
Transferred negative interest, net	-	7
Tax effects hybrid bonds	-	-129
Tax attributable to previous years	2	-
Deferred tax capitalised on prior years losses carried forward	-	20
Dividend	14	-51
Total from Comprehensive Income Statement	-64	-24

3. Assets

3.1 Receivables, subsidiaries

SEK million	31 December 2024	31 December 2023
Opening balance	701	186
Change for the year	-163	515
Closing balance	538	701

Loans are subject to market terms and are without collateral.

3.2 Deferred tax assets

SEK million	31 December 2024	31 December 2023
Opening balance	282	306
Change for the year	24	-24
Closing balance	306	282

Capitalised tax loss carryforward relates to tax loss of SEK 1,367 million (1,483).

3.3 Receivables, subsidiaries

SEK million	31 December 2024	31 December 2023
Opening balance	676	14,394
Change for the year	-665	-13,718
Closing balance	11	676

Receivables from Group companies are attributable to transactions between the Parent Company and the subsidiaries.

Intra-group loans are subject to market terms and are without collateral.

3.4 Cash and cash equivalents

Cash and cash equivalents primarily comprise traditional cash and short-term, easily convertible investments that can quickly be transformed into known amounts of cash. The change in cash and cash equivalents is shown in the Consolidated Statement of Cash Flows. There are unused credit facilities of 0 million SEK (1) that are not included in the cash and cash equivalents.

4. Equity

4.1 Equity

Event	Total number of shares	Change in share capital	Total share capital	Quota value
Opening balance at 1 January 2023	190,633,750		95,316,875	0,5
Closing balance at 31 December 2023	190,633,750		95,316,875	0,5
Opening balance at 1 January 2024	190,633,750		95,316,875	0,5
Closing balance at 31 December 2024	190,633,750		95,316,875	0,5

At 31 December 2024, there were 132,040,000 (132,040,000) ordinary shares, 58,593,750 (58,593,750) preference shares, with a quota value of SEK 0.5 (0.5) per share. Each preference share holds one vote each, while each ordinary share has ten votes. For information regarding hybrid bonds, see Group [Note 5](#).

Proposed appropriation of accumulated profit, SEK

Share premium reserve	1,802,321,685	Dividend to shareholders	–
Hybrid bonds	7,374,342,665	Share premium reserve	1,802,321,685
Retained earnings	10,967,794,797	Hybrid bonds	7,374,342,655
Profit/loss for the year	-337,763,672	Retained earnings	10,630,031,125
Total	19,806,695,475	Total	19,806,695,475

It is proposed that the funds at the disposal of the Annual General Meeting of SEK 19,806,695,475 is to be carried forward. No dividend shall be paid to any of the Share Classes. Dividend to the holders of preference shares is to be distributed in accordance with the Company's Articles of Association. Preference shares are entitled to an annual dividend of SEK 2.00 per preference share. If no dividend is proposed, the annual preferred dividend of the preference shares will be carried forward and have priority over future dividends to preference shares and common shares.

5. Capital structure and financial items

5.1 Interest-bearing liabilities

SEK million	31 December 2024	31 December 2023
Loan maturity, year		
Within 1 year of the Balance Sheet date	1,393	302
Within 1–2 years of the Balance Sheet date	4,011	1,628
Within 2–3 years of the Balance Sheet date	4,584	3,853
Within 3–4 years of the Balance Sheet date	–	4,452
Within 4–5 years of the Balance Sheet date	–	–
Later than 5 years from the Balance Sheet date	–	–
Total	9,988	10,235
Deferred charges	-40	-66
Total	9,948	10,169

