

YEAR-END REPORT

January–December 2025



Stable profit performance for the period

- Revenue increased to SEK 3,251 million (3,015), up 7.8%. For the comparable property portfolio, rental revenues rose 3.8%.
- Net operating income totalled SEK 2,099 million (1,955), up 7.4%. For the comparable property portfolio, net operating income rose 2.3%.
- Unrealised changes in the value of the properties for the year amounted to SEK 237 million (−416), corresponding to a value increase of 0.4% (−0.7).
- The change in the value of financial instruments amounted to SEK −126 million (−25).
- Profit after tax for the year amounted to SEK 932 million (314).
- The market value of the properties was SEK 60,516 million (57,766) at the end of the period.
- Two properties in Stockholm with 221 newly built apartments, as well as one property in Gothenburg with 295 apartments, were acquired during the year. In total, acquisitions for the period amounted to SEK 1,655 million.
- Investments in the property portfolio amounted to SEK 858 million (809), of which SEK 664 million (444) relates to investments in existing properties and SEK 194 million (365) to property development.
- Willhem received two unconditional shareholder contributions, totalling SEK 1,090 million, from Första AP-fonden during the year.
- The board proposes to the annual general meeting that no dividend be paid.

Gräshoppan 13, Borås



This is Willhem

Willhem owns, manages and develops secure, sustainable residential properties in 13 growth regions in Sweden. We believe in a world with rental apartments for people to enjoy and be proud of. A home for everyone.

Since the outset in 2011, we have had a clear ambition to think innovatively and from a new perspective. We wanted to be inspired by other industries and create a residential real estate company for a new era. After 15 years of business, we can look back on a journey that has made us into one of Sweden's leading private residential real estate companies.

Our starting point is the needs and expectations of customers, owners and society. The result is a living space that is economically, socially and environmentally sustainable and that creates long-term, secure and high returns for our owner, Första AP-fonden. From 1 January 2026, Willhem is owned by Tredje AP-fonden and Fjärde AP-fonden.

Number of apartments

30,408

Net operating margin

64.6%

Average total return over 10 years 2016–2025

7.0%

Market value of properties, SEK million

60,516

Loan-to-value ratio

48.0%

Reduction in energy consumption kwh per sq m since 2012

−36.7%



CEO COMMENTS

Stable profit performance builds strength for the future

As the new CEO of Willhem, I can now sum up the fourth quarter. Since I took office at the turn of the year, I have had the opportunity to meet employees and visit several of our regions around Sweden. Right from the start, I have been impressed by the positive spirit, the strong sense of community and the clear commitment that permeates the organisation.

We can look back on a year marked by great uncertainty and a cautious property market. But it was also a year when the capital markets stabilised and the Riksbank continued to lower the key interest rate as inflation approached the 2% target. The Riksbank left the key interest rate unchanged at 1.75% in the fourth quarter a level expected to remain in place throughout 2026.

Stable foundation for continued growth

All in all, operations are performing well and our delivery is stable. Revenues for the year increased by 7.8% to SEK 3,251 million and net operating income rose by 7.4% to SEK 2,099 million, corresponding to a net operating margin of 64.6%.

The value of our property portfolio is largely unchanged since the start of the year and the change in value for the year amounted to SEK 237 million, corresponding to 0.4%. The total value of our properties amounted to SEK 60,516 million at the end of the year. The loan-to-value ratio at year-end was 48.0 per cent and interest-bearing liabilities amounted to SEK 30,554 million, which comprise of both bank loans and capital market financing. Our A- rating was confirmed by Standard & Poor's and during the year we were able to use our strong financial position to make strategic acquisitions for a total amount of SEK 1,655 million in Stockholm and Gothenburg, comprising a total of 516 apartments.

We have also made investments totalling SEK 858 million in our property portfolio, the majority of which were investments in existing properties focusing on damage prevention, energy-saving measures, raising standards and creating more welcoming outdoor environments to develop attractive and sustainable residential areas. Extra focus is being placed on locations with higher vacancy levels by strengthening leasing and marketing activities. We are actively working on local initiatives together with our tenants to strengthen our goal of being an attractive landlord. Social sustainability remains in focus, with initiatives in the areas of security, community and collaboration. Confirmation that these efforts are yielding results is that Andersberg in Halmstad and Hässelby Strand in Stockholm are no longer classified as vulnerable areas. In parallel, we are finalising a comprehensive climate inventory of our entire property portfolio – an important step towards our long-term sustainability targets.

Entering 2026 in a position of strength

At the beginning of 2026, the ownership structure of the company changed in connection with the wind down of Första AP-fonden and Willhem is now jointly owned by Tredje AP-fonden and Fjärde AP-fonden. The change is not dramatic. We continue to have one of the strongest possible ownership structures, which is reassuring in a turbulent environment.

We are confident about the future, thanks to our robust financial foundation, our first-rate property portfolio and our committed employees. An exciting 2026 lies ahead of us, and with a forward-leaning and capable organisation, I believe that Willhem is well positioned to take full advantage of the opportunities that await.

Johan Tengelin
Chief Executive Officer



VISION AND TARGETS

Broad perspective for long-term value creation



Our mission: “Through sustainable business practices, we aim to deliver the best possible returns for Sweden’s pensioners.”

Vision

“Rental apartments for people to enjoy and be proud of – a home for everyone.”

Business idea

“We will own, manage and develop sustainable residential properties in selected locations across Sweden.”

The road that will take us there.

We create success together. Through collaboration, commitment and shared goals, we are building a strong organisation where everyone contributes and grows.

We challenge the status quo, think creatively and dare to push boundaries. Courage is our driving force, and we see every challenge as an opportunity to grow.

We achieve success through courage, action and perseverance. We set high goals, work smart, and learn from both our successes and setbacks to always stay one step ahead.

Our overall objectives

Profitability

Willhem’s target is to provide a stable total return that is higher than other privately-owned residential real estate companies. The company shall be run professionally and cost-effectively to achieve financial strength. That creates the conditions for value-creating investments which, combined with active planning of the property portfolio, are used to maximise total returns.

Sustainability

Willhem aims to minimise the impact we have on the environment, taking a long-term approach to managing and developing our properties, and creating sustainable and safe neighbourhoods. Our goal is to reduce energy use and emissions by improving efficiency and utilising renewable, fossil-free energy. Our sustainability agenda rests on ten identified areas of sustainability that all contribute to one or more of the UN’s 17 Sustainable Development Goals.

