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- Refers to audited sections. [Pages 1–2, 6, 23–26](#) and [41–96](#) make up Heimstaden’s Administration Report and Financial Information, which have been au-
dited by the company’s auditors.

The Statutory Sustainability Report, in accordance with the Swedish Annual Accounts Act, Chapter 6, Section 11, was approved
for publication by the Board of Directors. Find our Statutory Sustainability Report index on [page 112](#).

Administration Report and Financial Information

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

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

The Annual Report is published in Swedish and English. The Swedish version is the original and has been audited by Heimstaden AB’s auditor.
Figures in brackets refer to the previous year, 2021, unless otherwise stated.



Cover photo:
Aerial view of Amsterdam

An Evergreen Platform of *Friendly Homes*

With a presence in ten European countries, Heimstaden is a leading European residential real estate company with an evergreen perspective.

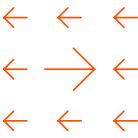
Guided by our values and Scandinavian heritage, we aim for excellence in happiness and life quality for customers and employees, and responsible and cost-efficient in-house operations.

This is how we fulfil our vision to enrich and simplify lives through Friendly Homes.



Care

about and respect our co-workers, customers, partners, and the society we live in. We find sustainable solutions for people and buildings.



Dare

to think outside the box. We always look for better ways to do what we do. We encourage diversity, open minds, and new ideas.



Share

our knowledge and willingly help each other grow. We are authentic, transparent, and honest in our communication and actions.

Investment Properties

160,003

Homes

93%

Residential Area

58%

Regulated Income

11 million

sqm



Fair Value

351

SEK billion

Key Characteristics



Strong ownership structure

Heimstaden Bostad is owned by Heimstaden and long-term institutional investors who share a philosophy for evergreen and sustainable investments. Heimstaden has substantial experience in acquiring, developing, and actively managing residential real estate and is Group manager of Heimstaden Bostad.



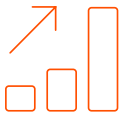
Attractive, resilient asset class

Residential real estate is the world's largest asset class and an essential part of the global economy. Non-cyclical in nature, it is a basic human need without risk of disruption and with strong supportive demographic trends, such as decreasing household sizes, supply shortages, and urbanisation.



Diversified portfolio across strong European markets

Heimstaden Bostad's property portfolio is diversified across attractive European markets with growing economies and favourable residential fundamentals. The portfolio has a balanced exposure to regulated and unregulated rental regimes, which provides Heimstaden Bostad with stable and secure cash flows as well as the ability to capture upsides from positive market developments.



Fully integrated operating platform with proven track record

A fully integrated and scalable operating platform ensures a common experience for Heimstaden Bostad's customers and a swift and cost-efficient integration of new markets.



Solid financial position and conservative financial policy

Heimstaden Bostad follows a strategy for responsible growth and value creation and has continuously improved its operating performance and financial metrics. We adhere to conservative financial policies that support Heimstaden Bostad's long-term strategy and vision. The company is rated 'BBB' by S&P Global Ratings and Fitch Ratings.

The Year in Brief

We delivered strong operational results in a challenging market with a like-for-like rental growth of 5.4%. Our revised climate targets were approved by the Science Based Targets initiative, confirming that our plan to reduce emissions and energy usage is in line with the Paris agreement. Our sustainability efforts reduced total GHG emissions by 7% and energy usage by 11% per sqm compared to 2021 (Scope 1 & 2). Following a strong start to the year, the changing macro environment gave a 5% negative fair value adjustment of our property portfolio in the second half of 2022. We responded prudently with active management of our balance sheet and muted growth activity. Our partnership with SOS Children’s Villages reached 55,000 children in 25 countries and we provided housing to more than 1,000 Ukrainian refugee families.

52.4%
Rental income growth

21 billion
Acquisitions, SEK

53.6%
Net loan-to-value (LTV)

