HOLMSTRÖM
FASTIGHETER HOLDING

INTERIM REPORT
JANUARY – JUNE
2026

Q2

INTERIM REPORT JANUARY – JUNE 2026

Holmström Fastigheter Holding AB (publ) ("Holmström Fastigheter", "The Company") is a public company in the property sector and a wholly owned subsidiary within F. Holmströmgruppen AB-conglomerate. The business is based on the ownership of residential properties and real estate-related shareholdings.

COMMENTS TO THE RESULTS JANUARY - JUNE 2026

- Rental income amounted to SEK 24 m (26).
- Net operating income was SEK 10 m (14).
- Profit/loss from associated companies and joint ventures was SEK 10 m (-22).
- Changes in the value of realised investment properties was SEK 0 m (0). Property valuations are carried out upon divestment or annually with the valuation date of 31 December.
- Profit/loss before tax for the period was SEK -24 m (-91).

APRIL - JUNE 2026

- Rental income amounted to SEK 12 m (14).
- Net operating income was SEK 7 m (9).
- Profit/loss from associated companies and joint ventures was SEK 10 m (-16).
- Changes in the value of realised investment properties was SEK 0 m (0). Property valuations are carried out upon divestment or annually with the valuation date of 31 December.
- Profit/loss before tax for the period was SEK -5 m (-69).

SIGNIFICANT EVENTS APRIL - JUNE 2026

- No significant events during the quarter.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- Holmström Fastigheter initiated and obtained approval from the bondholders in the written procedure relating to its senior secured bonds with deferred interest.
- Holmström Fastigheter has entered into an agreement with an external service provider for the management of the company´s property portfolio.

OTHER

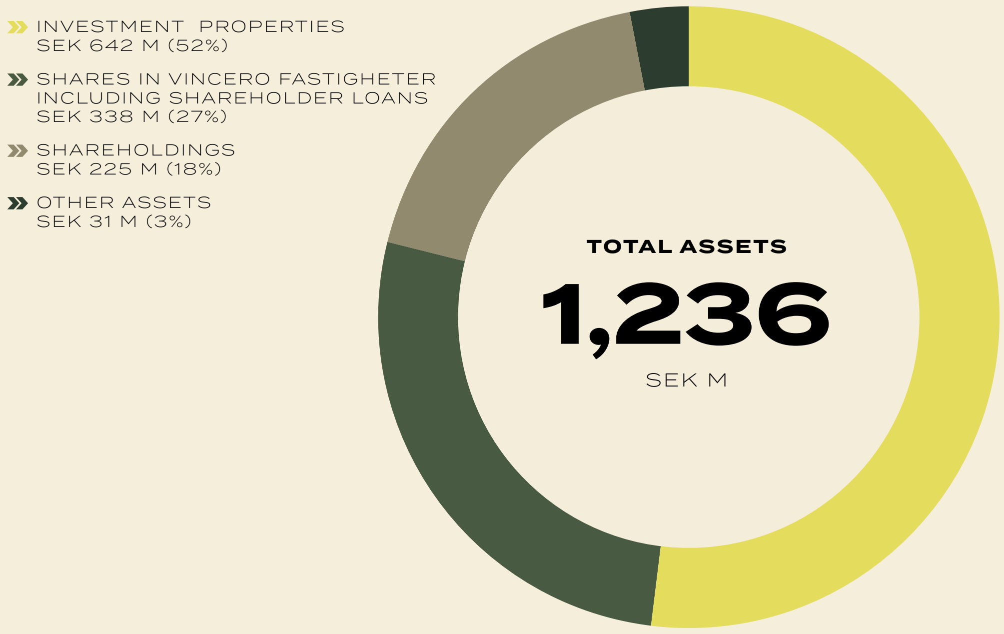
- Holmström Fastigheter is operating in accordance with the conditions set out in the written procedure regarding the divestment of assets in order to generate liquidity ahead of the redemption of its senior secured bonds, including accrued interest.

