

INTERIM REPORT

January—March 2025



Willhem reports strong start to the year

- Revenue increased to SEK 794 million (735), up 8.0%.
- Net operating income totalled SEK 477 million (424), up 12.5%. For the comparable property portfolio, net operating income rose 8.9%.
- Unrealised changes in the value of the properties during the first quarter amounted to SEK 65 million (–695), corresponding to a value increase of 0.1% (–1.2).
- The change in the value of financial instruments amounted to SEK 45 million (196).
- Profit after tax for the period amounted to SEK 293 million (–272).
- The market value of the properties was SEK 57,925 million (56,154) at the end of the period.
- Investments in the property portfolio amounted to SEK 94 million (285), of which SEK 57 million (153) relates to investments in existing properties and SEK 37 million (132) to property development.

Gräshoppän 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 more than a decade 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.

Number of apartments

29,705

Net operating margin

60.1%

Average total return over 10 years 2015–2024

8.1%

Market value of properties, SEK million

57,925

Loan-to-value ratio

49.5%

Reduction in energy consumption kwh per sq m since 2012

–34.7%



CEO COMMENTS

Stable operations in a turbulent environment

I assumed the role of Acting CEO on 11 April 2025, after the end of the quarter, and the plan is to remain in this position until a new CEO is appointed, probably during the autumn. My first impression of the company is that it is fundamentally stable, with well-established procedures and a desire to continue growing in our segment. However, I have also noted that there is room for improvement.

The quarter was otherwise marked by major financial and political uncertainty, primarily due to the actions of the newly elected US administration and the ongoing conflicts in Ukraine and the Middle East. At present, it is difficult to predict how this situation, with increased tariffs on global trade and potentially higher inflation, will affect Sweden and, ultimately, Willhem. In the short term, market expectations are that the key interest rate will be lowered slightly during the year, and the Swedish economy is in a strong position to face the challenges ahead.

The Swedish property market is still hesitant, and the expected turnaround in the housing market seems to be delayed. The profitability of property development is still very weak and there are also housing vacancies in some locations, mainly comprising apartments with relatively high rents.

Apart from the uncertainties mentioned above, I believe that Willhem is in a strong position and the company has good prospects for delivering stable earnings during the year. There is a persistent shortage of affordable housing in Sweden's growth regions.

This year's rent negotiations have resulted in a rent increase of around 5% for most of our properties, but mediation processes are still ongoing in some of our regions.

Net operating income for the quarter rose a full 12.5% to SEK 477 million, corresponding to a net operating margin of 60.1%.

The company is financially strong and has good opportunities to implement both its own projects and acquisitions, should opportunities arise. The company's current loan-to-value ratio is 49.5%.

The value of the company's property portfolio remained stable during the quarter and the unrealised change in value was an estimated SEK 65 million, corresponding to 0.1%.

The implementation of Microsoft Dynamics 365 was completed during the quarter. This initially involved some extra work for the organisation due to certain start-up issues, but the overall assessment is that the system will lead to long-term efficiency gains and better service for our customers.

In terms of sustainability, we have continued to follow our climate roadmap and focus on reducing our environmental impact through various forms of investments in energy efficiencies and operational optimisation. We will continue our efforts to develop attractive residential areas, where security through collaboration and presence is a key element, and to promote responsible business conduct.

I am looking forward to leading the company until the ownership structure has been decided and a new CEO has been appointed. My assessment is that both the company, backed by a strong owner, and the segment we operate in have good prospects for the coming years, despite the uncertainty of the times we are living in.

Anders Kupsu
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 2024: 95 kWh/sq m Atemp

CO₂ emissions

Long-term target: Net zero emissions in Scope 1 and 2 by 2030
Outcome 2024: –34% tonnes of CO₂e since base year 2018