2.5x
Interest coverage ratio

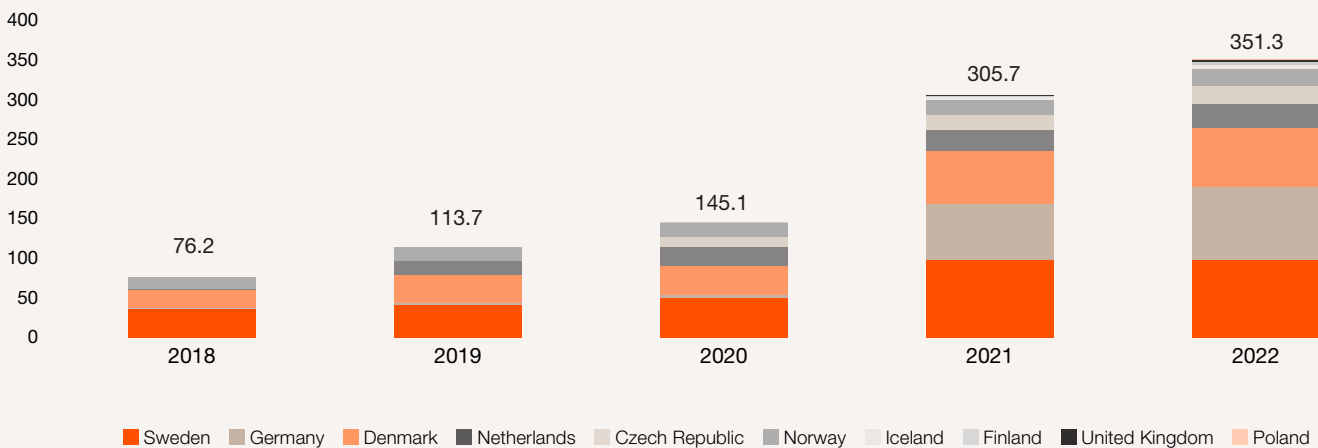
Key Figures

SEK million

	2022	2021	2020	2019	2018
Rental income	13,204	9,027	6,600	4,863	3,393
Net operating income	8,497	5,575	3,867	2,725	1,811
Profit before inventory properties and fair value adjustments	8,185	3,152	3,749	2,729	1,692
Total comprehensive income	-5,809	22,643	3,860	6,433	2,949
Net loan-to-value, %	53.6	51.0	44.4	45.1	53.7
Interest coverage ratio, multiple	2.5	3.2	2.8	2.4	2.5
Real Economic Occupancy, residential, %	98.4	97.8	97.5	98.8	98.6

Fair Value

SEK billion



	Q1	Q2	Q3	Q4
Fair Value, SEK	316 billion	336 billion	337 billion	351 billion
Homes	148,764	153,205	154,145	160,003
Real Economic Occupancy	98.5%	98.5%	98.4%	98.4%
Net LTV	44.5%	46.5%	48.9%	53.6%

Allianz Real Estate invested SEK 7.9 billion in Heimstaden Bostad’s Swedish portfolio bought from Akelius, forming a partnership.

Heimstaden Bostad issued EUR 1.2 billion of fixed rate bonds and repaid the Akelius acquisition bridge facility.

Sharpened climate targets and committed to invest almost SEK 7 billion to reduce greenhouse gas emissions with 42% by 2030.

Strengthened presence in UK and Sweden by buying a project with 464 homes in Edinburgh and 806 homes in Jönköping.

Made large efforts to support refugees from Ukraine, supporting more than 1,000 Ukrainian refugee families with housing during the year.

Bought 1,091 homes in Germany and 2,009 homes in Finland.

Celebrated one year and 35,000 children reached through A Home for a Home.

Heimstaden AB established a joint venture with the Danish developer Stadt AS covering a 3,000-unit residential project in the Århus area for completion in 2024/2025.

Heimstaden Bostad conducted a successful EUR 868 million hybrid buyback fully funded with new equity from shareholders.

Prolonged the management agreement with Heimstaden Bostad until 2047 and sold the Country Management organisation to Heimstaden Bostad AB.

First customers were welcomed into their new Friendly Homes in Poland.

Announced that Helge Krogsbøl will succeed Patrik Hall as CEO from 1 January 2023.

Published Customer Scorecards for 2022.

Science Based Targets initiative (SBTi) validated Heimstaden Bostad’s roadmap to reduce emissions in line with the Paris Agreement.

Allianz and Heimstaden Bostad injected SEK 7 billion in new equity in their existing Swedish partnership and formed a new partnership comprising Allianz’s German residential real estate portfolio.

Resilience in a Challenging Market

Spiking energy prices, rising inflation and interest rates, and a challenging geopolitical situation set the tone for last year. Thanks to our long-term strategy to invest in affordable housing in European markets with strong fundamentals, we have a diversified and resilient portfolio. With high occupancy of 96.6% and a like-for-like rental growth of 5.4%, we delivered a strong operational result in 2022.

Efficient operations

We continue to fine-tune our operational platform. By rolling out new digital tools, we are sharpening our efficient, data-driven, and lean business model while improving the service for our customers. I am proud of how our teams have succeeded in continuing to deliver excellent customer service, demonstrated in improved customer survey scores.

Our monthly employee surveys consistently document a strong and happy organisation, and I am grateful to our colleagues who have faced this turbulent period with a positive attitude.

Balancing act

After years of value growth, the changing macro environment gave a 5% (SEK 18 billion) negative fair value adjustment of our property portfolio in the second half of 2022. The fundamentals of European residential real estate remain intact and are set to improve as construction activity is falling sharply. Nevertheless, the financial market development has impacted yield requirements for residential real estate and investors await confirmation of the ability to passthrough inflation to rents to compensate for the increased funding costs. Despite the uncertainty in the mar-

ket, we expect a stabilisation during 2023 as inflation pressure will level off and more clarity is provided on when and where interest rates will settle.

With a staggered debt maturity profile and a balanced mix of debt instruments, we are well positioned to meet the tightened financial market conditions. After securing a substantial amount of new bank financing, we have good coverage for our upcoming maturities in the bond market. The hybrid bond buybacks funded with equity also demonstrated continued shareholder commitment to support the company. S&P's revised financial thresholds are a testament to Heimstaden Bostad's improved business risk profile and provides more headroom to maintain the current rating.