KEY PERFORMANCE INDICATORS, THE GROUP

SEK M	2026 Apr-Jun	2025 Apr-Jun	2025 Jan-Dec
Financial KPI's			
Rental income	12	14	52
Net operating income	7	9	26
Profit/loss from shares in associated companies and joint ventures	10	-16	-125
Change in value of investment properties	0	0	-41
Operating profit/loss, rolling 12 months	-163	0	-234
Profit/loss before tax	-5	-69	-290
Return on equity on a yearly basis, %	-20.9%	-43.6%	-28.8%
Adjusted equity ratio, %	31.1%	39.1%	31.5%
Interest coverage ratio, multiple	-0.3	0.5	-0.4
Property related KPI's			
Number of investment properties	24	25	24
Market value of the properties, SEK m	642	813	640
Property value, SEK per sqm	16,853	20,578	16,804
Annual rental income, SEK per sqm	1,303	1,357	1,276
Property yield, %	4.4%	4.1%	4.0%
Vacancy rate (economic), %	7.9%	4.7%	5.2%
Lettable area, sqm	37,316	38,784	37,316

Definitions are presented at the end of the report.

ASSETS, HOLMSTRÖM FASTIGHETER
BOOK VALUE



THIS IS HOLMSTRÖM FASTIGHETER

OVERVIEW
Holmström Fastigheter is a group company within F. Holmströmgruppen AB ("Holmströmgruppen") and focuses on residential properties in prime locations in metropolitan as well as regional cities throughout Sweden.

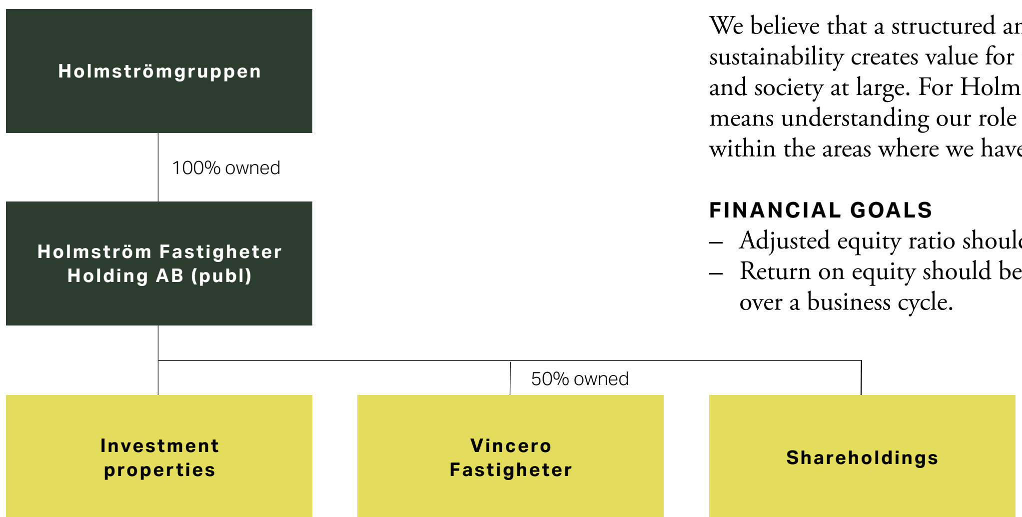
Holmström Fastigheter has a 50 per cent strategic holding of shares in Vincero Fastigheter 5 AB and Vincero Fastigheter 8 AB, who specialise in commercial and residential properties in the Greater Stockholm. Holmström Fastigheter also has shareholdings in Esmaeilzadeh Holding AB (publ) ("EHAB") and HAM Nordic AB ("HAM"), the parent company of Magnolia Bostad.

SUSTAINABILITY
Holmström Fastigheter is committed to sustainable development, and sustainability considerations are an integral part of the Company's operations and decision-making. We take responsibility for our impact on the environment and on people, with a long-term perspective that considers future generations.

We believe that a structured and responsible approach to sustainability creates value for the Company, our employees, and society at large. For Holmström Fastigheter, sustainability means understanding our role in society and acting responsibly within the areas where we have the greatest ability to influence.

FINANCIAL GOALS
- Adjusted equity ratio should be at least 40 per cent.
- Return on equity should be at least 8 per cent on average over a business cycle.

SIMPLIFIED GROUP STRUCTURE



INVESTMENT PROPERTIES

Holmström Fastigheter's strategy is to directly and indirectly own and manage properties in Sweden.

LOCATIONS

The properties are located in Stockholm, Nynäshamn and Österåker (Mälaren Region) and in Örnsköldsvik (Örnsköldsvik Region). The properties are located in central, attractive locations in areas that show good economic growth, positive population growth and a shortage of housing.

OWNERSHIP

The group's properties in the Mälaren Region is owned through companies by Holmström Fastigheter to 100 per cent, while the properties in the Örnsköldsvik Region is owned through companies to 60 per cent.