Digitalisation

Willhem aims to create more efficient processes, workflows and data-driven decision-making through digital innovation and smart technological solutions. By continuously exploring and adopting new digital tools and ways of working, we will become more productive, sustainable and competitive. That will create a better experience for both our customers and our employees.



SUSTAINABILITY

Our sustainability agenda

Willhem's sustainability agenda is based on a clear strategy and well-developed processes, grounded in the material matters identified.

Energy and environment

We are working actively with our climate roadmap to reach our climate targets, where reduced energy use plays a key role. By investing in energy efficiency, improvements to building envelopes and digitalisation, our aim is to optimise operational efficiency and reduce our environmental impact.

Attractive residential areas

Our tenants are key to our business, and we take a long-term approach to creating attractive residential areas. Security plays a key role in this process. Through collaboration, improvement measures and by being present in our areas, we create the conditions for a more sustainable way of living.

Responsible business conduct

Willhem has zero tolerance of corruption. We act responsibly and respectfully in all relationships, and strive to uphold the highest ethical standards. Our policies, guidelines and codes of conduct guide our daily work and strengthen sustainable business.

> Read more about our sustainability reporting in [Willhem's Annual and Corporate Responsibility Report 2024](#) (Swedish only).

Sustainability targets – selection

Energy consumption

Long-term target: 72 kWh/sq m Atemp
Outcome 2025: 90.5 kWh/sq m Atemp

CO₂ emissions

Long-term target: Net zero emissions in Scope 1 and 2 by 2030
Outcome 2025: –41% tonnes of CO₂e since base year 2018

Service index

Long-term target: >82%
Outcome 2025: 76.2%

Anti-corruption

Target: 0 cases of corruption
Outcome 2025: 0 cases



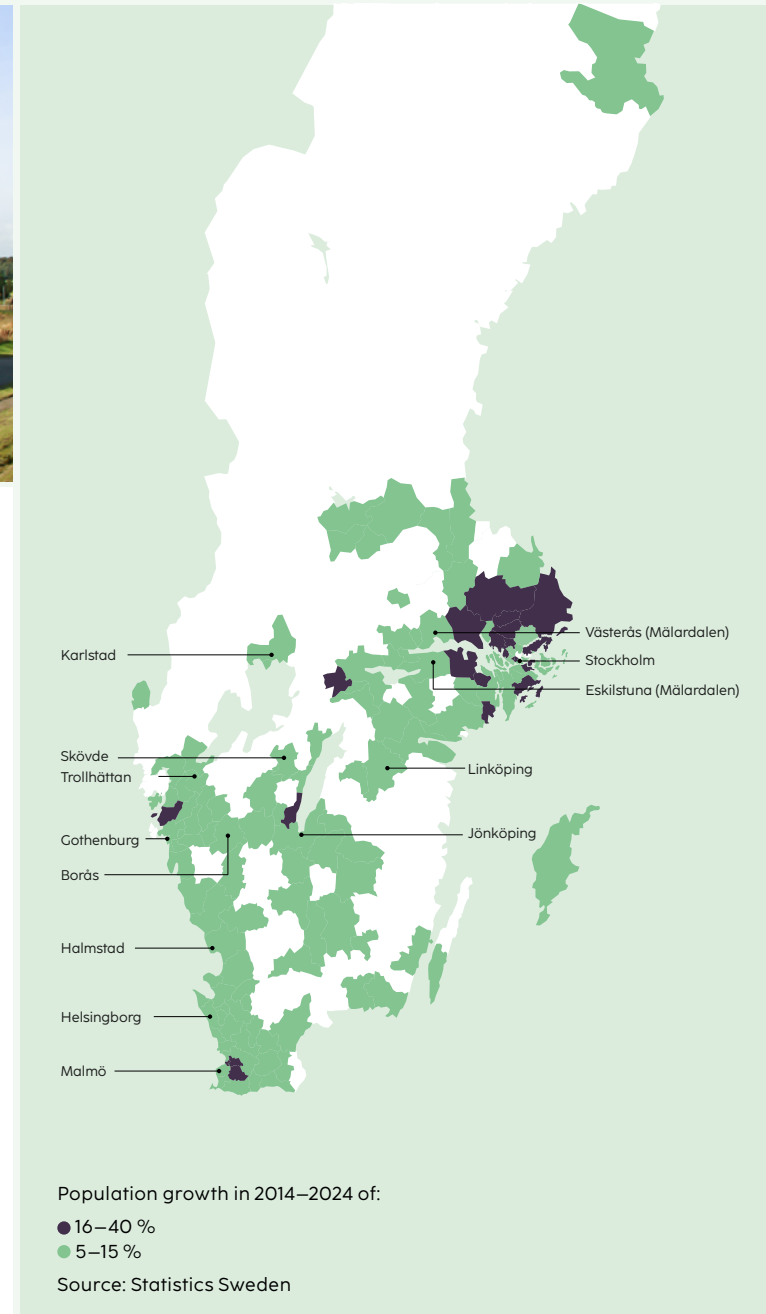
Kviberg 28:4, Gothenburg

Mässhaken 2, Helsingborg



Property portfolio

Property portfolio	Number of properties	Number of apartments	Residential area, sq m	Commercial premises area, sq m	Total area, sq m	Total economic occupancy rate, %	Revenue, SEK m	Market value, SEK m
Halmstad	42	3,026	184,472	8,431	192,903	98.3	302	5,373
Helsingborg	73	2,454	170,076	14,778	184,854	97.9	300	5,859
Jönköping	19	1,207	59,373	3,206	62,579	99.5	119	2,236
Malmö	52	1,545	107,041	12,427	119,468	98.5	223	4,930
Southern Region	186	8,232	520,962	38,842	559,804	98.4	944	18,398
Borås	152	3,366	214,585	15,777	230,362	88.1	322	6,019
Gothenburg	35	4,424	284,852	12,946	297,798	99.4	459	8,303
Skövde	15	822	56,866	1,790	58,656	99.3	82	1,355
Trollhättan	28	986	58,059	8,160	66,219	98.5	93	1,277
Western Region	230	9,598	614,362	38,673	653,035	95.0	956	16,954
Karlstad	59	2,675	155,437	11,368	166,805	99.0	269	4,243
Linköping	29	3,534	241,546	25,216	266,762	90.1	356	6,240
Mälardalen	12	1,742	103,169	15,380	118,549	90.3	169	3,482
Stockholm	44	4,627	263,973	11,622	275,595	99.3	557	11,199
Eastern Region	144	12,578	764,125	63,586	827,711	95.4	1,351	25,164
Total	560	30,408	1,899,449	141,101	2,040,550	96.1	3,251	60,516