MATURITY OF INTEREST-BEARING LIABILITIES

SEK million	2024		2023	
	Loan amount	Average interest, % incl. margin	Loan amount	Average interest, % incl. margin
Interest maturity, year				
Within 1 year of the Balance Sheet date	1,393	6,7	1,930	7,9
Within 1–2 years of the Balance Sheet date	4,011	4,3	–	–
Within 2–3 years of the Balance Sheet date	4,584	4,4	3,852	4,3
Within 3–4 years of the Balance Sheet date	–	–	4,454	4,4
Within 4–5 years of the Balance Sheet date	–	–	–	–
Later than 5 years from the Balance Sheet date	–	–	–	–
Total	9,988	4,6	10,235	5,0
Deferred charges	-40	–	-66	–
Total	9,948		10,169	

RECONCILIATION OF LIABILITIES ATTRIBUTABLE TO FINANCING ACTIVITIES

SEK million	Corporate bonds	Mortgages/ bank loans	Deferred charges	Total
Opening balance, 1 January 2023	13,768	196	77	14,041
Loan repayments	-2,330	-1,699	–	-4,029
New borrowings/assumed debt in connection with acquisitions	–	142	–	142
Currency exchange effect on loans	-16	–	–	-16
Other changes	-1,503	1,503	31	31
Closing balance, 31 December 2023	9,919	142	108	10,169
Opening balance, 1 January 2024	9,919	142	108	10,169
Loan repayments	-456	–	–	-456
Currency exchange effect on loans	115	–	–	115
Other changes	96	-2	26	121
Closing balance, 31 December 2024	9,674	140	134	9,948

6. Other liabilities

6.1 Non-current liabilities, subsidiaries

SEK million	31 December 2024	31 December 2023
Opening balance	15	181
Change for the year	-15	-166
Closing balance	–	15

6.2 Accrued expenses and prepaid income

SEK million	31 December 2024	31 December 2023
Personnel expenses	14	20
Accrued interest expenses	120	126
Other accrued expenses	2	3
Total	135	149

7. Other disclosures

7.1 Contingencies and commitments

SEK million	31 December 2024	31 December 2023
Issued financial guarantees for the benefit of subsidiaries	136	278
Total	136	137

There are no pledged assets as of 31 December 2023 (0).

7.2 Related-party disclosures

Transactions with subsidiaries

Heimstaden AB has sold management services to Heimstaden Bostad AB of SEK 44 million in 2023 (43).

For more information, see Group [Note 8.1](#).

SEK million	2024	2023
Sales to subsidiaries	140	199
Purchases from subsidiaries	36	49
Interest income from subsidiaries	128	119
Receivables from subsidiaries	548	676
Liabilities to subsidiaries	47	15
Dividends to subsidiaries	70	250
Capital contributions to subsidiaries	165	9,645
Issued financial guarantees for the benefit of subsidiaries	136	278
Total	1,271	11,231

Executive management

For information of remuneration to the Board of Directors and the CEO, see [Note 2.2](#).

7.3 Other adjustments in Cash Flow Statement

SEK million	2024	2023
Result sales	–	-313
Interest income, subsidiaries	47	-86
Dividends	-70	-250
Exchange rate difference	275	32
Total	252	-617

7.4 Group companies

SHAREHOLDINGS IN SUBSIDIARIES

Company	Corp.ID.nr	Registered office	Number of shares	Share in % ^{1,2}	Recognised value in Parent Company, SEK million	
					2024	2023
Heimstaden Exploatering AB	556485-9014	Malmö	1,000	100	2	2
Heimstaden i Skåne AB	556694-5753	Malmö	1,000	100	–	–
Heimstaden Investment AB	556788-1205	Malmö	1,000	100	28,145	28,023
Heimstaden Fastigheter AB	559063-8580	Malmö	500	100	49	8
Heimstaden Tyskland AB	559092-3420	Malmö	500	100	1	1
Heimstaden Group Manager AB	559382-7925	Malmö	25,000	100	6	6
Heimstaden Investment II AB	559386-6949	Malmö	25,000	100	–	–
Heimstaden Danmark Ejendomme A/S	35852093	Copenhagen	500,000	100	–	–
Heimstaden Danmark A/S	35524525	Copenhagen	500,000	100	–	–
Heimstaden Group Denmark A/S	41639768	Copenhagen	500,000	100	–	–
Heimstaden Development Properties II Aps	43548379	Copenhagen	40,000	100	103	102
Heimstaden Norway AS	934631005	Oslo	106,505	100	–	–
Heimstaden Group Norway AS	926432176	Oslo	1,000,000	100	–	–
Heimstaden Nederland B.V.	60625449	Amsterdam	100	100	–	–