TYPE OF PROPERTIES

The portfolio consists of residential properties, with 76 per cent of the area comprising residential units and 24 per cent comprising commercial premises. The commercial premises are typically located on the ground floor of the residential buildings.

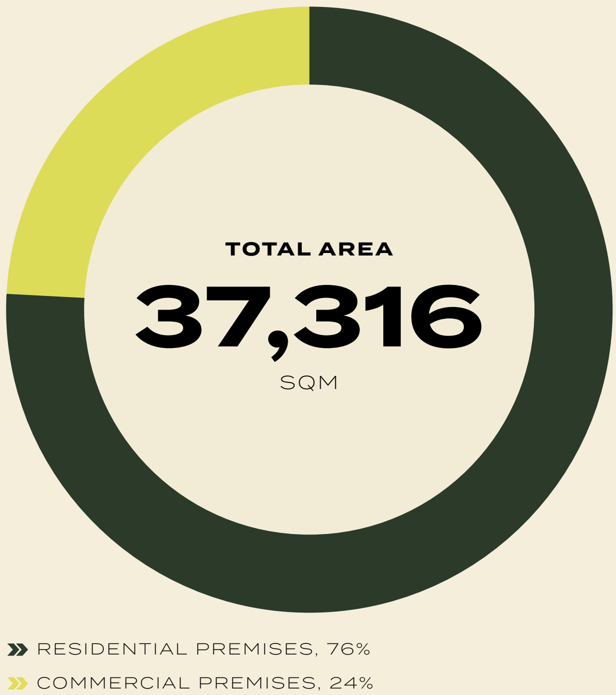
Postmästaren 2, Nynäshamn. 80 apartments, 18 commercial premises.

SUMMARY OF PROPERTY PORTFOLIO

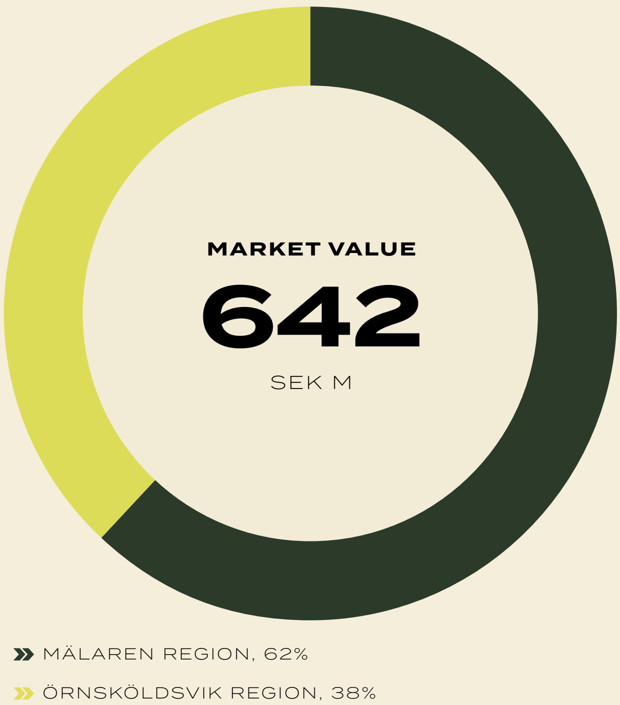
	30/06/2026
Number of investment properties	24
Properties' market value, SEK m	642
Property value, SEK per sqm	16,853
Annual rental income, SEK per sqm	1,303
Property yield, %	4.4%
Vacancy rate (economic), %	7.9%
Lettable area, sqm	37,316

Definitions are presented at the end of the report.

INVESTMENT PROPERTIES
DISTRIBUTION BY PROPERTY SEGMENT



INVESTMENT PROPERTIES
DISTRIBUTION BY MARKET VALUE



MÄLAREN REGION

Mälaren Region has an aggregated population of around 3.2 million people or close to a third of Sweden's population. The Mälaren portfolio accounts for 62 per cent of Holmström Fastigheter's property portfolio in terms of market value.

LOCATIONS

The Mälaren portfolio is concentrated around the urban areas of Stockholm, Nynäshamn and Österåker.

TYPE OF PROPERTIES

The portfolio consists of four properties. The largest accounts for just under half of the rental income and is a residential and commercial property in a prime location in Nynäshamn.