PROPERTY PORTFOLIO

Property transactions during the period

Acquisitions

Quarter	Property	Region	Location	Number of apartments	Residential area, sq m	Total area, sq m	Total acquisitions, SEK m
Q2	Diabilden 1	Eastern	Stockholm	174	9,611	9,611	609
Q2	Fotoblixten 1	Eastern	Stockholm	47	2,645	2,645	168
Q2	Sävenäs 131:13*	Western	Gothenburg	295	16,671	16,867	876
Total acquisitions				516	28,927	29,123	1,653

* After the date of possession, property reallocation was performed for Sävenäs 131:12 and Sävenäs 131:13.



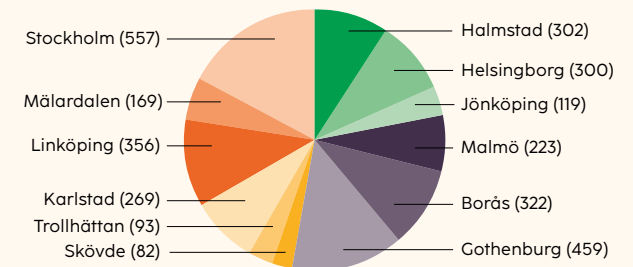
CONSOLIDATED FINANCIAL REPORTING

Consolidated income statement

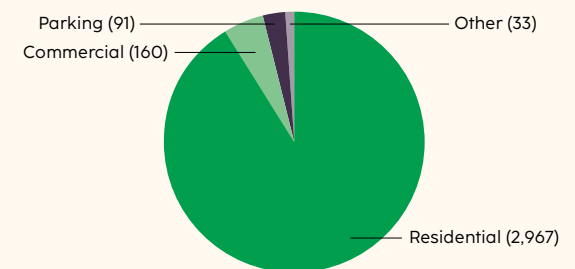
Amounts in SEK m	2025 Oct–Dec	2024 Oct–Dec	2025 Jan–Dec	2024 Jan–Dec
Rental revenues	821	764	3,251	3,015
Operating expenses	–207	–198	–762	–722
Repairs and maintenance	–40	–30	–137	–104
Property administration	–50	–46	–195	–180
Property tax	–14	–14	–58	–54
Total property expenses	–311	–288	–1,152	–1,060
Net operating income	510	476	2,099	1,955
Corporate administration expenses	–51	–37	–169	–104
Other operating expenses	0	0	–1	–1
Operating profit	459	439	1,929	1,850
Interest income	12	24	38	68
Interest expense	–210	–206	–824	–833
Leasehold fee	–4	–5	–17	–17
Exchange rate effects	51	–20	102	32
Other financial expenses	–20	–18	–79	–83
Total financial items	–171	–225	–780	–833
Income from property management	288	214	1,149	1,017
Change in value of investment properties, unrealised	207	466	237	–416
Change in value of financial instruments	71	353	–126	–25
Total change in value	278	819	111	–441
Profit before tax	566	1,033	1,260	576
Tax	–163	–280	–328	–262
Profit for the period	403	753	932	314

Profit for the period corresponds to comprehensive income for the Group.

Rental revenue per area 31 December 2025, SEK m



Rental revenue per category of revenue 31 December 2025, SEK m



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Rental revenues

The Group's rental revenues rose to SEK 3,251 million (3,015), up 7.8%. The increase is due in part to growth in the property portfolio, but also to annual rent increases and the investments made in properties that have resulted in higher rents. For the comparable property portfolio, rental revenues rose SEK 113 million, up 3.8%.

The economic occupancy rate for residential housing was 96.7% (97.5). The total occupancy rate for the entire property portfolio, including commercial premises and other areas, amounted to 96.1% (96.9).

Property expenses

Property expenses amounted to SEK -1,152 million (-1,060). Operating expenses were SEK 40 million higher compared to the preceding year. This was primarily due to higher electricity and water costs during the year, while heating costs were lower. Repairs and maintenance were SEK 33 million higher compared to the previous year, mainly due to increased focus during the year on ensuring the technical standard of the properties, resulting in increased maintenance expenses.

Property administration increased SEK 15 million, due mainly to higher personnel costs.

For the comparable portfolio, property expenses were SEK 68 million higher. For the comparable portfolio, this was also due to higher electricity and water costs. In addition, more repairs and maintenance were carried out, which increased costs by SEK 31 million.

Operating expenses normally vary with the seasons, with higher costs in the first and fourth quarters, compared with the other quarters, when costs for heating and property management are higher.

Net operating income

Net operating income for the year totalled SEK 2,099 million (1,955), up 7.4%. The improvement in net operating income is due to increased rental revenues. The net operating margin for the period was 64.6% (64.8). For the comparable property portfolio, net operating income rose SEK 44 million compared with the preceding year, up 2.3%.

Corporate administration expenses

Central administration costs amounted to SEK -169 million (-104). The increase in costs is mainly due to additional expenses for personnel and IT services in conjunction with the change of system and the strengthening of central functions. Severance pay for the former CEO was also charged to the period.

Financial items

Interest income for the period amounted to SEK 38 million (68) and interest expenses amounted to SEK -824 million (-833).

Other financial expenses amounted to SEK -79 million (-83) and the year's exchange rate effects on bonds amounted to SEK 102 million (32). Currency risk is managed with currency derivatives, which means that when the bonds expire there are no currency effects.

The average interest rate was 2.6% (2.5). The interest coverage ratio was 2.2 (2.2).

Change in value of investment properties

Unrealised changes in the value of the properties during the year amounted to SEK 237 million (-416), corresponding to a change in value of 0.4% (-0.7). The value of the properties has remained largely unchanged since year-end, since yield requirements and cash flows are stable. The average weighted yield was 4.1% (4.1).

Change in value of financial instruments

The value of derivatives decreased SEK -126 million (-25), mainly due to changes in the interest-rate market. Derivatives were redeemed early during the year, which resulted in a realised change in value of SEK 20 million (29). The change in value of electricity derivatives totalled SEK 12 million (-13).