Service index

Long-term target: >82%
Outcome 2024: 79.9%

Anti-corruption

Target: 0 cases of corruption
Outcome 2024: 0 cases



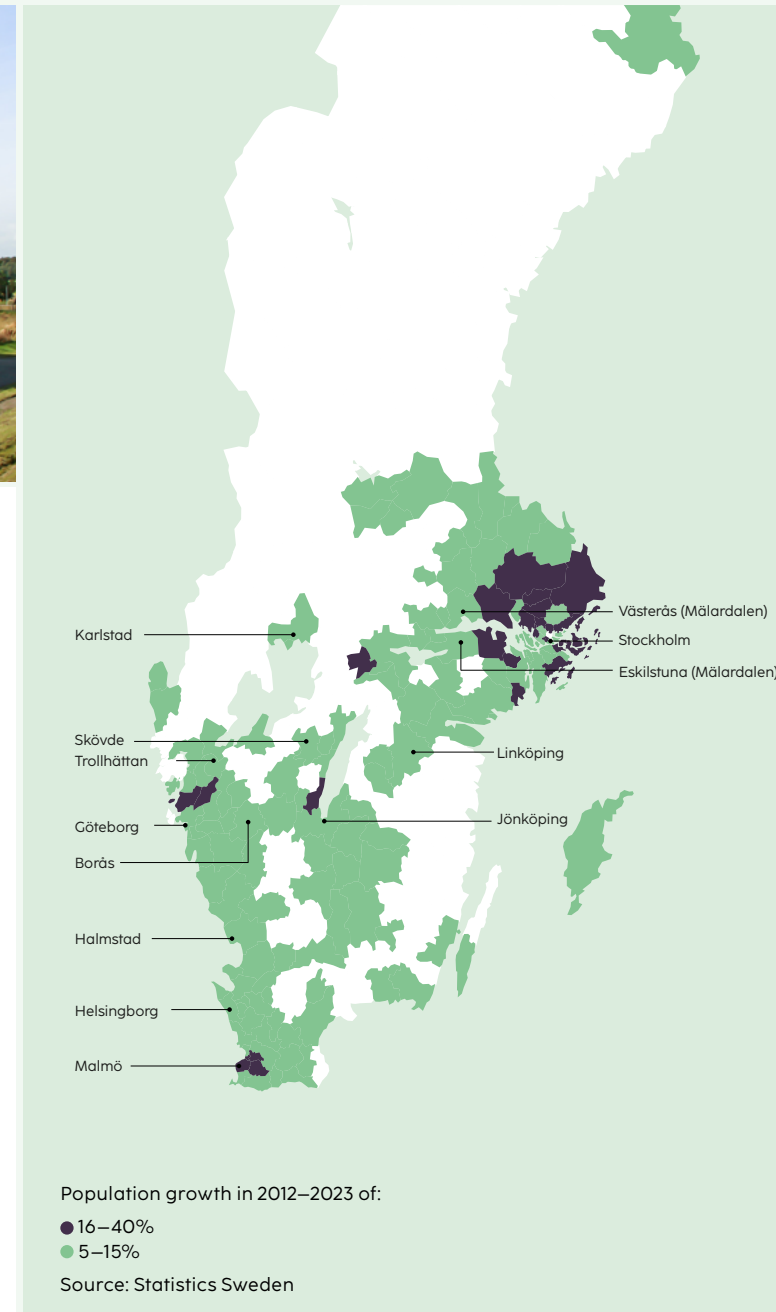
Kviberg 28:4, Gothenburg

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	2,861	178,673	8,446	187,119	98.4	71	5,360
Helsingborg	73	2,452	169,904	14,778	184,682	98.4	73	5,807
Jönköping	19	1,207	59,373	3,206	62,579	99.6	29	2,201
Malmö	52	1,545	106,990	12,347	119,337	99.3	56	4,691
Southern Region	186	8,065	514,940	38,777	553,717	98.8	229	18,059
Borås	152	3,364	214,423	15,911	230,334	89.1	83	6,032
Gothenburg	34	4,129	268,182	12,588	280,770	99.5	109	7,315
Skövde	15	822	56,866	1,815	58,681	99.4	20	1,334
Trollhättan	28	986	58,059	8,123	66,182	98.6	23	1,229
Western Region	229	9,301	597,530	38,437	635,967	95.4	235	15,910
Karlstad	59	2,675	155,437	11,216	166,653	99.2	67	4,106
Linköping	29	3,534	241,546	24,816	266,362	89.7	89	6,127
Mälardalen	12	1,724	102,092	16,741	118,833	91.9	42	3,422
Stockholm	42	4,406	251,662	11,566	263,228	99.2	132	10,301
Eastern Region	142	12,339	750,737	64,339	815,076	95.2	330	23,956
Total	557	29,705	1,863,207	141,553	2,004,760	96.3	794	57,925