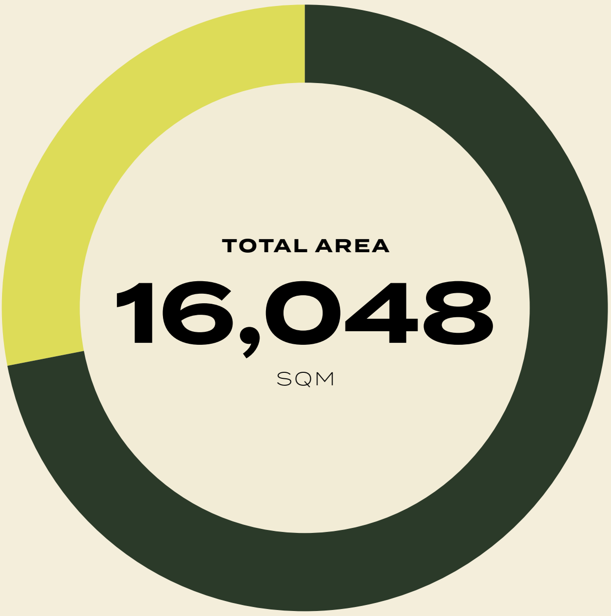
Postmästaren 2, Nynäshamn, 80 apartments.

KPI'S, MÄLAREN REGION

	30/06/2026
Number of investment properties	4
Properties' market value, SEK m	400
Property value, SEK per sqm	24,645
Annual rental income, SEK per sqm	1,451
Property yield, %	3.8%
Vacancy rate (economic), %	13.3%
Lettable area, sqm	16,048

Definitions are presented at the end of the report.

MÄLAREN REGION
DISTRIBUTION BY PROPERTY SEGMENT



RESIDENTIAL PREMISES, 72%
COMMERCIAL PREMISES, 28%

MÄLAREN REGION
DISTRIBUTION BY MARKET VALUE

STOCKHOLM, 22%
NYNÄSHAMN, 53%
ÖSTERÅKER, 25%

ÖRNSKÖLDSVIK REGION

Örnsköldsvik Municipality is situated in the north of Sweden with a population of around 55,000. The Örnsköldsvik region accounts for 38 per cent of Holmström Fastigheter's property portfolio in terms of market value.

LOCATIONS
All properties are located within Örnsköldsvik municipality and split between Örnsköldsvik and Husum, the latter located around 25 minutes by car from Örnsköldsvik.

TYPE OF PROPERTIES
The Örnsköldsvik region consists of residential properties situated in central locations, complemented by commercial properties.

Irland 2, Örnsköldsvik, 17 apartments.

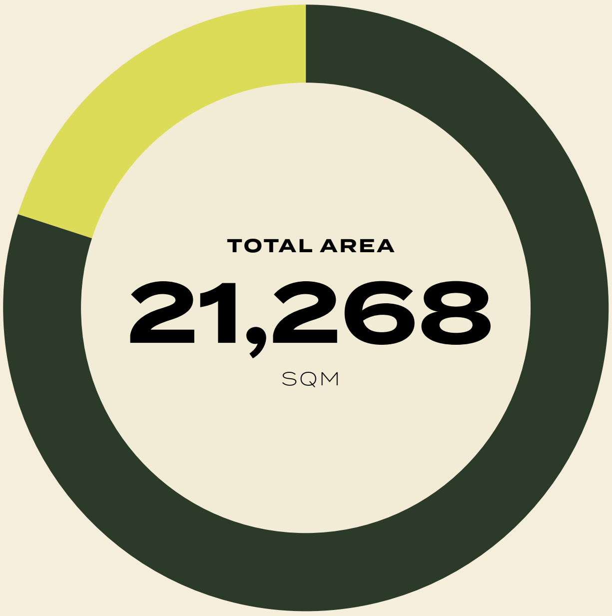
KPI'S, ÖRNSKÖLDSVIK REGION

	30/06/2026
Number of investment properties	20
Properties' market value, SEK m *	242
Property value, SEK per sqm	10,955
Annual rental income, SEK per sqm	1,192
Property yield, %	5.4%
Vacancy rate (economic), %	3.0%
Lettable area, sqm	21,268