Tax


Current and deferred tax have been calculated based on a nominal tax rate of 20.6%.

The total tax expense for the period was SEK -328 million (-262), of which deferred tax amounted to SEK -266 million (-247) and current tax to SEK -62 million (-15). The change in deferred tax for the period is mainly due to a higher change in value of the properties compared with the preceding year.

Deferred tax is mainly attributable to the period's unrealised value change, temporary differences on investment properties and financial instruments, as well as changes to deficits.

Profit/Loss

Income from property management for the period totalled SEK 1,149 million (1,017), an increase of SEK 132 million due to higher net operating income. Profit after tax for the year amounted to SEK 932 million (314), mainly due to the fact that the change in value of the properties is now positive compared with the decline in value in the preceding year.



“The Group’s net operating income rose to SEK 2,099 million (1,955), up 7.4%.”

Fourth quarter

Revenue in the fourth quarter rose to SEK 821 million (764), up 7.5%. The increase is mainly due to growth in the property portfolio, but also the investments made in properties that have resulted in higher rents. For the comparable portfolio, revenue rose 3.0%.

Property expenses amounted to SEK -311 million (-288), with the increase due primarily to higher operating and maintenance expenses. Net operating income amounted to SEK 510 million (476). For the comparable portfolio, net operating income rose 1.3% in the fourth quarter.

Operating profit totalled SEK 459 million (439). The unrealised change in the value of properties amounted to SEK 207 million (466), corresponding to 0.3% (0.8). The change in the value of financial instruments had an impact on profit of SEK 71 million (353). Profit after tax for the quarter totalled SEK 403 million (753).

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Consolidated balance sheet

Amounts in SEK m	31 Dec 2025	31 Dec 2024
Assets		
Non-current assets		
Investment properties	60,516	57,766
Right-of-use assets, leaseholds	559	554
Equipment	10	5
Intangible assets	85	70
Derivatives	465	582
Total non-current assets	61,635	58,977
Current assets		
Inventory	33	24
Other current receivables	455	322
Derivatives	11	5
Cash and cash equivalents	1,503	2,347
Total current assets	2,002	2,698
Total assets	63,637	61,675

Amounts in SEK m	31 Dec 2025	31 Dec 2024
Equity and liabilities		
Equity attributable to Parent Company shareholders		
Equity	26,200	24,178
Total equity	26,200	24,178
Non-current liabilities		
Interest-bearing liabilities	21,370	22,422
Deferred tax liability	5,243	4,977
Derivatives	294	246
Right-of-use liabilities, leaseholds	559	554
Total non-current liabilities	27,466	28,199
Current liabilities		
Interest-bearing liabilities	9,184	8,610
Derivatives	–	12
Other non-interest-bearing liabilities	787	676
Total current liabilities	9,971	9,298
Total equity and liabilities	63,637	61,675

CONSOLIDATED FINANCIAL REPORTING

Investment properties

Property market

In 2025, the business environment remained turbulent, dominated by geopolitical conflicts and uncertainty surrounding US trade policy. The economic outlook has improved and the Swedish economy has begun to recover, though it will take until the second half of 2026 before the recession fades away, according to a forecast from the National Institute of Economic Research from December 2025. The Swedish property market is stabilising following a period of low activity and uncertainty. Market conditions are brighter than a few years ago. Despite relatively high levels of interest in residential property from both domestic and international investors, the housing market remains somewhat cautious and the recovery is slow.

According to the CPI (consumer price index with a fixed interest rate), inflation was around the Riksbank's long-term goal of 2.0%, reaching 2.1% in December. In mid-December, the Riksbank

announced that the Executive Board had resolved to leave the key interest rate unchanged at 1.75%. At the same time, the Executive Board announced that the key interest rate is expected to remain at this level for some time to come if the inflation and economic outlook remains unchanged.

The transaction volume for the Swedish property market totalled approximately SEK 163 billion in 2025. This is approximately 20% higher year-on-year. As it was last year, residential housing remains the segment that changed owners most during the year in terms of volume, accounting for approximately 27% of the total traded volume. In terms of volume, Residential housing increased slightly compared with last year, to approximately SEK 44 billion from SEK 41 billion. Next in line was the Logistics, warehousing and industry segment, accounting for 22%, followed by Public sector properties, which accounted for 16%. Offices and Retail accounted for 15% and

11% respectively, while Other (incl. hotels, land) was the segment with the lowest share of the total transaction volume to date this year (9%). The proportion of foreign investors was 32% of the total transaction volume, a sharp increase from last year's 15%.

Over the past three years, residential construction has fallen sharply, but latest forecast from the National Board of Housing, Building and Planning in December 2025, states that conditions for residential construction have improved due to increasingly stable market conditions and stronger purchasing power. The Swedish National Board of Housing, Building and Planning estimates that approximately 32,000 new residential properties were started in 2025 while 35,000 will be started in 2026 and 36,500 in 2027. Just under half of all new housing starts are expected to be rental properties. At the same time, the yearly demand for residential housing between 2025–2034 amounts to approximately 50,000 new residential properties, according to the latest estimate from the National Board of Housing, Building and Planning.

Valuation assumptions

	2025 Jan–Dec	2024 Jan–Dec
Inflation assumption, %	1.9–2.0	1.8–1.9
Calculation horizon, years	5–20	5–16
Required yield, residential properties, %	2.5–5.8	2.5–5.9
Required yield, commercial properties, %	4.1–10.0	4.0–10.0
Cost of capital, %	4.5–12.0	4.3–11.7
Long-term vacancy rate, %	0.0–10.0	0.0–10.0
Rent assumption	Existing rent and market rent	
Operating and maintenance expenses	Individual adapted on the basis of outcomes for the various types of property and the valuation agency's experience of similar objects.	

Investment properties

SEK million	2025 Jan–Dec	2024 Jan–Dec
Market value at the beginning of the period	57,766	56,497
+ Acquisitions (incl. acquisition costs)	1,655	876
+ Investments in existing property	664	444
+ Investments in development projects	194	365
+ Unrealised changes in value	237	–416
Market value at the end of the period	60,516	57,766

Our properties

Willhem owns and manages 560 properties (557) in carefully chosen growth regions in Sweden. The property portfolio was valued externally on 31 December 2025. The estimated market value was SEK 60,516 million (57,766). The total lettable area was 2,040,550 sq m, of which 93.1% relates to residential housing.