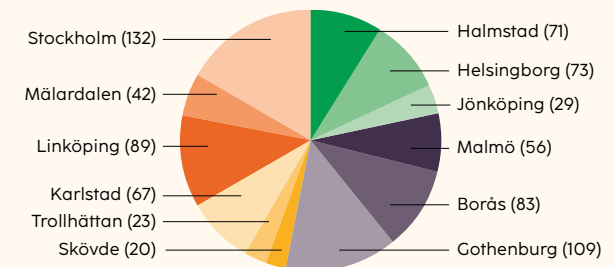
CONSOLIDATED FINANCIAL REPORTING

Consolidated income statement

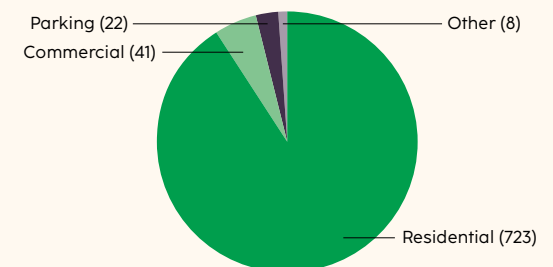
Amounts in SEK m	2025 Jan–Mar	2024 Jan–Mar	2024 Jan–Dec
Rental revenues	794	735	3,015
Operating expenses	–224	–226	–722
Repairs and maintenance	–31	–25	–104
Property administration	–48	–46	–180
Property tax	–14	–14	–54
Total property expenses	–317	–311	–1,060
Net operating income	477	424	1,955
Corporate administration expenses	–31	–23	–104
Other operating expenses	0	0	–1
Operating profit	446	401	1,850
Interest income	11	18	68
Interest expense	–202	–207	–833
Leasehold fee	–4	–4	–17
Exchange rate effects	32	7	32
Other financial expenses	–20	–22	–83
Total financial items	–183	–208	–833
Income from property management	263	193	1,017
Change in value of investment properties, unrealised	65	–695	–416
Change in value of financial instruments	45	196	–25
Total change in value	110	–499	–441
Profit/loss before tax	373	–306	576
Tax	–80	34	–262
Profit/loss for the period	293	–272	314

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

Rental revenue per area 31 March 2025, SEK m



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



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Rental revenues

The Group's rental revenues rose to SEK 794 million (735), up 8.0%. 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 40 million, up 5.4%.

The economic occupancy rate for residential housing was 96.8% (98.0). The total occupancy rate for the entire property portfolio, including commercial premises and other areas, amounted to 96.3% (97.4).

Property expenses

Property expenses amounted to SEK –317 million (–311). Operating expenses were SEK 2 million lower compared to the preceding year. This was primarily due to lower heating and maintenance costs during the year, while electricity and water costs were higher. Repairs and maintenance were SEK 6 million higher compared to the previous year.

Property administration increased SEK 2 million, due mainly to higher personnel costs.

For the comparable portfolio, property expenses were SEK 2 million higher. For the comparable portfolio, this was also due to higher electricity and water costs. In addition, more maintenance was carried out, which increased costs by SEK 5 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 period totalled SEK 477 million (424), up 12.5%. The improvement in net operating income is due to increased rental revenues. The net operating margin for the period was 60.1% (57.7). For the comparable property portfolio, net operating income rose SEK 38 million compared with the preceding year, up 8.9%.

Corporate administration expenses

Central administration costs amounted to SEK –31 million (–23).

Financial items

Interest income for the period amounted to SEK 11 million (18) and interest expenses amounted to SEK –202 million (–207).

Other financial expenses amounted to SEK –20 million (–22) and the period's exchange rate effects on bonds in NOK amounted to SEK 32 million (7). Currency risk is managed with currency derivatives, which means that when the bonds expire there are no currency effects.

The average interest rate was 2.5% (2.7). The interest coverage ratio for the period was 2.1 (1.9).

Change in value of investment properties

Unrealised changes in the value of the properties during the period amounted to SEK 65 million (–695), corresponding to a change in value of 0.1% (–1.2). 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% (3.9).

Change in value of financial instruments

The value of derivatives increased SEK 45 million (–196), mainly due to changes in the interest-rate market.


The change in value of the electricity derivatives was SEK 0 million (–7) during the quarter.

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 –80 million (34), of which deferred tax amounted to SEK –47 million (34) and current tax to SEK –33 million (0). 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.



“The Group's net operating income rose to SEK 477 million (424), up 12.5%.”

Profit/Loss

Income from property management for the period totalled SEK 263 million (193), an increase of SEK 70 million due to higher net operating income and lower financial expenses. Profit/loss after tax for the period amounted to SEK 293 million (–272), 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.