** Holmström Fastigheter owns 60 per cent of the properties.*

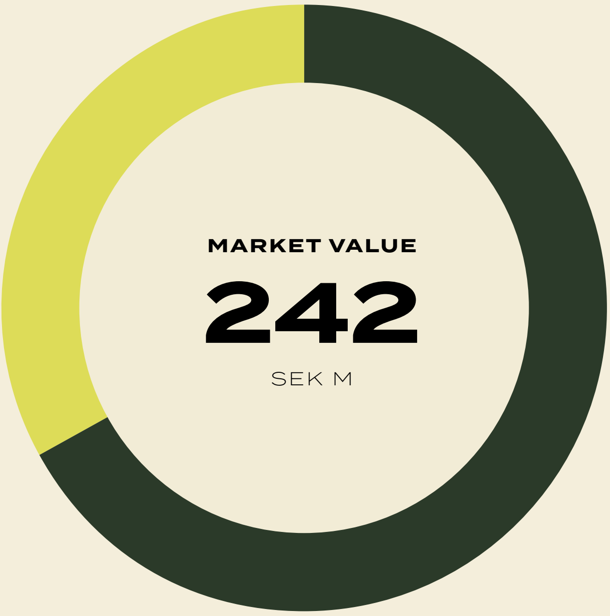
Definitions are presented at the end of the report.

ÖRNSKÖLDSVIK REGION
DISTRIBUTION BY PROPERTY SEGMENT



» RESIDENTIAL PREMISES, 80%
» COMMERCIAL PREMISES, 20%

ÖRNSKÖLDSVIK REGION
DISTRIBUTION BY MARKET VALUE



» ÖRNSKÖLDSVIK, 67%
» HUSUM, 33%

VINCERO FASTIGHETER

Storängen Etapp 4, Huddinge.

VINCERO FASTIGHETER

- Vincero Fastigheter is a JV between Holmström Fastigheter and the Vincero Group which owns and manages commercial properties in attractive locations with good transport links in and around Greater Stockholm. In addition, it owns and manages a residential portfolio in Norrland through its subsidary Lärkstaden JV AB.
- Innovative urban development to create unique large-scale housing areas with qualities for housing that contribute to sustainable urban environments.
- Long-term management of self-produced and acquired housing in the Stockholm region and other growth locations.
- Ownership: 50 per cent.

SIGNIFICANT EVENTS APRIL – JUNE 2026

- Vincero Fastigheter 5 AB has entered into an agreement for the sale of two office and warehouse properties in the Örnsberg industrial area. Lärkstaden has also sold and transferred ownership of the property Paulinehem 1.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- Vincero Fastigheter 5 AB has divested part of its ownership interest in Lärkstaden and now holds a 50% stake following the transaction. Consequently, Lärkstaden will no longer be included in the Group's consolidated financial statements.

For further information about Vincero Fastigheter please see: https://vincerofastigheter.se/

SHAREHOLDINGS

Holmström Fastigheter has a number of shareholdings, of which the majority is allocated in EHAB and HAM Nordic, with a total consideration of approximately SEK 221 m, as per Q2 2026.

EHAB

Esmaeilzadeh Holding AB (publ) ("EHAB") is an entrepreneurially-driven investment company that invests in and develops sustainable companies in the long-term within selected sectors with defined niches. The company's primary focus is investments in operational company groups with the possibility of both organic and acquisition-based growth. Holmström Fastigheter owns 2.5 per cent of the shares in EHAB.

For more information on EHAB please see: https://ehab.group/

SEK 71 M

The value of Holmström Fastigheter's shareholding in EHAB amounted to SEK 71 m as of 30 June 2026.

Fredrik Holmström, CEO Holmström Fastigheter, and Saeid Esmaeilzadeh, chairman of the investment company EHAB.

HAM NORDIC

Holmström Fastigheter has shareholdings in HAM Nordic AB ("HAM Nordic"), the parent company of Magnolia Bostad, which are under contract to be divested to Areim.

Magnolia Bostad is an urban developer that creates new neighbourhoods and residential areas. The company develops rental and tenant-owned apartments, community service properties and hotels in Sweden's growth areas and metropolitan cities, partly for sale and partly for self-management.

In connection with the signing of the agreement, Areim obtained full control of Magnolia Bostad and Holmströmgruppen owns 30.8 per cent of the shares in HAM Nordic, but it has been agreed that these will gradually be divested when Areim raises capital intended for Magnolia Bostad.

For more information on Magnolia Bostad please see: https://magnoliabostad.se/

MAGNOLIA

SEK 150 M

The value of Holmström Fastigheter's shareholding in HAM Nordic amounted to SEK 150 mkr m as of 30 June 2026.