Valuation

Unrealised change in value during the year amounted to SEK 237 million (–416), corresponding to a value increase of 0.4% (–0.7). The average weighted yield was 4.1% (4.1). The yield for residential properties amounted to 2.5–5.8% (2.5–5.9) and for commercial properties to 4.1–10.0% (4.0–10.0). Willhem has few properties that are classified as commercial. Those properties with lower yield requirements contain a relatively large share of residential housing and those with higher yield requirements are predominantly undeveloped land.

In accordance with Willhem's valuation model, the properties are subject to external valuation once per year at the end of the year. The valuation institutes engaged were Savills Sweden AB and Newsec Advice AB. Internal valuations, which are reconciled with the valuation agencies, are performed for the other quarters. The value assessment, both for external and for internal valuations, is derived from a cash-flow statement whereby the property's value is based on the present value of the forecast cash flows together with the residual value after the end of the calculation horizon. Valuation is conducted in accordance with level 3 of the fair value hierarchy in IFRS 13.

CONSOLIDATED FINANCIAL REPORTING

Investments

Investments in the property portfolio amounted to SEK 858 million (809), of which SEK 664 million (444) relates to investments in existing properties and SEK 194 million (365) to property development. Of investments in existing properties, Willhemlyft amounted to SEK 95 million (112), property development to SEK 170 million (131) and planned maintenance to SEK 399 million (201).

During the first half of the year, two properties in Stockholm with 221 newly built apartments were acquired and an agreement was signed to acquire an additional property, with access in the first half of 2026. The contracted property value was SEK 1,290 million.

One property in Gothenburg, with 295 apartments and a property value of SEK 875 million, was acquired in June. The net amount of acquisitions for the year totalled SEK 1,655 million (876).

Development projects

Willhem's property development comprises proprietary projects and acquired projects. On the balance-sheet date, 250 acquired apartments were in ongoing property projects.

Two proprietary projects, encompassing a total of 219 apartments, were completed during the second quarter.

Ongoing development projects

Property	Location	Type of project	Number of apartments	Residential area, sq m	Approved investment, SEK million	Costs incurred, SEK million	Planned occupancy
Författaren 1	Malmö	Development project*	250	9,611	416	167	Q1-Q4 2027
Total ongoing			250	9,611	416	167	

* Acquired development project

Completed development projects

Property	Location	Type of project	Number of apartments	Residential area, sq m	Approved investment, SEK million	Costs incurred, SEK million	Completion
Lugnet 2	Västerås	Conversion	54	2,434	62	57	Q2 2025
Krusbäret 1	Halmstad	Development project	165	5,802	215	211	Q2 2025
Total completed			219	8,236	277	268	



CONSOLIDATED FINANCIAL REPORTING

Financing

Financial market

Long-term rates in the Swedish interest-rate market rose during the fourth quarter. During the fourth quarter, STIBOR 3m rose 7 points to 1.96%.

The PMI for the industrial sector in Sweden rose to 55.3 in December compared with 54.7 in November. Swedish industry remains in an expansive phase with index levels above both the eurozone and US, but tariff increases in the US and rising geopolitical uncertainty may affect the economic outlook moving forward. The PMI for the service sector also indicated continued strong growth levels during the fourth quarter, but fell slightly in December, 56.7 in December compared with 59.2 in November.

The Riksbank left the key interest rate unchanged at 1.75% during the fourth quarter. Assuming the inflation and economic outlook remains unchanged, the key interest rate is expected to remain at this level for some time to come.

The OMX S30 developed positively in the fourth quarter and rose 8.3%.

Cash and cash equivalents and interest-bearing liabilities

Cash and cash equivalents totalled SEK 1,503 million (2,347) at the end of the period. In addition to cash and cash equivalents, Willhem has unutilised issue undertakings and credit facilities totalling SEK 15,562 million (15,800).

The Group's interest-bearing liabilities totalled SEK 30,554 million (31,032). Financing via the capital markets through bonds and certificates accounted for 64.4% (65.0) of financing.

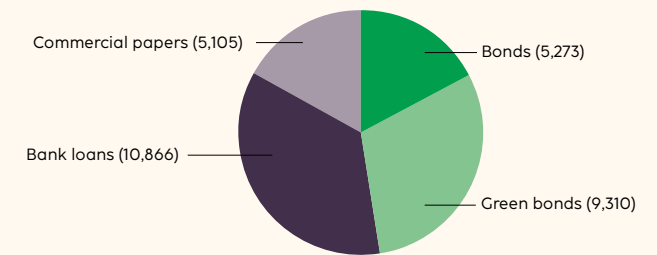
The loan-to-value ratio was 48.0% (49.7). According to Willhem's financial target, this should be below 60.0%. The average interest rate was 2.6% (2.5) on the balance-sheet date. The average fixed-interest tenor was 3.5 years (3.6) and the percentage of fixed-interest maturity was 33.5% (29.4) for the next 12 months.

The loan-to-maturity period was 2.0 years (2.4) and taking into account the commitments, the adjusted loan-to-maturity period was 2.7 years (3.3). The interest coverage ratio was 2.2 (2.2). Willhem's financial target is that this is to exceed 2.0.

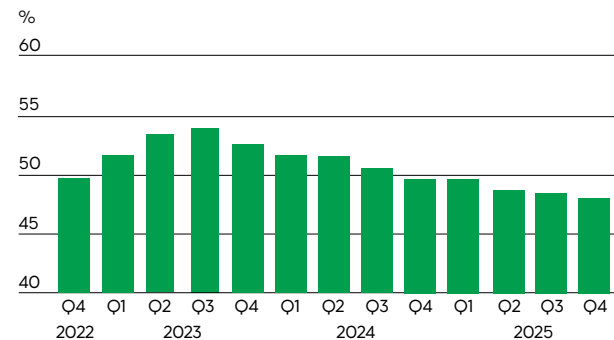
The company is subject to a number of covenants, meaning conditions required by a lender to provide credit, and if the conditions are not met, the credit falls due. All covenants were met during the year.

The market value of bonds totalled SEK 14,354 million (15,389). Given that the value is derived from an observable market, the valuation is conducted in accordance with level 2 of the fair value hierarchy in IFRS 13.