Company	Corp.ID.nr	Registered office	Number of shares	Share in % ^{1,2}	Recognised value in Parent Company, SEK million	
					2024	2023
Heimstaden GmbH	HRB211632	Berlin	25,000	100	–	–
Heimstaden Investment CEE s.r.o	8824410	Prag	1	100	–	–
Heimstaden Poland sp. z o.o.	0000875410	Warsaw	10,000	100	–	–
Heimstaden Group Poland sp. z o.o.	0000875786	Warsaw	10,000	100	–	–
Heimstaden ehf.	440315-1190	Hlíðasmári	11,251,397,746	100	–	–
Heimstaden Group Finland Oy	3218660-4	Helsingfors	25,000	100	–	–
Heimstaden U.K. Ltd	13214989	London	50	100	–	–
Heimstaden Group U.K. Ltd	13215293	London	150	100	–	–
Total					28,307	28,143

¹ The share of capital corresponds to the share of votes.

² Except for the Group companies acquired in 2023 the share of capital in 2023 corresponds to the share of capital in 2022.

SEK million	31 December 2024	31 December 2023
Opening balance	28,142	20,233
Shareholder contributions	165	9,645
Disposals	–	-1,736
Closing balance	28,306	28,142

Proposed Appropriation of Accumulated Profit and Signatures

Proposed Appropriation of Accumulated Profit

According to the Parent Company's Statement on Financial Position, the following earnings are at the disposal of the Annual General Meeting:

SEK	
Share premium reserve	1,802,321,685
Hybrid bonds	7,374,342,665
Retained earnings	10,967,794,797
Profit (loss) for the year	-337,763,672
Total	19,806,695,475

Proposed no Preference Share dividends:

SEK	
Dividends to shareholders	-
Share premium reserve	1,802,321,685
Hybrid bonds	7,374,342,665
Retained earnings	10,630,031,125
Total	19,806,695,475

Proposal on dividends

It is proposed that the funds at the disposal of the Annual General Meeting of SEK 19,806,695,475 is to be carried forward. No dividend shall be paid to any of the Share Classes. Dividend to the holders of preference shares is to be distributed in accordance with the Company's Articles of Association. Preference shares are entitled to an annual dividend of SEK 2.00 per preference share. If no dividend is proposed, the annual preferred dividend of the preference shares will be carried forward and have priority over future dividends to preference shares and common shares.

Signatures

The undersigned provide their assurance that the Consolidated Financial Statements have been prepared in accordance with the International Accounting Standards (IFRS), as adopted by the EU, as well as the Swedish Financial Reporting Board's recommendation RFR 1, and that the Annual Report has been prepared in accordance with the Annual Accounts Act and the recommendation RFR2 of the Swedish Financial Reporting Board. The Consolidated and Annual Financial Statements have been prepared in accordance with good accounting practices, and provide a fair view of the Group's and the Parent Company's financial position and profit, and that the Administration Report provides a fair overview of the development of the operations, position, and results of the Group and the Company, as well as describing significant risks and uncertainty factors facing the companies within the Group. The Annual Report also contains the Group's and Parent Company's statutory sustainability reporting in accordance with the Swedish Annual Accounts Act, see [page 38](#).