CONSOLIDATED FINANCIAL REPORTING

Consolidated balance sheet

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
Assets			
Non-current assets			
Investment properties	57,925	56,154	57,766
Right-of-use assets, leaseholds	554	543	554
Equipment	5	7	5
Intangible assets in progress	90	24	70
Derivatives	615	807	582
Non-current receivables	–	103	–
Total non-current assets	59,189	57,638	58,977
Current assets			
Inventory	24	26	24
Other current receivables	396	341	322
Derivatives	4	1	5
Cash and cash equivalents	2,693	1,424	2,347
Total current assets	3,117	1,792	2,698
Total assets	62,306	59,430	61,675

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
Equity and liabilities			
Equity attributable to Parent Company shareholders			
Equity	24,471	22,993	24,178
Total equity	24,471	22,993	24,178
Non-current liabilities			
Interest-bearing liabilities	22,820	19,339	22,422
Deferred tax liability	5,025	4,696	4,977
Derivatives	233	218	246
Right-of-use liabilities, leaseholds	554	543	554
Total non-current liabilities	28,632	24,796	28,199
Current liabilities			
Interest-bearing liabilities	8,532	11,034	8,610
Derivatives	12	12	12
Other non-interest-bearing liabilities	659	595	676
Total current liabilities	9,203	11,641	9,298
Total equity and liabilities	62,306	59,430	61,675

CONSOLIDATED FINANCIAL REPORTING

Investment properties

Property market

The year began with continued geopolitical tension and an unstable global situation. The threat and reality of tariffs imposed by the US, along with retaliatory measures from several countries, has contributed to high global financial uncertainty followed by stock market volatility. The caution in the property market that partly eased in 2024 still lingers to some extent, and the housing market hasn't fully recovered despite improved financing options for many companies and more positive inflation outlooks. Despite the relatively low number of reported housing transactions, similar to 2024, the interest in investing in residential properties remains strong.

In Sweden, inflation increased initially at the start of the year but then decreased again in March, close to the Riksbank's long-term target of 2.0%. The inflation rate according to the consumer price index with a fixed interest rate (CPIF) fell to 2.3% in March, from 2.9% in February. A year earlier, in March 2024, inflation was at 2.2%. At its monetary policy meeting in March, the Riksbank left the key interest rate unchanged at 2.25%. The Executive Board also announced that the forecast is that the rate will remain at its current level for some time to come, and that inflation is expected to be between 2–3% throughout 2025.

The transaction volume for the Swedish property market totalled SEK 35 billion in the first quarter of the year, up approximately 30% compared with the first quarter of last year. The segment with the greatest turnover was Offices, with approximately one-third of the total volume. Residential properties accounted for only 19% of the total volume, from being the segment that changed owners most last year. Foreign investors accounted for 28% of the transaction volume at the start of the year, up from 15% in 2024.

The situation for building new residential properties remains challenging, due to high construction costs and weak household purchasing power. According to the latest mid-December 2024 forecast from the National Board of Housing, Building and Planning (Boverket), approximately 35,000 new residential properties will be commenced in 2025, of which only 16,600 new rental properties. According to Boverket's comments on residential construction in March 2025, not much has changed since their most recent construction forecast, but they note that the year did not start as strongly as they had predicted. While Boverket still expects residential construction to turn around in 2025, it is uncertain when exactly the turnaround will happen during the year. Furthermore, Boverket estimates that there will be a need to construct around 52,000 new residential units per year up to 2033.

Our properties

Willhem owns and manages 557 properties (552) in carefully chosen growth regions in Sweden. The property portfolio was valued internally on 31 March 2025. The estimated market value was SEK 57,925 million (56,154). The total lettable area was 2,002,395 sq m, of which 92.9% relates to residential housing.

Valuation

Unrealised change in value during the first quarter amounted to SEK 65 million (–695), corresponding to a value increase of 0.1% (–1.2). The average weighted yield was 4.1% (3.9). The yield for residential properties amounted to 2.5–5.9% (2.4–5.7) and for commercial properties to 4.0–10.0% (3.8–10.0). 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. An internal valuation is 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.

Investments

Investments in the property portfolio amounted to SEK 94 million (285), of which SEK 57 million (153) relates to investments in existing properties and SEK 37 million (132) to property development. Willhemlyft accounted for SEK 11 million (45) of investments in existing property.