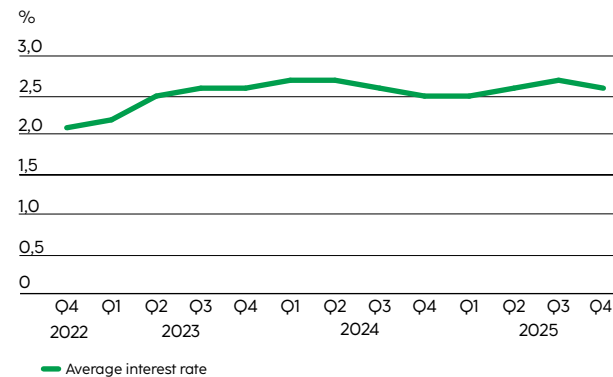
Sources of financing



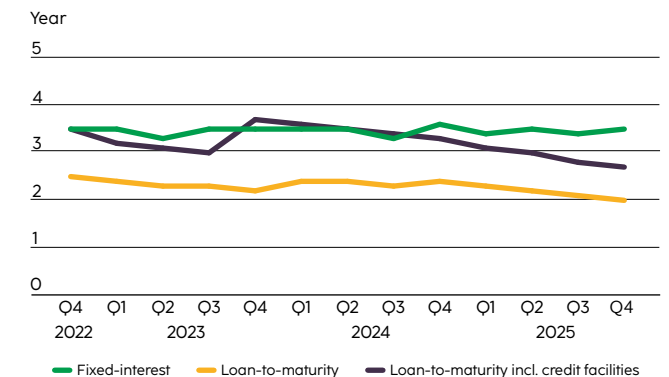
Loan-to-value ratio



Average interest rate



Fixed-interest and loan-to-maturity



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Interest and capital maturity structure

	Interest maturity, SEK m	Interest, %	Capital maturity, SEK m
Within 1 year*	10,297	3.6	9,184
1–2 years	4,579	2.0	8,545
2–3 years	2,800	1.7	5,960
3–4 years	1,820	2.8	5,607
4–5 years	2,940	1.3	690
5–6 years	980	1.7	380
6–7 years	1,050	2.9	–
7–8 years	1,500	3.1	–
8–9 years	2,450	2.4	–
9–10 years	1,650	2.5	–
10–11 years	300	2.2	–
11–12 years	–	–	–
12–30 years	400	3.0	400
Total	30,766	2.6	30,766

* Interest rates shorter than one year are not comparable with other durations, the average interest rate also includes credit margins with longer maturity periods. Capital maturity of SEK 10,297 million includes SEK 5,105 million in certificates. The statement of financial position included interest-bearing liabilities of SEK 30,554 million, the difference compared with the above table pertains to arrangement fees of SEK –24 million and exchange rate translation concerning foreign bonds of SEK –188 million.

Green financing

At the end of the period, green bonds amounted to SEK 9,310 million (9,590), which accounts for 63.8% of Willhem's total bonds outstanding.

Derivatives

The net market value of the Group's derivatives totalled SEK 182 million (329), of which SEK 476 million is recognised as an asset and SEK –294 million as a liability in the Group's statement of financial position. Net interest-rate and currency derivatives totalled SEK 182 million (341), of which SEK 476 million was recognised as an asset on the balance-sheet date. Electricity derivatives totalled SEK – million (–12). Derivatives are used to address the Group's risk exposure with respect to interest rates, currencies and electricity prices. The valuation is conducted in accordance with level 2 of the fair value hierarchy in IFRS 13.

Group's interest-rate and currency derivatives outstanding (net volume)

	Nominal amount, SEK m	Market value, SEK m
Within 1 year	1,350	11
1–2 years	3,988	–198
2–3 years	2,350	60
3–4 years	400	26
4–5 years	2,600	153
5–6 years	600	37
>6 years	6,950	93
Total	18,238	182

Rating

In December 2025, Standard & Poor's confirmed Willhem's long-term credit rating of A-, with a stable outlook. The rating reflects Willhem's strong capacity to meet its financial obligations and the confirmed outlook reflects Standard & Poor's expectation of a positive development for Willhem going forward.



CONSOLIDATED FINANCIAL REPORTING

Consolidated cash-flow statement

Amounts in SEK m	2025 Jan–Dec	2024 Jan–Dec
OPERATING ACTIVITIES		
Operating profit	1,929	1,850
Adjustments for items not affecting liquidity	2	–12
Interest paid, net	–853	–837
Taxes paid	–62	–15
Cash flow from operating activities before changes in working capital	1,016	986
Change in current receivables	–132	8
Change in current liabilities	96	–38
Cash flow from operating activities	980	956
INVESTING ACTIVITIES		
Investments in existing property	–858	–809
Acquisition of properties	–558	–302
Inventory	–9	3
Investments in other, net	–31	–59
Cash flow from investing activities	–1,456	–1,167
FINANCING ACTIVITIES		
Liabilities raised	9,555	12,570
Repayments of liabilities	–11,036	–14,057
Redemption of derivatives	20	29
Non-current receivables	–	103
Shareholder contributions	1,090	1,600
Cash flow from financing activities	–371	245
Cash flow for the period	–847	34
Opening balance, cash and cash equivalents	2,347	2,313
Acquired cash and cash equivalents	3	–
Closing balance, cash and cash equivalents	1,503	2,347

Comments

Cash flow from operating activities totalled SEK 980 million (956). Investments in properties totalled SEK –858 million (–809).

Gross capital formation for the period pertaining to acquisitions of properties amounted to SEK –1,653 million (–798) and deductions for latent tax amounted to SEK – million (6). SEK 1,098 million (551) in existing loans on acquired properties was repaid. Acquisition costs paid during the period amounted to SEK –3 million (–6), and a liability to sellers of SEK –53 million (–) arose, and accordingly SEK –558 million (–302) had a direct liquidity impact on cash flow.

During the period, SEK 9,555 million (12,570) was raised in new loans and SEK –11,036 million (–14,057) was repaid. Shareholder contributions totalled SEK 1,090 million (1,600). As of 31 December 2025, the Group's cash and cash equivalents were SEK 1,503 million (2,347). In addition to cash and cash equivalents, Willhem has unutilised issue undertakings and credit facilities totalling SEK 15,562 million (15,800).

Consolidated statement of changes in equity

Amounts in SEK m	31 Dec 2025	31 Dec 2024
Opening equity	24,178	22,265
Shareholder contributions	1,090	1,600
Comprehensive income for the year	932	314
Closing equity	26,200	24,178

Equity totalled SEK 26,200 million (24,178). The equity/assets ratio was 41.2% (39.2).