Malmö, 27 February 2025

Helge Krogsbøl
CEO

Ivar Tollefsen
Chairman

John Giverholt
Board Member

Fredrik Reinfeldt
Board Member

Our Audit Report was submitted on 27 February 2025
Ernst & Young AB

Jonas Svensson
Authorised Public Accountant

Auditor's Report

To the general meeting of the shareholders of Heimstaden AB (publ), corporate identity number 556670-0455

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual accounts and consolidated accounts of Heimstaden AB (publ) except for the corporate governance statement on [pages 29–37](#) and the statutory sustainability report on [pages 42, 47–93](#) and [104–109](#) for the year 2024. The annual accounts and consolidated accounts of the company are included on [pages 2–4, 6, 19–22, 36](#) and [117–181](#) 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 31st of December 2024 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 31st of December 2024 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 29–37](#) and the statutory sustainability report on [pages 42, 47–93](#) and [104–109](#). 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 consolidated comprehensive income statement and the consolidated balance sheet for 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.

Property Valuations

Description

The fair value of the Group's investment properties reported in the Statement of Financial Position at 31 December 2024 amount to SEK 335 422 million.

The valuations are made through a combination of local price analyses and market simulations of future cash flows. The properties were valued externally at year-end. The properties' direct return requirements are assessed on the basis of each property's unique risk and transactions made in the market for objects of a similar nature.

In view of the many assumptions and assessments made in connection with the valuation of investment properties, we believe that this area is to be considered of particular importance in our audit.

A description of the valuation of the property holdings is shown in the Annual Report under [Note 3.1](#) Investment Properties.

How our audit addressed this key audit matter

In our audit of the fair value of the Group's investment properties, we have among other things:

- Evaluated and examined the property valuation process.
- Evaluated the valuation method.
- With the support of our internal property valuation specialists, we have examined a sample of the external property valuations and assessed the reasonableness of assumptions made, such as direct return requirements, vacancy rates, rental income and operating costs.
- For a selection of investment properties, we have examined inputs on revenue and operating expenses and calculations in the external valuations at the property level.
- We have evaluated the external valuers' competence and objectivity.
- We have reviewed supplementary disclosures made in the Annual Report.

Goodwill

Description

At 31 December 2024 the Group's consolidated statements of financial position includes goodwill amounting to SEK 15 990 million.

The Group has assessed goodwill for impairment at 31 December 2024. Assessment of the impairment of the Group's goodwill incorporate significant judgments and estimates, specifically concerning factors such as forecast cashflows, discounts rates and terminal growth rates. Minor changes in certain assumptions can lead to significant changes in the recoverable amount of these assets.

Accordingly, based on the significant judgements and estimates involved in the impairment testing of goodwill we considered this to be a key audit matter in our audit.

Break-down of Goodwill and impairment test is found in [note 3.2](#) Goodwill and Intangible Assets in the Annual Report.

How our audit addressed this key audit matter

Our audit procedures included among others the following:

- Assessed the cash flow forecasts, assumptions and estimates used by the Group, by considering the reliability of the Group's cash flow forecasts based of our knowledge of the business.
- With support from our valuation specialists assessed applied methodology for impairment and evaluated the key assumptions applied in the impairment models. These include in particular the discount rates and growth rates.
- Tested the mathematical accuracy of the impairment testing models and relevant inputs.
- Performed sensitivity analysis on key assumptions.
- We have reviewed supplementary disclosures made in the Annual Report.

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 5, 7–18, 23–28, 38–41, 43–46, 94–103, 110–116](#) and [187–190](#). 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 Director's 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 Heimstaden AB (publ) for the year 2024 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 29–37](#) 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.

The auditor's opinion regarding the statutory sustainability report

The Board of Directors is responsible for the statutory sustainability report on [pages 42, 47–93](#) and [104–109](#), and that it is prepared in accordance with the Annual Accounts Act in accordance with the old version in force before 1 July 2024.

My (Our) examination has been conducted in accordance with FAR's auditing standard RevR 12. The auditor's opinion regarding the statutory sustainability report. This means that our examination of the statutory sustainability report 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 opinion.

A statutory sustainability report has been prepared.