Investment properties

SEK million	2025 Jan–Mar	2024 Jan–Mar	2024 Jan–Dec
Market value at the beginning of the period	57,766	56,497	56,497
+ Acquisitions (incl. acquisition costs)	–	67	876
+ Investments in existing property	57	153	444
+ Investments in development projects	37	132	365
+ Unrealised changes in value	65	–695	–416
Market value at the end of the period	57,925	56,154	57,766

CONSOLIDATED FINANCIAL REPORTING

Development projects

Willhem's property development comprises proprietary projects and acquired projects. On the balance-sheet date, 219 apartments were in ongoing property projects on a proprietary basis and 250 apartments were in acquired projects.

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
Lugnet 2	Västerås	Conversion	54	2,434	62	52	Q2 2025
Krusbäret 1	Halmstad	Development project	165	5,802	295	196	Q2 2025
Författaren 1	Malmö	Development project*	250	9,611	416	44	Q1-Q4 2027
Total ongoing			469	17,847	773	292	

* Acquired development project



CONSOLIDATED FINANCIAL REPORTING

Financing

Financial market

In the Swedish interest-rate market, long-term interest rates rose at the beginning of the year and then fell in early April when global uncertainty increased again. The 3-month STIBOR has fallen by about 20 points to 2.35% since the start of the year.

The Purchasing Managers Index (PMI) for the industrial sector in Sweden rose to 53.6 in March compared with 52.4 in December 2024. Swedish industry remains in an expansive phase, but tariff increases and rising geopolitical uncertainty may affect the economic outlook moving forward.

The Riksbank cut the key interest rate to 2.25% in January, and then left it unchanged at its meeting in March. The economy remains weak. Inflation is expected to be between 2–3% this year. The Executive Board assesses that the rate will remain at this level going forward.

The Stock Exchange's OMX Stockholm 30 Index moved sideways during the first quarter and rose 0.4%.

Cash and cash equivalents and interest-bearing liabilities

Cash and cash equivalents totalled SEK 2,693 million (1,424) at the end of the period. In addition to cash and cash equivalents, Willhem has unutilised issue undertakings and credit facilities totalling SEK 15,800 million (18,600).

The Group's interest-bearing liabilities totalled SEK 31,352 million (30,373). Financing via the capital markets through bonds and certificates accounted for 64.8% (64.3) of financing.

The loan-to-value ratio was 49.5% (51.6). According to Willhem's financial target, this should be below 60.0%. The average interest rate was 2.5% (2.7) on the balance-sheet date. The average fixed-interest tenor was 3.4 years (3.5) and the percentage of fixed-interest maturity was 30.1% (25.2) in the next 12 months.

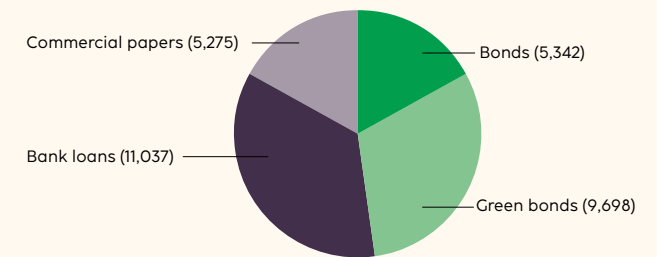
The loan-to-maturity period was 2.3 years (2.4) and taking into account the commitments, the adjusted loan-to-maturity period was 3.1 years (3.6). The interest coverage ratio was 2.1 (1.9). Willhem's financial target is that this is to exceed 2.0.

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 period.

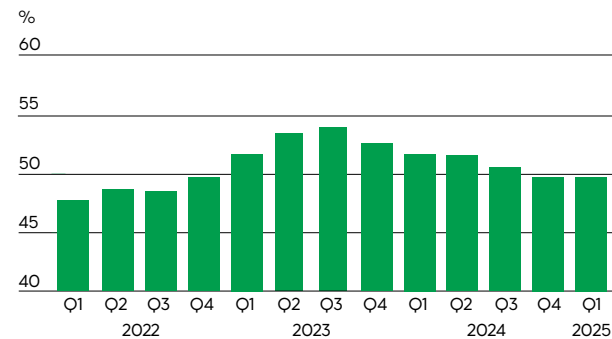
The market value of bonds totalled SEK 14,913 million (14,764).

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.