CONSOLIDATED FINANCIAL REPORTING

Segment reporting

Amounts in SEK m	2025 Oct–Dec	2024 Oct–Dec	2025 Jan–Dec	2024 Jan–Dec
Rental revenues				
Southern Region	240	226	944	897
Western Region	238	226	956	895
Eastern Region	343	312	1,351	1223
Total	821	764	3,251	3,015
Property expenses				
Southern Region	–82	–81	–314	–292
Western Region	–99	–93	–367	–348
Eastern Region	–130	–114	–471	–420
Total	–311	–288	–1,152	–1,060
Net operating income				
Southern Region	158	145	630	605
Western Region	139	133	589	547
Eastern Region	213	198	880	803
Total	510	476	2,099	1,955

Amounts in SEK m	31 Dec 2025	31 Dec 2024
Market value investment property		
Southern Region	18,398	17,987
Western Region	16,954	15,894
Eastern Region	25,164	23,885
Total carrying amount	60,516	57,766

The Group's internal reporting of operations is broken down into the segments above. Southern Region comprises Halmstad, Helsingborg, Jönköping and Malmö. Western Region comprises Borås, Gothenburg, Skövde and Trollhättan. Eastern Region comprises Karlstad, Linköping, Mälardalen and Stockholm.

The total net operating income corresponds to the recognised net operating income in the consolidated income statement. The difference between the net operating income of SEK 2,099 million (1,955) and profit before tax of SEK 1,260 million (576), consists of central administration costs of SEK –169 million (–104), other operating expenses of SEK –1 million (–), financial items of SEK –780 million (–833), change in property values SEK 237 million (–416) and change in value of financial instruments SEK –126 million (–25).

During the period, the carrying amount of the properties changed as a result of investments completed, acquisitions, sales and unrealised changes in value totalling SEK 411 million (165) in the Southern Region, SEK 1,060 million (174) in the Western Region and SEK 1,279 million (930) in the Eastern Region.

PARENT COMPANY FINANCIAL REPORTING

Parent Company income statement

Amounts in SEK m	2025 Jan–Dec	2024 Jan–Dec
Revenues	63	62
Administrative expenses	–231	–165
Operating profit/loss	–168	–103
Interest income	705	609
Interest expense	–508	–449
Other financial items	36	–37
Change in value of financial instruments	–16	73
Profit after financial items	49	93
Appropriations, Group contributions	19	–671
Appropriations, principal earnings	–6	257
Appropriations, tax allocation reserve	–96	–24
Profit/loss before tax	–34	–345
Tax	–52	–29
Profit/loss for the period	–86	–374

The Parent Company's operations consist of the performance of Group-wide services and analysing and conducting acquisitions and investments, as well as developing and managing strategy and ownership issues. Since January 2019, the Parent Company operates, in fiscal terms, on commission with most of its subsidiaries, with the exception of limited and general partnerships. All companies included in this arrangement are also members of a VAT group.

Sales for the year amounted to SEK 63 million (62), of which intra-Group revenue totalled SEK 63 million (62). Administration expenses amounted to SEK –231 million (–165). The increase in costs is mainly due to additional expenses for personnel and IT services in conjunction with the change of system and the strengthening of central functions. Severance pay for the former CEO was also charged to the period.

The Parent Company's interest income amounted to SEK 705 million (609), of which intra-Group interest income totalled SEK 667 million (542). Other financial items include exchange-rate effects of SEK 102 million (32) pertaining to bonds in NOK. Currency risk is managed with currency derivatives, which means that when the bonds expire there are no currency effects.

The unrealised change in the value of financial instruments, which predominantly pertains to interest-rate and currency derivatives, amounted to SEK –36 million (44). Derivatives were redeemed during the year, which yielded a realised change in value of SEK 20 million (29). Profit/loss before tax amounted to SEK –34 million (–345).

The total tax expense for the year was SEK –52 million (–29), of which deferred tax amounted to SEK 8 million (–14) and current tax to SEK –60 million (–15).

PARENT COMPANY FINANCIAL REPORTING

Parent Company balance sheet

Amounts in SEK m	31 Dec 2025	31 Dec 2024
ASSETS		
Non-current assets		
Shares and participations in Group companies	4,679	4,672
Receivables from Group companies	28,166	24,252
Deferred tax assets	61	53
Equipment	6	2
Intangible assets	85	70
Total non-current assets	32,997	29,049
Current assets		
Other receivables	360	230
Cash and cash equivalents	1,503	2,347
Total current assets	1,863	2,577
TOTAL ASSETS	34,860	31,626

Amounts in SEK m	31 Dec 2025	31 Dec 2024
EQUITY AND LIABILITIES		
Equity	5,166	4,162
Total equity	5,166	4,162
Untaxed reserves		
Untaxed reserves	120	24
Total untaxed reserves	120	24
Non-current liabilities		
Interest-bearing liabilities	11,233	12,144
Liabilities to Group companies	9,353	6,846
Derivatives	294	246
Total non-current liabilities	20,880	19,236
Current liabilities		
Interest-bearing liabilities	8,455	8,032
Derivatives	–	12
Other liabilities	239	160
Total current liabilities	8,694	8,204
TOTAL EQUITY AND LIABILITIES	34,860	31,626

OTHER INFORMATION

Other information

Personnel and organisation

Property management is organised into three regions comprising 12 management areas. The head office is located in Gothenburg and provides Group-wide functions. As of 31 December 2025, there were a total of 289 employees (265).

Significant risks and uncertainties

In its operations, Willhem is exposed to different types of risks. These risks are described in the 2024 annual report on pages 26–29. To be able to prepare statements in accordance with generally accepted accounting policies, executive management must make assessments and assumptions that may impact the content of the financial statements. For Willhem, the valuation of properties is such a material item.

Transactions with related parties

Relationships with related parties are described in Willhem's 2024 annual report on page 59 (Swedish only). Första AP-fonden has an issue undertaking of SEK 8,000 million. During the period, fees were paid pertaining to the issue undertaking to Första AP-fonden.

The Parent Company invoiced subsidiaries for Group-wide services. An internal rate of interest was charged between Group companies. Other than this, no other material transactions with related parties took place.