Ernst & Young AB, P.O Box 7850, 103 99 Stockholm, was appointed auditor of Heimstaden AB (publ) by the general meeting of the shareholders on the 4th of April 2024 has been the company's auditor since the 15th of April 2015.

Stockholm the 27th of February 2025
Ernst & Young AB

Jonas Svensson
Authorized Public Accountant

Quarterly Financial Information

Condensed Statement of Comprehensive Income

SEK million	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Rental income	4,083	4,017	3,943	3,876	3,850
Service charges paid by tenants	471	340	395	506	431
Property expenses	-1,687	-1,423	-1,523	-1,809	-1,741
Net operating income	2,867	2,934	2,814	2,573	2,540
Corporate administrative expenses	-169	-151	-150	-152	-185
Other operating income	16	30	17	36	40
Other operating expenses	-220	-124	-109	-139	-190
Realised gains/losses from divestment of properties	365	474	643	206	180
Profit before unrealised fair value adjustments	2,860	3,163	3,215	2,524	2,385
Fair value adjustment of investment properties	2,209	2,600	1,258	2,488	-5,323
Value adjustment of inventory properties	14	19	-383	-357	-8
Operating profit/loss	5,082	5,781	4,090	4,655	-2,945
Share of net profits/losses of associated companies and joint ventures	-20	-148	-74	197	666
Interest income	32	66	43	97	177
Interest expenses	-1,713	-1,680	-1,607	-1,553	-1,529
Net currency translation gains/losses	-723	342	918	-2,575	3,257
Fair value adjustment of derivative financial instruments	368	-993	-189	199	-963
Other financial items	-116	-29	-26	-21	-13
Profit/loss before tax	2,911	3,340	3,154	999	-1,350

SEK million	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Income tax expense	-654	-919	-1,092	-116	-887
Profit/loss for the period	2,257	2,422	2,061	884	-2,236
Other comprehensive income					
Currency translation differences	1,860	-982	-1,541	4,124	-6,728
Total comprehensive income/loss	4,117	1,439	520	5,008	-9,221
Profit/loss attributable to:					
The Parent Company's shareholders	604	1,519	640	-	-1,475
Non-controlling interests	1,652	902	1,421	884	-1,017
Comprehensive income/loss attributable to:					
The Parent Company's shareholders	1,640	997	-254	2,393	-5,590
Non-controlling interests	2,477	442	773	2,614	-3,631

Condensed Statement of Financial Position

SEK million	31 December 2024	30 September 2024	30 June 2024	31 March 2024	31 December 2023	SEK million	31 December 2024	30 September 2024	30 June 2024	31 March 2024	31 December 2023
ASSETS											
Investment properties	335,422	331,939	331,359	331,957	320,607						
Goodwill and Intangible assets	16,223	16,073	16,110	16,223	15,893						
Machinery and equipment	313	330	331	332	346						
Investments in associated companies and joint ventures	8,957	8,827	9,007	9,149	8,702						
Derivative financial instruments	57	10	175	177	34						
Deferred tax assets	1,125	1,119	1,199	1,497	1,081						
Other financial assets	957	1,170	1,196	1,529	3,528						
Total non-current assets	363,054	359,467	359,377	360,863	350,190						
Inventory properties	896	501	501	534	538						
Rent and trade receivables	243	422	221	212	229						
Other financial assets	1,633	1,875	1,861	2,331	1,637						
Derivative financial instruments	8	31	52	231	464						
Prepayments	873	1,130	1,030	1,543	1,165						
Cash and cash equivalents	4,547	15,283	4,448	3,765	12,492						
Assets held for sale	2,163	1,371	1,106	750	294						
Total current assets	10,363	20,611	9,218	9,366	16,817						
TOTAL ASSETS	373,416	380,079	368,595	370,229	367,008						
EQUITY AND LIABILITIES											
Total equity						147,803	143,890	142,477	142,208	137,929	
Interest-bearing liabilities						181,466	182,254	180,089	184,087	181,535	
Lease liabilities						1,307	1,297	1,224	1,121	1,098	
Derivative financial instruments						632	973	170	184	481	
Deferred tax liabilities						21,856	21,264	20,656	20,321	19,729	
Other financial liabilities						1,907	1,718	1,711	1,719	1,663	
Total non-current liabilities						207,168	207,505	203,850	207,432	204,505	
Interest-bearing liabilities						13,462	24,385	17,665	16,113	19,898	
Lease liabilities						64	75	1,224	82	88	
Trade payables						669	496	170	458	800	
Other liabilities						1,748	1,334	20,656	1,394	892	
Derivative financial instruments						28	28	1,711	2	–	
Accrued expenses and prepaid income						2,474	2,366	203,850	2,540	2,896	
Total current liabilities						18,445	28,683	22,268	20,589	24,574	
TOTAL EQUITY AND LIABILITIES						373,416	380,079	368,595	370,229	367,008	