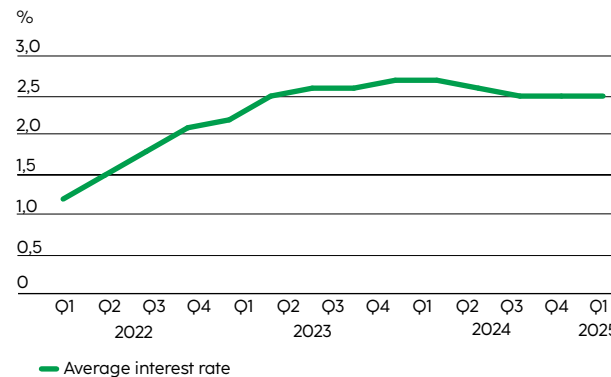
Sources of financing



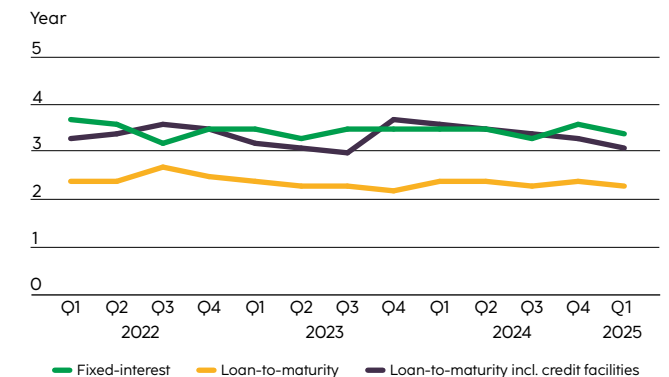
Loan-to-value ratio



Average interest rate



Fixed-interest and loan-to-maturity



CONSOLIDATED FINANCIAL REPORTING

Interest and capital maturity structure

SEK million	Interest maturity	Interest, %	Capital maturity
Within 1 year*	9,497	4.0	8,532
1–2 years	4,325	1.4	5,600
2–3 years	4,628	2.2	7,775
3–4 years	2,770	1.7	4,770
4–5 years	2,500	1.4	4,243
5–6 years	2,180	1.5	380
6–7 years	100	2.6	–
7–8 years	1,050	2.9	–
8–9 years	1,500	3.1	–
9–10 years	2,450	2.4	–
10–11 years	–	–	–
11–12 years	300	2.2	–
12–30 years	200	1.8	200
Total	31,500	2.5	31,500

* 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 8,532 million includes SEK 5,275 million in certificates. The statement of financial position included interest-bearing liabilities of SEK 31,352 million, the difference compared with the above table pertains to arrangement fees of SEK –29 million and exchange rate translation concerning foreign bonds of SEK –119 million.

Green financing

At the end of the period, green bonds amounted to SEK 9,698 million (7,170), which accounts for 64.5% of Willhem's total bonds outstanding.

Derivatives

The net market value of the Group's derivatives totalled SEK 374 million (578), of which SEK 619 million is recognised as an asset and SEK –245 million as a liability in the Group's statement of financial position. Net interest-rate and currency derivatives totalled SEK 386 million (584), of which SEK 619 million was recognised as an asset on the balance-sheet date.

Electricity derivatives totalled SEK –12 million (–6). 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)

SEK million	Nominal amount	Market value
Within 1 year	400	4
1–2 years	3,225	71
2–3 years	3,588	–120
3–4 years	2,350	95
4–5 years	1,700	152
5–6 years	1,800	123
>6 years	5,400	61
Total	18,463	386

Rating

In December 2024, Standard & Poor's confirmed Willhem's long-term credit rating of A- while its outlook was adjusted from negative to stable. The rating reflects Willhem's strong capacity to meet its financial obligations and the adjusted outlook reflects Standard & Poor's expectation of a positive development for Willhem going forward.



Krokslätt 85:1, Gothenburg

CONSOLIDATED FINANCIAL REPORTING

Consolidated cash-flow statement

Amounts in SEK m	2025 Jan–Mar	2024 Jan–Mar	2024 Jan–Dec
OPERATING ACTIVITIES			
Operating profit	446	401	1,850
Adjustments for items not affecting liquidity	–16	–27	–12
Interest paid, net	–213	–215	–837
Taxes paid	–33	0	–15
Cash flow from operating activities before changes in working capital	184	159	986
Change in current receivables	–73	–69	8
Change in current liabilities	–2	–55	–38
Cash flow from operating activities	109	35	956
INVESTING ACTIVITIES			
Investments in existing property	–94	–285	–809
Acquisition of properties	–	–10	–302
Inventory	0	1	3
Investments in other, net	–20	–12	–59
Cash flow from investing activities	–114	–306	–1,167
FINANCING ACTIVITIES			
Liabilities raised	3,480	3,570	12,570
Repayments of liabilities	–3,129	–5,189	–14,057
Redemption of derivatives	–	–	29
Non-current receivables	–	–	103
Shareholder contributions	–	1,000	1,600
Cash flow from financing activities	351	–619	245
Cash flow for the period	346	–889	34
Opening balance, cash and cash equivalents	2,347	2,313	2,313
Closing balance, cash and cash equivalents	2,693	1,424	2,347

Comments

Cash flow from operating activities totalled SEK 109 million (35). Investments in properties totalled SEK –94 million (–285).