Intensified sustainability efforts

We have increased the pace and scale of our efforts to mitigate climate change and reduce emissions. By proactively engaging our tenants to have an efficient energy usage in their homes, and, by fine tuning the performance of central heating systems and technical solutions, installing efficient lighting and smart control systems, and improving thermal insulation,

we decreased energy usage per sqm with 11% in 2022 versus 2021. Our continuous work to improve energy efficiency in our buildings reduces our, and our tenants', energy usage and cost significantly.

Last year, the globally recognised Science Based Targets initiative (SBTi) approved our Climate Roadmap. This reconfirms the quality of our work and ambitious climate goals to reduce greenhouse gas emissions in line with the Paris Agreement.

Our partnership with SOS Children's Villages reached more than 55,000 children in 25 countries with our SEK 125 million donation in 2022. In addition, we helped more than 1,000 Ukrainian refugee families with housing during the year.

Looking ahead

Uncertainty will follow us into 2023, however I am certain that the high demand for rental housing will continue in a market with a tighter supply, and we will once again deliver strong operational results. With the new long-term management agreement signed last summer and the sale of the country management organisations to Heimstaden Bostad AB, we are well positioned to deliver on our long-term strategy to provide sustainable and Friendly Homes to our customers.



Helge Krogsbøl
CEO Heimstaden



“I am proud that we are taking action to face climate issues in a purposeful, structured, and innovative manner.”



Supporting Ukrainian Refugees

Immediately after the war in Ukraine started, we acted to help Ukrainian refugees and to comply with the sanctions against Russia and Belarus. Through A Home for a Home, we donated EUR 1.5 million to SOS Children's Villages' emergency fund and our colleagues in the Czech Republic worked around the clock to provide hundreds of equipped homes for refugees. This was followed by similar initiatives from colleagues around Europe and demonstrates the true meaning of Friendly Homes.

[More information about the programmes](#)

Strategy and Ambitions

Continuing Our Friendly Homes Mission

Our values 'Care, Dare, and Share' are at the heart of the organisation and form the foundation of our Friendly Homes concept.

Through Efficient and Innovative Operations and our four strategic pillars Customer Centred, Friendly Workplace, Sustainable Mindset, and Financial Strength, we continue to improve our evergreen and industry-leading platform.

This enables us to fulfil our core ambitions to create excellence in life quality for customers and colleagues, and to contribute to society, while always being commercially outstanding.

Visit our website to read more about our Strategy [↗](#)



Our Core Ambitions



Excellence in happiness and life quality at home



Excellence in happiness and life quality at work



Societal contribution, inspiration, and enrichment



Commercially outstanding



Customer Centred

Engagement is Everything

Continually engaging with our customers and promoting The Friendship concept through multiple points of contact is key to improve life quality for our customers and creating enduring value through Friendly Homes.



A year of consolidation

In 2022, our Customer Service team focused on achieving consistency in communication and service offerings across all markets. The Friendship offering is fully implemented in Sweden and present at different levels in all markets where we operate. Our customer interaction is firmly founded on our three strategic pillars – personal, digital, and self-service.

Back to meeting face to face

Interacting with customers in different scenarios is a mainstay of our personal pillar and we hosted many in-person events in 2022. Activities ranged from competitions, gardening activities, children's days, and welcome communications to new tenants, to attractive consumer offers to enhance the customer experience. In the Czech Republic we held special events in support of refugees from Ukraine and we continue to sponsor worthy causes, including homeless shelters and SOS Children's Villages through our A Home for A Home programme.

It's all about content

Our websites together with blog posts, social media, digital newsletters, and print magazines are key sources of useful information for our customers. In 2022, we focused on sharing relevant information to encourage behaviour that saves energy

and water, increased recycling, and reduction of food waste. We also increased editorial content to foster engagement and share inspiration.

Helping customers help themselves

On the Self-service front, we launched our MyHome tenant portal in Denmark, Norway, and the Netherlands. The 24/7 digital HelpCenter was also rolled out in more markets enabling, for example, digital chat with service personnel.

Voice of Customers

We constantly measure customer satisfaction to identify our strong points and areas requiring attention, and their feedback will steer our operational priorities in 2023.

In addition to our annual Customer Score Cards (CSCs), we have rolling customer surveys that cover key touchpoints on the customer journey; contract signing, moving in, during tenancy, and moving out. Given historically good scores in the early phases, we have increased our focus to improve the 'move out' touch point. We want customers to leave us on a positive note; our job is to assure them they remain important and are welcome back.

HeimMade is Best!

Our HeimMade initiative includes and encourages all our employees to share ideas that brings our vision to life and improves our brand experience. Every year we award a global prize for the best proposal. The 2022 accolade went to Klara Svensson in Sweden for her pilot project

to improve waste management. Klara's idea is to inspire tenants to recycle more by redesigning waste rooms to make them more appealing. This not only reduces our own environmental impact, but also encourages more climate-smart choices on a daily basis.

Increasing Customer Focus in the Rental Industry

We publish our Customer Score Card (CSC) results openly, and proactively encourage other landlords to measure their customer satisfaction and be transparent on results. Find more results from previous years on our website.