CONSOLIDATED INCOME STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Rental income	12	14	24	26	52
Other income	1	0	1	1	3
Operating costs	-6	-5	-14	-13	-28
Property tax	0	0	-1	-1	-1
Net operating income	**7**	**9**	**10**	**14**	**26**
Central administration	-1	-1	-2	-3	-8
Profit/loss from shares in associated companies and joint ventures	10	-16	10	-22	-125
Profit from other securities and receivables	-3	-45	-6	-50	-81
Change in value of investment properties	0	0	0	0	-41
Operating profit/loss	**13**	**-53**	**12**	**-61**	**-229**
Financial income	2	2	5	5	10
Financial expenses	-20	-18	-41	-35	-71
Profit after financial items	**-5**	**-69**	**-24**	**-91**	**-290**
Profit/loss before tax	**-5**	**-69**	**-24**	**-91**	**-290**
Deferred tax	-1	0	-1	-1	8
Tax on profit/loss for the period	0	0	0	0	-1
Profit/loss for the period	**-6**	**-69**	**-25**	**-92**	**-283**
Comprehensive income attributable to					
Parent company shareholders	-6	-69	-25	-92	-283
Non-controlling interests	0	1	0	0	-1

COMMENTS TO THE RESULT APRIL TO JUNE 2026

- Rental income amounted to SEK 12 m (14). SEK 10 m (11) are residential income, and the remaining arrive from commercial premises.
- Net operating income was SEK 7 m (9).
- Profit from associated companies was SEK 10 m (-16), from which mainly refers to results from Vincero Fastigheter.
- Changes in the value of realised investment properties amounted to SEK 0 m (0).
- Operating profit for the period was SEK 13 m (-53).
- Comprehensive income for the period amounted to SEK -6 m (-69).

CONSOLIDATED STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
Assets			
Fixed assets			
Investment properties	642	813	640
Right of use assets	5	5	5
Total tangible fixed assets	**647**	**817**	**645**
Shares in associated companies and joint ventures	187	280	177
Receivables from associated companies	151	131	148
Other long-term securities held	225	268	231
Total financial fixed assets	**563**	**680**	**556**
Total fixed assets	**1,236**	**1,497**	**1,201**
Current assets			
Accounts receivable	1	1	1
Other receivables	0	0	1
Prepaid expenses and accrued income	1	4	2
Cash and cash equivalents	24	40	89
Total current assets	**26**	**45**	**93**
Total assets	**1,236**	**1,542**	**1,294**

COMMENTS

- Total assets amounted to SEK 1,236 m.
- Investment properties amounted to SEK 642 m. No acquisitions or divestments were made during the period.
- Shares in associated companies and joint ventures amounted to SEK 187 m consisting of Vincero Fastigheter.
- Receivables from associated companies amounted to SEK 151 m and consist of a receivable to Vincero Fastigheter.
- Other long-term securities consist of shares in EHAB of SEK 71 m and remaining shares in HAM Nordic AB, SEK 150 m. The remaining SEK 4 m are other financial securities.

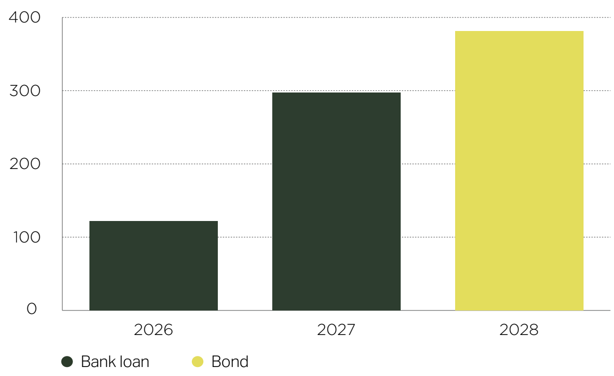
ASSOCIATED COMPANIES	Book value SEK M Shares	Receivables	Total
Vincero Fastigheter	187	151	**338**
Total	**187**	**151**	**338**

AMOUNTS IN SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
Equity and liabilities			
Equity	331	547	356
Equity attributable to parent company's shareholders	**331**	**547**	**356**
Non-controlling interests	40	46	44
Total equity	**371**	**593**	**400**
Long-term liabilities			
Deferred tax liability	14	23	14
Other provisions	0	0	0
Long-term interest-bearing liabilities	638	768	263
Long-term leasing liabilities	5	5	5
Total long-term liabilities	**657**	**795**	**281**
Current liabilities			
Accounts payable	2	4	2
Current interest-bearing liabilities	162	124	580
Current liability to parent company	13	10	11
Tax liabilities	1	1	2
Accrued expenses and deferred income	30	14	17
Total current liabilities	**208**	**154**	**613**
Total equity and liabilities	**1,236**	**1,542**	**1,294**

COMMENTS

- Total equity amounted to SEK 371 m, of which SEK 40 m is attributable to non-controlling interests.
- The adjusted equity ratio was 31,1%.
- Long-term interest-bearing liabilities amounted to SEK 638 m.
- Short-term interest-bearing liabilities amounted to SEK 162 m.