Accounting policies

The Group's interim report is presented in accordance with IAS 34 and for the Parent Company in accordance with RFR 2, published by the Swedish Financial Reporting Board and follows the principles set out in Willhem's 2024 annual report.

Events after the balance-sheet date

Johan Tengelin assumed the position of Chief Executive Officer on 1 January 2026.

On 1 January 2026, Willhem AB (publ.) changed owners from Första AP-fonden to Tredje AP-fonden and Fjärde AP-fonden. In conjunction with this, the issue undertaking of SEK 8,000 million was taken over by Tredje AP-fonden and Fjärde AP-fonden.

In January, an agreement was signed to acquire 11 properties in Gothenburg. The date of possession was at the end of January.

Report signatures

The Board of Directors and CEO give their assurance that the interim report provides a true and fair account of the performance of the Parent Company's and Group's operations, financial position and earnings, and that it describes the significant risks and uncertainties faced by the Parent Company and the companies that form the Group.

Gothenburg, 19 February 2026

Fredrik Wirdenius
Chairman

Anders Ahlberg
Member

Christel Armstrong Darvik
Member

Ragnhild Backman
Member

Dan Bergman
Member

Alexandra Laurén
Member

Johan Temse
Member

Johan Tengelin
Chief Executive Officer

This year-end report has not been subject to examination by the company's auditors.

OTHER INFORMATION

Key metrics

Willhem presents certain financial metrics that are outside IFRS definitions (known as alternative performance measures, according to ESMA guidelines). The company believes these metrics offer valuable supplementary information for investors and the company's management as they enable an effective evaluation of the company's financial position and performance. Given that not all companies calculate financial metrics in the same way, these are not always comparable with metrics used by other companies but should be viewed as a complement to metrics defined under IFRS.

	2025 Jan–Dec	2024 Jan–Dec	2023 Jan–Dec	2022 Jan–Dec	2021 Jan–Dec
Property-related					
Total area, sq m	2,040,550	2,002,395	1,976,659	1,942,834	1,881,077
Number of properties	560	557	552	552	533
Number of residential properties	30,408	29,645	29,095	28,451	27,134
Market value, SEK m	60,516	57,766	56,497	59,886	56,560
Market value, SEK/sq m	29,657	28,848	28,582	30,824	30,068
Rental value, SEK m	3,515	3,229	3,020	2,799	2,600
Economic occupancy rate, %	96.1	96.9	97.9	98.6	98.8
Net operating margin, %	64.6	64.8	65.1	63.6	62.0
Financial					
Average interest rate, %	2.6	2.5	2.6	2.1	1.2
Average fixed-interest tenor, years	3.5	3.6	3.5	3.5	3.9
Average loan-to-maturity, years	2.0	2.4	2.2	2.5	2.3
Loan-to-value (LTV) ratio, %	48.0	49.7	52.5	49.6	47.2
Interest coverage ratio, multiple	2.2	2.2	2.2	3.1	3.5
Equity/assets ratio, %	41.2	39.2	36.8	38.4	40.4
Other					
Number of employees	289	265	301	298	279

Reconciliation of alternative performance measures

	2025 Jan–Dec	2024 Jan–Dec
Loan-to-value ratio		
Interest-bearing liabilities, SEK m	30,554	31,032
Cash and cash equivalents, SEK m	–1,503	–2,347
Total interest-bearing liabilities, net	29,051	28,685
Net interest-bearing liabilities, SEK m	29,051	28,685
Market value of properties, SEK m	60,516	57,766
Loan-to-value (LTV) ratio, %	48.0	49.7
Interest coverage ratio		
Operating profit, SEK m	1,929	1,850
Net financial items excl. exchange-rate effects, SEK m	865	848
Interest coverage ratio, multiple	2.2	2.2
Equity/assets ratio		
Equity, SEK m	26,200	24,178
Total assets, SEK m	63,637	61,675
Equity/assets ratio, %	41.2	39.2
Net operating margin		
Net operating income, SEK m	2,099	1,955
Rental revenues, SEK m	3,251	3,015
Net operating margin, %	64.6	64.8



Definitions

Property-related definitions

Total area, sq m¹

Total lettable floor space in residential housing and commercial premises at the end of the period.

Rental value, SEK m¹

Contracted rent together with the estimated market rent for unlet objects.

Economic occupancy rate residential property, %¹

Contracted rent for residential in relation to the total rental value of residential on the balance-sheet date.

Total economic occupancy rate, %¹

Total contracted rent in relation to the total rental value on the balance-sheet date.

Net operating margin, %

Net operating income as a percentage of rental revenues for the period.

Net operating income, SEK m

Rental revenues less operating and maintenance expenses, property administration and property tax.

Comparable property portfolio¹

The property portfolio included for the entire reporting period and for the comparative period.

Contracted rent, SEK m¹

Total rented objects running on the balance-sheet date.

Change in property values, %¹

Change in value for the period relative to closing market value less change in value for the period.

Yield, %¹

Net operating income divided by the properties' closing market value less changes to the market value of properties.

Total return, %¹

Yield as a percentage plus change in value as a percentage.

Financial definitions

Average interest rate, %

Average interest rate on the interest-bearing loan and derivative portfolio on the balance-sheet date.

Average fixed-interest tenor, years

The remaining average tenor until it is time to reset interest rates for all credits in the debt portfolio.

Average loan-to-maturity, years

The remaining average tenor until final maturity on interest-bearing liabilities and derivatives on the balance-sheet date.

Loan-to-value (LTV) ratio, %

Interest-bearing liabilities less cash and cash equivalents relative to the market value of properties at the end of the period.

Interest coverage ratio, multiple

Operating profit for the period excluding changes in value in relation to financial income and expenses, excluding exchange-rate effects.

Equity/assets ratio, %

Equity in relation to total assets at the end of the period.

Other definitions

Number of employees¹

Number of permanent employees and employees with a fixed-term of more than six months at the end of the period.

¹ This metric is operational and is not considered an alternative performance measure under ESMA's guidelines.

Report dates

Annual and Corporate Responsibility Report 2025	14 April 2026
Interim report Jan–Mar 2026	30 April 2026
Interim report Jan–Jun 2026	17 July 2026
Interim report Jan–Sep 2026	13 November 2026
Year-end report 2026	18 February 2027

This information is such that Willhem AB (publ) is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Market Act.

The information was submitted for publication at 3.00 p.m. on 19 February 2026.

www.willhem.se

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