In 2022, we expected the results in many markets to reflect customers’ financial worries due to the economic and geopolitical uncertainty. Results indicate that we had an increase of 0.7 percent in the Service Index and 0.4 percent in the Profile Index.

Although we see room for improvement in all markets, we are pleased to see a general progress in the most important overall scores. This gives us motivation to further strengthen our efforts to achieve our goals to have the happiest customers in our industry.

Service Index

	2022	2021	2020
Iceland	76.6%	75.9%	-
Sweden	78.3%	78.4%	78.4%
Finland	71.3%	-	-
Norway	75.7%	74.7%	74.5%
Denmark	68.2%	74.6%	74.4%
Czech Republic	70.8%	68.8%	67.2%
Netherlands	63.1%	58.6%	55.8%
Germany ¹	63.1%	66.2%	-
Group Average	73.7%	73.0%	73.1%

Profile Index

	2022	2021	2020
Iceland	88.0%	85.5%	-
Sweden	79.6%	80.1%	79.3%
Finland	69.4%	-	-
Norway	77.0%	77.5%	77.2%
Denmark	60.4%	67.6%	67.1%
Czech Republic	70.1%	65.1%	60.3%
Netherlands	58.5%	59.5%	52.0%
Germany ¹	59.9%	71.3%	-
Group Average	73.3%	72.9%	72.8%

Recommend Heimstaden

	2022	2021	2020
Iceland	91.9%	93.4%	-
Sweden	87.2%	85.7%	85.3%
Finland	81.1%	-	-
Norway	79.0%	83.0%	78.4%
Denmark	68.0%	73.5%	77.0%
Czech Republic	73.6%	67.8%	66.2%
Netherlands	62.9%	77.7%	-
Germany ¹	71.1%	79.8%	-
Group Average	80.2%	79.8%	79.9%

Help When Needed

	2022	2021	2020
Iceland	87.0%	81.3%	-
Sweden	84.6%	85.6%	85.3%
Finland	75.3%	-	-
Norway	81.3%	77.5%	76.5%
Denmark	69.0%	75.3%	74.3%
Czech Republic	73.8%	72.2%	69.3%
Netherlands	65.2%	64.4%	59.4%
Germany ¹	63.4%	71.1%	-
Group Average	78.7%	78.5%	79.0%

Take the Customer Seriously

	2022	2021	2020
Iceland	90.8%	87.7%	-
Sweden	84.4%	84.0%	84.8%
Finland	68.7%	-	-
Norway	83.6%	83.0%	84.4%
Denmark	63.9%	75.6%	76.5%
Czech Republic	79.6%	77.1%	74.9%
Netherlands	58.0%	59.0%	52.5%
Germany ¹	61.6%	76.9%	-
Group Average	78.3%	78.6%	79.8%

Satisfaction with Heimstaden

	2022	2021	2020
Iceland	90.9%	91.1%	-
Sweden	87.0%	85.2%	84.6%
Finland	88.9%	-	-
Norway	80.1%	79.5%	80.1%
Denmark	64.8%	76.3%	77.3%
Czech Republic	76.6%	73.4%	70.9%
Netherlands	62.5%	60.0%	57.0%
Germany ¹	66.6%	77.7%	-
Group Average	79.9%	78.2%	79.2%

Additional responses for 2021 have been included after the publication of Heimstaden’s 2021 Annual Report.

¹ The main reason for the drop in results in Germany is that we include customers from the Akelius properties which we took over in December 2021. The results from our former customers are stable or slightly positive and we also see an improvement from December last year in the scores from customers living in the former Akelius properties.



Friendly Workplace

Continuing to Improve Our Friendly Workplace

2022 was primarily a year of consolidation for our People and Culture team who were busy refining projects rolled out in 2021. As the pandemic receded, we returned to more physical interaction, while continuing to leverage digital tools to enhance productivity.



Heimstaden remains committed to fortifying the foundation of our employee value proposition, resting on the eight pillars (see [page 14](#)) of our Friendly Workplace philosophy that we monitor on a constant basis.

We opened new operations in Finland and the UK, and rather than hiring local HR business partners we are supporting new markets remotely, ensuring the delivery of high-quality processes, and economies of scale

Adoption of our group-wide digital platform, Workday, increased in 2022 and at the same time we included additional global HR processes into our operational model to promote ONE way of working. This harmonizes work processes, reduces administration, increases efficiency, ensures quality, data security and compliance.

Integration and consolidation

Following the Akelius acquisition, we focused on integrating new colleagues in Germany, Sweden, and Denmark during the first half-year. In the second half, we concentrated on further consolidating our employee base and revising and harmonising our organisational structure to better reflect our corporate strategy and to improve our capacity to respond to growth.

A high level of change often triggers a degree of insecurity, exacerbated by wider political and economic turbulence. Rather than limit everyday development activities we believe it is all the more important to reinforce a common culture and strong leadership.