In the preceding year, an earlier acquisition was finalised, with an impact of SEK 10 million on cash flow. During the period, SEK 3,480 million (3,570) was raised in new loans and SEK –3,129 million (–5,189) was repaid.

As of 31 March 2025, the Group's cash and cash equivalents were SEK 2,693 million (1,424). In addition to cash and cash equivalents, Willhem has unutilised issue undertakings and credit facilities totalling SEK 15,800 million (18,600).

Consolidated statement of changes in equity

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
Opening equity	24,179	22,265	22,265
Shareholder contributions	–	1,000	1,600
Comprehensive income for the year	293	–272	314
Closing equity	24,471	22,993	24,179

Equity totalled SEK 24,471 million (22,993). The equity/assets ratio was 39.3% (38.7).

CONSOLIDATED FINANCIAL REPORTING

Segment reporting

Amounts in SEK m	2025 Jan-Mar	2024 Jan-Mar	2024 Jan-Dec
Rental revenues			
Southern Region	229	221	897
Western Region	235	216	895
Eastern Region	330	298	1,223
Total	794	735	3,015
Property expenses			
Southern Region	-96	-85	-292
Western Region	-89	-102	-348
Eastern Region	-132	-124	-420
Total	-317	-311	-1,060
Net operating income			
Southern Region	133	136	605
Western Region	146	114	547
Eastern Region	198	174	803
Total	477	424	1,955

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
Market value investment property			
Southern Region	18,059	17,637	17,987
Western Region	15,910	15,614	15,894
Eastern Region	23,956	22,903	23,885
Total carrying amount	57,925	56,154	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 477 million (424) and profit/loss before tax of SEK 373 million (-306), consists of central administration costs of SEK -31 million (-23), other operating expenses of SEK 0 million (0), financial items of SEK -183 million (-208), change in property values SEK 65 million (-695) and change in value of financial instruments SEK 45 million (196).

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 72 million (-185) in the Southern Region, SEK 16 million (-106) in the Western Region and SEK 71 million (-52) in the Eastern Region.

PARENT COMPANY FINANCIAL REPORTING

Parent Company income statement

Amounts in SEK m	2025 Jan–Mar	2024 Jan–Mar	2024 Jan–Dec
Revenues	16	16	62
Administrative expenses	–47	–39	–165
Operating loss	–31	–23	–103
Interest income	155	149	609
Interest expense	–114	–102	–449
Other financial items	14	–11	–37
Change in value of financial instruments	13	71	73
Profit after financial items	37	84	93
Appropriations, Group contributions	–	–	–671
Appropriations, principal earnings	–	–	257
Appropriations, tax allocation reserve	–	–	–24
Profit/loss before tax	37	84	–345
Tax	–33	–15	–29
Profit/loss for the period	4	69	–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 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 period amounted to SEK 16 million (16), of which intra-Group revenue totalled SEK 16 million (16). The Parent Company's interest income amounted to SEK 155 million (149), of which intra-Group interest income totalled SEK 144 million (131). Other financial items include exchange-rate effects of SEK 32 million (8) 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 13 million (71). Profit before tax amounted to SEK 37 million (84).

The total tax expense for the period was SEK –33 million (–15), of which deferred tax amounted to SEK –2 million (–15) and current tax to SEK –31 million (–).

PARENT COMPANY FINANCIAL REPORTING

Parent Company balance sheet

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
ASSETS			
Non-current assets			
Shares and participations in Group companies	4,672	4,664	4,672
Receivables from Group companies	25,308	23,688	24,252
Deferred tax assets	50	52	53
Equipment	2	3	2
Intangible assets in progress	90	24	70
Non-current receivables	–	33	–
Total non-current assets	30,122	28,464	29,049
Current assets			
Other receivables	271	203	230
Cash and cash equivalents	2,693	1,424	2,347
Total current assets	2,964	1,627	2,577
TOTAL ASSETS	33,086	30,091	31,626