Maturity structure 30/06/2026, SEK M



CONSOLIDATED STATEMENT OF CHANGES IN EQUITY IN SUMMARY

AMOUNTS IN SEK M	Share capital	Retained profits incl. net profit/loss for the year	Non-controlling interests	Total equity
Opening equity 01 Jan 2025	**1**	**638**	**48**	**687**
Net profit/loss for the period		-283	-1	-283
Other comprehensive income				
Transactions with shareholders				
Unconditioned shareholder contribution				-
Dividend			-2	-2
Group contribution paid				-
Closing equity 31 Dec 2025	**1**	**355**	**44**	**400**
Opening equity 01 Jan 2025	**1**	**355**	**44**	**400**
Net profit/loss for the period		-25		-25
Other comprehensive income				
Transactions with shareholders				
Unconditioned shareholder contribution				
Dividend			-4	-4
Group contribution paid				
Closing equity 30 Jun 2026	**1**	**330**	**40**	**371**

COMMENTS

- Share capital amounted to SEK 1 m.
- Profit for the period attributable to non-controlling interests amounted to SEK 0 m.
- The accumulated loss for the period was SEK -25 m.
- The share of equity attributable to non-controlling interests amounted to SEK 40 m.

CONSOLIDATED CASH FLOW STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Operating activities					
Profit/loss before tax	-5	-69	-24	-91	-290
Adjustments for non-cash items					
- Profit/loss from participations in associated companies and joint ventures	-10	16	-10	22	125
- Fair value changes, investment properties	0	0	0	0	41
- Other profit/loss items that do not affect liquidity	3	49	6	56	95
Income tax paid	-1	0	-1	0	0
Cash flow from operating activities before changes in working capital	**-13**	**-4**	**-29**	**-13**	**-29**
Decrease (+)/increase (-) in current receivables	1	-1	2	1	4
Decrease (-)/increase (+) in current liabilities	17	3	28	4	6
Cash flow from operating activities	**5**	**-2**	**1**	**-7**	**-18**
Investing activities					
Investments in new builds, extensions and conversions	-1	-1	-2	-4	-7
Property sale	0	0	0	0	63
Investments in associated companies and joint ventures	-2	0	-3	0	-28
Change in financial assets	0	0	0	-9	6
Cash flow from investing activities	**-3**	**-1**	**-5**	**-13**	**34**
Financing activities					
Received shareholder contributions	0	0	0	0	0
Dividend	0	-2	-4	-2	-2
New external borrowings	0	0	0	0	16
Repayment of borrowings	-1	0	-57	-1	-4
Cash flow from financing activities	**-1**	**-2**	**-61**	**-3**	**10**
Cash flow for the period	**1**	**-5**	**-65**	**-23**	**26**
Cash and cash equivalents at the beginning of the period	**23**	**45**	**89**	**63**	**63**
Cash and cash equivalents at the end of the period	**24**	**40**	**24**	**40**	**89**

COMMENTS TO THE RESULT APRIL TO JUNE 2026

- Cash flow from operating activities was SEK 5 m.
- Cash flow from investing activities was SEK -3 m.
- Cash flow from financing activities was SEK -1 m.

PARENT COMPANY'S INCOME STATEMENT IN SUMMARY

AMOUNTS IN SEK M	2026 Apr-Jun	2025 Apr-Jun	2026 Jan-Jun	2025 Jan-Jun	2025 Jan-Dec
Net sales	0	0	0	0	1
Total earnings	**0**	**0**	**0**	**0**	**1**
Central administration	-1	0	-1	0	-3
Operating profit/loss	**-1**	**0**	**-1**	**0**	**-2**
Share of profit from group companies	0	0	0	0	-285
Result from other securities and non-current receivables	0	0	0	0	-32
Financial income	2	2	5	5	9
Financial expenses	-18	-13	-40	-28	-57
Profit/loss after financial items	**-17**	**-11**	**-36**	**-23**	**-367**
Appropriations	0	0	0	0	1
Profit/loss before tax	**-17**	**-11**	**-36**	**-23**	**-365**
Tax on profit/loss for the period	0	0	0	0	0
Profit/loss for the period	**-17**	**-11**	**-36**	**-23**	**-365**