In 2022, we introduced a free psychological counselling service with up to ten meetings in Sweden, which we can roll out to more markets. We updated our whistleblowing process to be in line with new EU legislation. This is now available on our website and can be used by employees as well as external

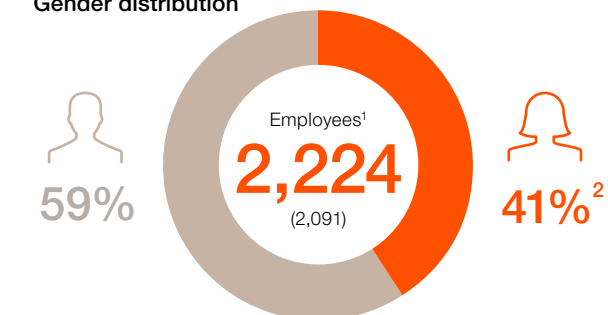
stakeholders. The number of reports has increased, indicating that the solution is working well and that users feel safe to report any wrongdoing via this channel.

Robust internal training

Zero tolerance for discrimination is a cornerstone of our culture. During 2022, we continued training our People and Culture team to minimize bias in the recruitment process. A groupwide diversity training has also been rolled out to all managers on the subject of how to counter bias when recruiting. This is also an integral part of our leadership programmes. In addition, we now universally use testing to eliminate early-stage bias and match the best candidates to each competency profile.

After launching our digital learning platform in 2021, we delivered more training occasions last year, than ever before. We initiated our training for new managers, New@Leading, in more

Gender distribution



¹ Full time Equivalents (FTE) including employees in Heimstaden Bostad. Total headcount is 2,482 including employees in Heimstaden Bostad.

² Compared to the previous year, the number of employees has increased. Unfortunately, we have seen the percentage of women in the organization decrease by 1.8%. We continuously follow up on gender distribution and one explanation to the decline is that we have grown mostly within roles where there are few female applicants, such as facility/property management.

markets while also advancing our programme for country management, Leading@Heimstaden.

This year we also introduced a new performance development process, Reflect and Act. The process reviews the previous six months as well as outlines the coming six, and has been well received by employees.

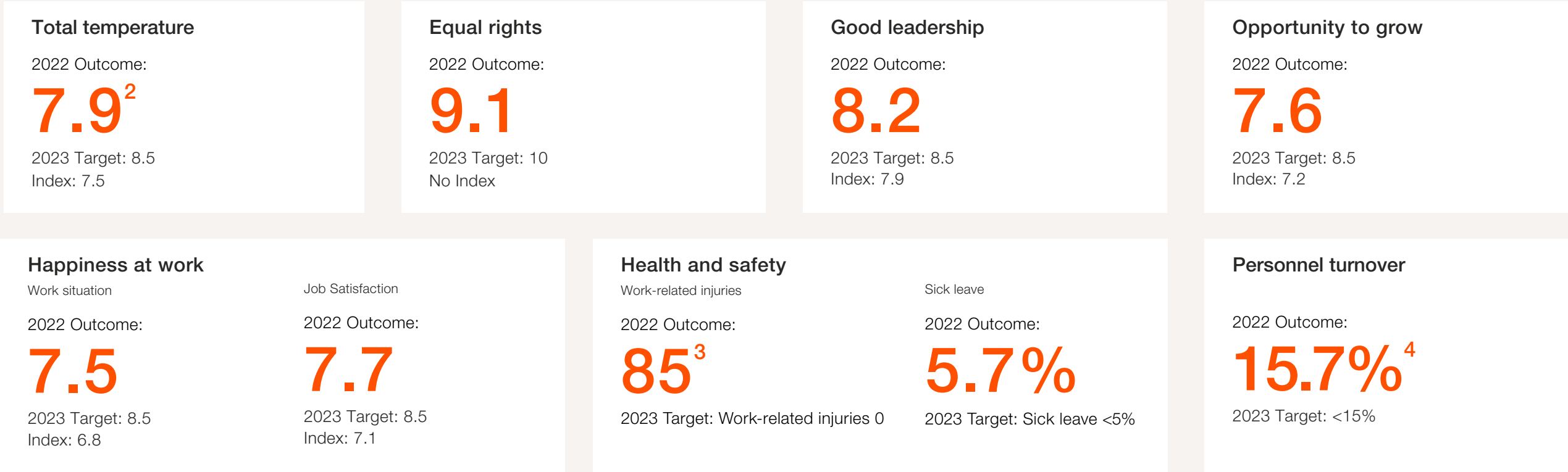
We have successfully mapped all our roles into the Mercer framework giving us access to renowned international compensation benchmark data, improving reporting and follow-up on gender pay-gap status, as well as visualising the five different career streams within Heimstaden. We have also introduced a global salary review process that reduces manual handling, provides better visibility for managers and complies with confidentiality requirements.

We continued our work to create a common culture in our fast-growing business with a digital conference for all employees in February. In May, we brought our top 150 managers together to share lessons and to unite around our strategy. In addition to these forums, local 1–2 day conferences are organised to highlight strategy, culture, and other current issues.