Condensed Statement of Changes in Equity

SEK million	Share capital	Other capital contributions	Hybrid bonds	Currency translation reserve	Retained earnings	Attributable to Parent Company shareholders	Non-controlling interests	Total equity
Opening balance, 1 January 2023	95	7,504	7,374	8,001	21,124	44,098	124,711	168,808
Profit/loss for the period	–	–	–	–	-15,798	-15,798	-10,386	-26,184
Currency translation differences	–	–	–	-1,189	–	-1,189	-609	-1,799
Total comprehensive income/loss	–	–	–	-1,189	-15,798	-16,987	-10,995	-27,982
New share issue	–	–	–	–	–	–	1,942	1,942
Costs of issuance	–	–	–	–	–	–	-6	-6
Buyback of hybrid bonds	–	–	–	–	8	8	-71	-63
Currency translation on buyback of hybrid bonds	–	–	627	–	–	627	–	627
Coupon expense on hybrid bonds	–	–	-627	–	–	-627	–	-627
Coupon paid on hybrid bonds	–	–	–	–	-1,617	-1,617	-5,724	-7,342
Dividends	–	–	–	–	1,112	1,112	1,461	2,573
Total transactions with the company's shareholders	–	–	–	–	-497	-497	-2,399	-2,896
Equity, 31 December 2023	95	7,504	7,374	6,812	4,829	26,613	111,317	137,929
Opening balance, 1 January 2024	95	7,504	7,374	6,812	4,829	26,613	111,317	137,929
Profit/loss for the period	–	–	–	–	2,159	2,159	3,206	5,365
Currency translation differences	–	–	–	977	–	977	623	1,601
Total comprehensive income/loss	–	–	–	977	2,159	3,136	3,829	6,966
Dividends	–	–	–	–	-59	-59	–	-59
Currency translation on buyback of hybrid bonds	–	–	–	–	-10	-10	–	-10
Net coupon expense on hybrid bonds	–	–	272	–	-272	–	–	–
Net coupon paid on hybrid bonds	–	–	-272	–	–	-272	-678	-950
Transactions with non-controlling interests	–	–	–	–	14	14	–	14
Total transactions with the company's shareholders	–	–	–	–	-326	-326	-678	-1,005
Equity, 30 September 2024	95	7,504	7,374	7,789	6,661	29,423	114,468	143,890
Profit/loss for the period	–	–	–	–	604	604	1,652	2,256
Currency translation differences	–	–	–	1,036	–	1,036	825	1,860
Total comprehensive income/loss	–	–	–	1,036	604	1,640	2,477	4,116
Issue of hybrid bonds	–	–	–	–	–	–	5,743	5,743
Costs of issuance	–	–	–	–	–	–	-61	-61
Buyback of hybrid bonds	–	–	–	–	–	–	-5,334	-5,334
Currency translation on buyback of hybrid bonds	–	–	–	–	10	10	-444	-434
Net coupon paid on hybrid bonds	–	–	–	–	–	–	-118	-118
Total transactions with the company's shareholders	–	–	–	–	10	10	-214	-204
Equity, 31 December 2024	95	7,504	7,374	8,825	7,276	31,073	116,730	147,803