PARENT COMPANY'S STATEMENT OF FINANCIAL POSITION IN SUMMARY

AMOUNTS IN SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
Assets			
Financial fixed assets			
Shares in subsidiaries	351	636	351
Other long-term securities held	120	152	120
Total fixed assets	**471**	**788**	**471**
Current assets			
Receivables from Group companies	227	215	212
Prepaid expenses and accrued income	0	5	9
Cash and cash equivalents	10	0	10
Total current assets	**237**	**220**	**232**
Total assets	**708**	**1,008**	**703**

AMOUNTS IN SEK M	2026 30 Jun	2025 30 Jun	2025 31 Dec
Equity and liabilities			
Equity	**191**	**569**	**227**
Long-term liabilities			
Long-term interest-bearing liabilities	412	422	0
Total long-term liabilities	**412**	**422**	**0**
Current liabilities			
Current interest-bearing liabilities	0	0	447
Current liabilities to Group companies	82	10	20
Accrued expenses and deferred income	23	8	9
Total current liabilities	**105**	**18**	**476**
Total equity and liabilities	**708**	**1,008**	**703**

OTHER INFORMATION

ACCOUNTING PRINCIPLES
Holmström Fastigheter follows the IFRS standards as adopted by the EU. The interim report for the Group has been prepared in accordance with IAS 34 Interim Financial Reporting and the Annual Accounts Act. For the parent company, the interim report has been prepared in accordance with the Annual Accounts Act, which is in accordance with the provisions set out in RFR 2.

TRANSACTIONS WITH RELATED PARTIES
The Group is subject to controlling influence from F. Holmström Fastigheter AB, co. reg. no. 556530-3186, which has its registered office in Stockholm. Transactions with related parties have occurred between the parent company and its subsidiaries and between the subsidiaries and associated companies in the form of loans of cash and cash equivalents and fees for property management services carried out on market terms.

INVESTMENT PROPERTIES
Investment properties are reported, in accordance with IFRS, at fair value on the balance sheet date. Fair value is the estimated amount that would be received in a transaction at the time of reporting between knowledgeable parties independent of each other and who have an interest in the transaction being carried out. The company's investment properties are valued annually on the balance sheet date by an independent external valuation consultant, in order to ensure a fair assessment of the properties' market value. Both unrealised and realised changes in value are recognised in the income statement under the heading "Change in value of investment properties."

STATEMENT AND CERTIFICATION
The Board of Directors and CEO assert that this interim report provides a true and fair view of the company's and the Group's operations, position and results.

Stockholm, 28 August 2026

Holmström Fastigheter Holding AB (publ)

Fredrik Holmström
CEO

Fredrik Tibell
Chairman of the Board

Marija Nikolic
Board member

This report has not been subject to review by the company's auditor.

DEFINITIONS

Alternative KPIs not defined within IFRS.

ADJUSTED EQUITY RATIO (%)
Equity, including holdings with a non-controlling influence, and subordinated shareholder loans as a percentage of the balance sheet total.

INTEREST COVERAGE RATIO, MULTIPLE
Net operating income from the property business for the latest rolling 12-month period, divided by net interest expenses for the latest rolling 12-month period.

LETTABLE AREA
Lettable area of the properties excluding parking spaces, garaging and storage.

NET FINANCIAL ITEMS
The total of all interest expenses less all interest income, excluding:
1. interest on subordinated shareholder loans,
2. fees, costs, stamp tax, registration and other fees incurred in connection with (i) interest rate caps and interest rate options, (ii) financial indebtedness, and (iii) transactions.

PROPERTY YIELD (%)
Estimated net operating income on an annual basis in relation to the fair value of the properties at the end of the period.

RENTAL INCOME
Income from tenants after deduction of discounts and vacancies.

RENTAL VALUE
Annual rent in accordance with lease contracts plus estimated market rent for vacant units.

RETURN ON EQUITY (%)
Net profit/loss for the period as a percentage of the average equity on an annual basis.

VACANCY RATE (%)
Rental value for vacant units in relation to rental value.

FINANCIAL CALENDAR

– Interim Report Jan – Sep 2026: 28 November 2026
– Interim Report Jan – Dec 2026: 26 February 2027
– Annual Report 2026: 29 April 2027
– Interim Report Jan – March 2027: 28 May 2027

CONTACT INFORMATION

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This Interim Report is a translation of the original Swedish Interim Report, which prevails in case of discrepancies between this translation and the Swedish original.

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