Friendly Workplace consists of eight building blocks that form the foundation for our EVP (Employee Value Proposition)

<ul style="list-style-type: none">• A secure workplace where people feel safe and cared for• Striving for zero work related accidents• Lower than industry average short/long term sick leave	Work Health & Safety	Diversity, Inclusion & Belonging	<ul style="list-style-type: none">• Welcoming all to be part of an inclusive, friendly, value-driven culture with open, accepting and supportive people• Accepting no form of discrimination or harassment
<ul style="list-style-type: none">• Terms and conditions are clear• Fair pay following market conditions• Benefits and pension that ensure now and future wellbeing	Compensation and Benefits	Good Leadership	<ul style="list-style-type: none">• Inclusive, best-in-class leaders passionate about inspiring and empowering our people to reach our goals• Frequent, transparent and clear communication• Open door, open mind, and open-heart attitude
<ul style="list-style-type: none">• We enable flexibility in terms of where, how, and when we work• We make room for both our private and work family• We strive for zero % illness due to work related stress	Work Life Flexibility	Opportunity to GROW	<ul style="list-style-type: none">• We help each employee grow to reach their full potential• Each employee can take the initiative and ownership for own development
<ul style="list-style-type: none">• We always look for areas to digitize to increase efficiency and quality• We are in the forefront and love technological progress paired with the human touch	Digitally Smart Solutions	Well-being & Happiness at Work	<ul style="list-style-type: none">• We are highly engaged, committed, and driven people- we find our own purpose and motivation• We enjoy what we do – we make sure to have fun!• We seek physical, mental, financial, and social well-being for our people

Achieving a Friendly Workplace comprises the following focus areas¹





Sustainable Mindset

Purpose-Driven ESG Focus

Sustainability is embedded in everything we do, and our ambitious ESG objectives aim to set a leading standard for the residential real estate industry in Europe.



Our ambitious targets were approved

Our new Science Based Targets initiative (SBTi)-approved target is to reduce absolute GHG emissions in Scope 1, Scope 2, and category 13 in Scope 3, covering downstream leased assets¹, with 42% by 2030, with 2020 as base year. The revised target is sharper given our growth in 2021 and the additional component of emissions from tenant energy use. We also commit that 27% of our suppliers by spend covering purchased goods and services, will have science-based targets by 2027.

Climate roadmap

We will continue to work intensively to reduce energy use and emissions across our portfolio, in line with our 2030 climate mitigation roadmap. Our previously communicated pathway budget based on our 2020 portfolio of over SEK 7 billion by 2030 is under revision, and an updated budget in line with current portfolio size and recent growth will be presented during 2023.

Our most important measure is shifting to cleaner fuel sources, which we estimate will reduce total CO₂ emissions by 26% by 2030. We typically replace old boilers, install heat pumps, switch to cleaner district heating if available, optimize heating

systems, install smart control systems, improve thermal insulation, and nudge tenants to use less energy.

While we expect gas supplies to normalize before 2030, we also hope the current crisis leads to more clean energy coming online in Europe in the medium term.

We are also working on water and waste strategies across all our markets, including a solution to track water usage and encouraging tenants to use less water. By giving our tenants, employees, and business partners good preconditions, we ensure that our properties are contributing to sustainable re-sourcing.

A turbulent energy year

We have local teams with the technical know-how to improve the energy efficiency of our buildings. Because of the turmoil in Europe's energy supply chain in 2022, they intensified the work to decrease energy usage in our properties. By proactively engaging our tenants to have an efficient energy usage in their homes, and, by fine tuning the performance of central heating systems and technical solutions, installing efficient lighting and smart control systems, and improving thermal insulation, we

2022 Energy Saving Highlights

- Insulation of more than 2,000 apartments in the Czech Republic reduced energy use by around 21,000 GJ/year.
- Replacing old gas boilers in Germany reduced energy use by up to 30% per property.
- Replaced all oil burners in the Netherlands with efficient natural-gas boilers.
- Heat pumps installed in properties in Sweden reduced energy use by up to 25%.
- Control systems in five buildings in Norway reduced energy use by a minimum of 7%.
- Control system pilot in Denmark reduced energy use by 10% in the first property.

¹ Energy purchased by tenant

decreased the weather corrected energy usage per sqm with 11% in 2022 versus 2021.

Energy intensity figures per square meter (where heat is normal year-adjusted) improved in all countries in 2022, except Germany where we are further investigating relevant measures despite tight regulations on rent increases.

With the risk of high energy costs likely to persist for our customers, we have taken many steps to optimise technical installations and set indoor temperatures of our buildings at the right level. We also engaged our customers by informing them of how best to conserve energy in their homes, to ensure that everyone does what they can to reduce energy use.

Social sustainability

As part of our goal to create a safe and friendly society for all, in 2022 we developed our social roadmap to focus on the areas where we can have most impact. This includes offering safe and affordable homes, creating job opportunities, and building a diverse and inclusive society.

Inclusive housing

We offer social contracts – defined as contracts with local authorities or non-governmental organisations that in turn rent apartments to people in need – in Sweden, the Czech Republic, the Netherlands, Germany, Norway, and Iceland. However, in 2022, we recognized that this definition is not workable in all markets. Accordingly, we will adapt our definition to encompass more types of contracts aimed at helping vulnerable groups obtain housing. The target will most likely be a multi-year nominal target, at a similar level to the current one, which is 3% (of our total apartment stock) by 2023.