Amounts in SEK m	31 Mar 2025	31 Mar 2024	31 Dec 2024
EQUITY AND LIABILITIES			
Equity	4,166	4,005	4,162
Total equity	4,166	4,005	4,162
Untaxed reserves			
Untaxed reserves	24	–	24
Total untaxed reserves	24	–	24
Non-current liabilities			
Interest-bearing liabilities	12,112	10,820	12,144
Liabilities to Group companies	8,134	6,237	6,846
Derivatives	233	218	246
Total non-current liabilities	20,479	17,275	19,236
Current liabilities			
Interest-bearing liabilities	8,203	8,699	8,032
Derivatives	12	12	12
Other liabilities	202	100	160
Total current liabilities	8,417	8,811	8,204
TOTAL EQUITY AND LIABILITIES	33,086	30,091	31,626

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 March 2025, there were a total of 268 employees (289).

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

Willhem signed an agreement to acquire 371 newly built apartments in three properties in Stockholm. The total lettable area of the project is 20,176 sq m. The agreed property value is SEK 1,290 million. The two completed properties will be taken into possession in the second quarter of 2025, and in early 2026 for the property under production.

In March 2025, the company's owner, Första AP-fonden, decided to make an unconditional shareholder's contribution of SEK 650 million with payment in April.

On 28 March, the Board of Willhem announced that the CEO, Mariette Hilmersson, would be leaving the company. The Board has appointed Anders Kupsu as Interim CEO.

Willhem signed an agreement to acquire 294 apartments in Gothenburg. The total lettable area is 16,895 sq m. The agreed property value is SEK 875 million.

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, 13 May 2025

Fredrik Wirdenius
Chairman

Christel Armstrong Darvik
Member

Anders Ahlberg
Member

Ragnhild Backman
Member

Johan Temse
Member

Alexandra Laurén
Member

Anders Kupsu
Chief Executive Officer

This interim report has not been subject to examination by the company's auditors.

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–Mar	2024 Jan–Mar	2024 Jan–Dec	2023 Jan–Dec	2022 Jan–Dec
Property-related					
Total area, sq m	2,004,760	1,977,499	2,002,395	1,976,659	1,942,834
Number of properties	557	552	557	552	552
Number of residential properties	29,705	29,097	29,645	29,095	28,451
Market value, SEK m	57,925	56,154	57,766	56,497	59,886
Market value, SEK/sq m	28,894	28,396	28,848	28,582	30,824
Rental value, SEK m	3,355	3,086	3,229	3,020	2,799
Economic occupancy rate, %	96.3	97.4	96.9	97.9	98.6
Net operating margin, %	60.1	57.7	64.8	65.1	63.6
Financial					
Average interest rate, %	2.5	2.7	2.5	2.6	2.1
Average fixed-interest tenor, years	3.4	3.5	3.6	3.5	3.5
Average loan-to-maturity, years	2.3	2.4	2.4	2.2	2.5
Loan-to-value (LTV) ratio, %	49.5	51.6	49.7	52.5	49.6
Interest coverage ratio, multiple	2.1	1.9	2.2	2.2	3.1
Equity/assets ratio, %	39.3	38.7	39.2	36.8	38.4
Other					
Number of employees	268	289	265	301	298

Reconciliation of alternative performance measures

	2025 Jan–Mar	2024 Jan–Mar	2024 Jan–Dec
Loan-to-value ratio			
Interest-bearing liabilities, SEK m	31,352	30,373	31,032
Cash and cash equivalents, SEK m	–2,693	–1,424	–2,347
Total interest-bearing liabilities, net	28,659	28,949	28,685
Net interest-bearing liabilities, SEK m	28,659	28,949	28,685
Market value of properties, SEK m	57,925	56,154	57,766
Loan-to-value (LTV) ratio, %	49.5	51.6	49.7
Interest coverage ratio			
Operating profit, SEK m	446	401	1,850
Net financial items excl. exchange-rate effects, SEK m	211	211	848
Interest coverage ratio, multiple	2.1	1.9	2.2
Equity/assets ratio			
Equity, SEK m	24,471	22,993	24,178
Total assets, SEK m	62,306	59,430	61,675
Equity/assets ratio, %	39.3	38.7	39.2
Net operating margin			
Net operating income, SEK m	477	424	1,955
Rental revenues, SEK m	794	735	3,015
Net operating margin, %	60.1	57.7	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

Interim report Jan–Jun 2025	18 July 2025
Interim report Jan–Sep 2025	13 November 2025
Year-end report 2025	19 February 2026

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

The information was submitted for publication at 9.00 a.m. CEST on 14 May 2025.

www.willhem.se

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