Condensed Statement of Cash Flows

SEK million	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023	SEK million	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
Operating activities						Investing activities					
Profit/loss before tax	2,909	3,341	3,154	999	-1,350	Acquisition of investment properties	-10	-	-34	-495	-900
Adjustments to reconcile profit before tax to net cash flows:						Proceeds net of direct transaction cost from divestments of properties from privatisation programme	2,362	2,219	1,657	830	439
Fair value adjustment on investment properties	-2,208	-2,600	-1,259	-2,487	5,323	Proceeds net of direct transaction cost from divestments of properties from portfolio sales	1,040	-	-	-	-
Value adjustment of inventory properties	-14	-19	383	357	8	Divestment of business area (Iceland)	686	-	-	-	1,492
Fair value adjustment of derivative financial instruments	-368	993	189	-199	963	Capital expenditure on investment and inventory properties	-1,823	-1,232	-1,571	-1,038	-2,263
Interest income	-32	-66	-43	-97	-177	Deposits for signed acquisitions	-2	-	-	1	322
Interest expenses	1,461	1,933	1,607	1,553	1,457	Purchases/sales of machinery and equipment	-20	-2	1	-3	-18
Share of net profits/losses of associated companies and joint ventures	20	148	74	-197	-666	Purchases of intangible assets	-22	-2	-22	-9	-59
Realised gains/losses from divestment of properties	-364	-474	-642	-206	-183	Investments of associated companies and joint ventures	91	59	-62	4	144
Other adjustments	820	-285	-918	2,648	-3,268	Other cash flows from investing activities	64	-	-14	103	-920
Working capital changes						Net cash flows from investing activities	2,367	1,042	-45	-607	-1,763
Increase(-)/decrease(+) in rent and other receivables	-124	-380	460	-450	660	Financing activities					
Increase(+)/decrease(-) in trade and other payables	352	-312	-232	440	-1,183	Proceeds from issuance of interest-bearing liabilities	8,443	21,006	3,570	2,374	11,383
Cash generated from operations	2,452	2,277	2,773	2,360	1,582	Repayment of interest-bearing liabilities	-22,356	-11,467	-3,835	-10,035	-4,057
Interest paid	-1,547	-1,928	-1,490	-1,675	-1,420	Dividends paid	-	-	-29	-29	-1,555
Interest received	29	66	43	97	177	Proceeds from non-controlling interests	-	-	-	14	399
Paid income tax	133	-122	-211	-314	75	Proceeds from issuances of hybrid bonds	5,743	-	-	-	-
Net cash flows from operating activities	3,434	2,512	2,772	1,299	414	Buyback of hybrid bonds	-5,759	-	-	-	-
						Hybrid bonds coupons	-148	-	-325	-872	-111
						Other cash flows from financing activities	110	12	8	17	532
						Net cash flows from financing activities	-13,968	9,552	-612	-8,532	6,591
						Net change in cash and cash equivalents	-10,533	10,887	459	-8,670	5,242
						Cash and cash equivalents at the beginning of the period	15,283	4,448	3,765	12,492	7,341
						Net currency exchange effect in cash and cash equivalents	-203	-52	225	-56	-92
						Cash and cash equivalents at the end of the period	4,546	15,283	4,448	3,765	12,491

Financial Calendar

Q1 2025 Report	6 May 2025
Q2 2025 Report	22 August 2025
Q3 2025 Report	28 October 2025
2025 Annual Report	27 February 2026

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This information is such that Heimstaden AB (publ) is required to disclose under the EU Market Abuse Regulation. The information was submitted for publication through the agency of the above contact persons at 08:00 CET on 28 February 2025.

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