Recruitment and diversity/inclusion

We continue to work on our target to help people access the

labour market, including providing apprentice positions, jobs for young adults, and, together with third parties, internships for people with socio-economic challenges.

In terms of gender balance in our own operation, we will keep working towards our current target of a 40:60 gender split in Group Management.

Human rights

In 2021, we carried out a thorough GAP analysis of our supply chain. Accordingly, we strengthened our due diligence process to be able to identify and mitigate human rights risk that can arise.

A Home for a Home

In 2022, we donated approximately SEK 125 million to SOS Children's Villages through our unique A Home for a Home partnership, supporting 35,000 children in 25 countries to a better, safer start in life. Programs we supported include family strengthening, improved foster care, youth vocational training and support, and advocacy at both local and government levels (see A Home for a Home, [page 19](#)).

In June 2022, we launched a skill-sharing programme pilot through which our employees support SOS Children's Villages with skills and expertise within learning & development, business development, and carbon footprint measurement.

Expanding ESG oversight

We added three new members to sustainability teams at group level in 2022, including a new Head of Social Sustainability. Our Group Sustainability Council met regularly during the year, while we also established an Executive Sustainability Committee tasked with presenting key ESG topics to our board.



A sharp eye on regulations

In 2022, we prioritised preparation for reporting share of our alignment with the EU Taxonomy which is presented in this report, see [page 121](#). We continue to track the development of the upcoming Delegated Acts related to the Taxonomy, and continue the work on mitigating our climate impact and adapting our business to climate change.

We closely keep track of the development of the Corporate Sustainability Reporting Directive (CSRD), which extends the scope and reporting requirements of the already existing Non-Financial Reporting Directive.

We also follow the development of EU's Fit for 55 package which, among other things, proposes changes in the Energy Performance of Buildings Directive (EPBD) as well as including buildings in the EU Emissions Trading System. We continue to track how else Fit for 55 may impact our business.

We are developing processes to comply with the Commission's new mandatory Directive on Corporate Sustainability Due Diligence Directive (CSDDD), encompassing companies' entire value chain and all proportionate and commensurate measures to prevent adverse impacts on human rights, governance, and the environment.

Swift help for Ukrainian refugees

The day after the Russian invasion of Ukraine on 24 February, Heimstaden made a donation of SEK 15.5 million (EUR 1.5 million) to SOS Children's Villages' emergency response fund. Only a week later, we made hundreds of apartments available, mostly in the Czech Republic, as emergency housing for displaced families. Today we make available close to 950 homes to refugee families, including Germany, Denmark, the Netherlands and Norway. In addition, we performed an extraordinary screening of our supply chain to ensure compliance with EU sanctions.

2022 Neighbourhood Hero

The Neighbourhood Hero award was initiated by Heimstaden in the Netherlands to honour individuals who went out of their way to help their local community during the Covid-19 pandemic. Election was open to the public. Among 150 nominees, this year the award went to Meltem Tamzok of the Amsterdam Public Library (OBA) for her role in helping people in her neighbourhood, including through the Buurtzus program which promotes self-development and creativity among young girls and women. Meltem won a Neighbourhood Party with her neighbours, as well as a new bicycle.

Sustainability Achievements in 2022



Heimstaden Czech Wins Prestigious Prize for Social Housing Efforts

The Business for Society Alliance in Prague voted Heimstaden Czech as the ‘TOP Responsible Company 2022’ for its cooperation with local NGOs to provide social housing for people in need. Nominated social and environmental sustainability projects were assessed by 60 independent judges.



Skillsharing with SOS Children’s Villages

We continue to explore different ways of creating impact through A Home for a Home. In Q2, we launched a skill-sharing programme pilot, whereby Heimstaden employees support SOS with expertise in .learning & development, business development, and carbon footprint measurement.



Heating Optimisation in Germany

Heating accounts for the majority of our buildings’ energy usage and related carbon emissions. We have performed hydraulic balancing in 34 buildings and replaced 12 old heating systems in Germany this year, decreasing our carbon emissions by an estimated 400 tonnes per year.



Thermal Insulation in Czech Republic

Our thermal insulation project saves 20–35% of energy-related carbon emissions from heating. In 2022, we have finalised this project on more than 2,000 apartments.

Memorable First Year of A Home for a Home

In the summer of 2022, we celebrated the first year of our A Home for a Home partnership with SOS Children’s Villages. Last year, we donated around SEK 125 million and have through 42 programmes in total supported 55,000 children in 25 countries around the world.

We believe in equal opportunities for all, starting with giving children and youths the best foundation to grow and prosper. So far, we have supported over 55,000 children and young people to a better start in life. Our societal impact will increase in the years to come.

In alignment with our values and expertise, the four key focus areas of our partnership comprise access to a safe home while growing up, access to a safe home when leaving care, access to activities for social integration, and building a skillset to become self-sufficient. Programmes we support include family strengthening, improved foster care, youth vocational training and support, and advocacy at local and government levels.

More than a donation

Contributing to building safety nets for children and their families is a key component of social sustainability, but A Home for a Home represents much more than just a financial donation to a worthy cause. Our ambition is also to set a new standard for cooperation between NGOs and private corporations through leveraging our resources and expertise to maximize our impact.

You can read about all our programmes and activities on our [website](#).

2022 Highlights

55,000

children supported since inception

25

countries

27

global SOS programmes

15

local co-created programmes



Investment Market and Transaction

Prudence in a Turbulent Financial Climate

In 2022, we experienced an abrupt change in market conditions with an unprecedented sharp increase in inflation causing tightened financial market conditions, coinciding with Russia’s invasion of Ukraine and a European energy crisis. The combination of rising interest rates and an outlook of reduced growth caused a slowdown in transaction volumes and provided for increased caution.

As a result of the changed market conditions, 2022 was a less active transaction year for us than previous years. We have continued to be visible in the market and tracked all deal flows to be able to act on appealing transactions, given current market circumstances, in line with our strategy.

Among the transactions carried out, we executed a larger acquisition from SATO in Finland, in line with our stated strategy to target operational scale in our new markets, which our new-build transactions in the UK (Edinburgh) and Poland (Warsaw) were a testament to as well.

As uncertainty about peak inflation and the consequences of the European energy crisis on the economy intensified during the summer months, we felt pausing portfolio expansion was the only responsible course of action. Prudently analysing supply/demand balances and affordability metrics are the key foundation of our investment philosophy. To ensure the best

Acquisitions Closed in 2022
SEK billion



Sweden	2.1
Germany	11.6
Denmark	3.7
Netherlands	0.2
Norway	0.1
Finland	2.0
United Kingdom	0.3
Poland	0.9

Partnerships established in 2022

In 2022, Allianz Real Estate and Heimstaden Bostad formed two partnerships in part of Heimstaden Bostad’s Swedish portfolio and Allianz’s German portfolio, respectively. Allianz is a partner who matches our ambitions and commitment to responsible and sustainable housing. The German partnership comprises 38 properties with 3,135 homes and adds new, strategically important locations to our portfolio. Following the transactions, Allianz becomes our third-largest institutional partner with more than SEK 15 billion (approx. EUR 1.4 billion) invested with us.

In addition, Heimstaden AB established a partnership with Danish developer Stadt AS covering a 3,000-unit residential project in the Århus area for completion in 2024/2025. In the coming years we would like to undertake more newbuild developments through Heimstaden AB in markets with a long-term residential supply shortage.



possible risk-adjusted returns, we must take into account that many tenants are impacted by increased cost-of-living.

Looking ahead – financial discipline and guarded optimism

The fundamentals underlying residential real estate remain intact despite the turbulent market conditions. Supply/demand balances and rental growth are still benign. In all previous periods of increased uncertainty, the rental market has strengthened because of would-be home-owners’ reluctance to make large investments at a time of high uncertainty. Consequently, we expect the high occupancy rates to continue and pricing of landlords to improve.

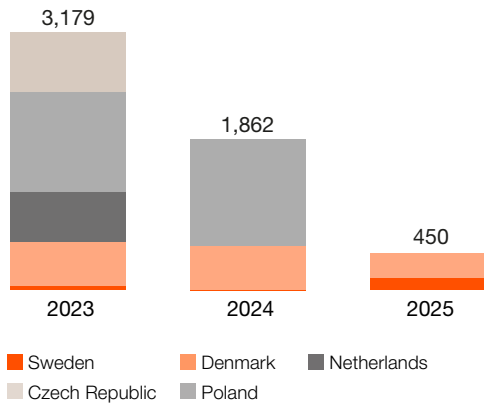
Although it seems headline inflation has peaked, there is still question marks around the stickier core inflation and how quickly that will return to acceptable levels for central banks. While we continue to see a recession in Europe as the most likely outcome, leading economic indicators are pointing in varying directions at present, and there is still possibility for a soft landing. Once we get better visibility on the macroeconomic consequences of the monetary tightening and where real rates

are to stabilize after a year of large volatility, we will return to pursuing a responsible portfolio growth backed up by solid equity support.

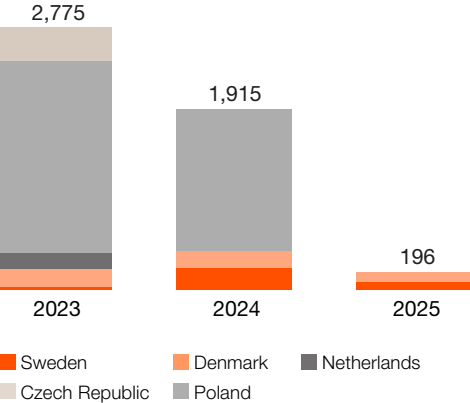
We expect supply of newbuild developments to be constrained as the increased cost of construction makes it difficult for developers to generate acceptable margins. Newbuild investments have become more challenging to make commercially viable, and in the current market environment, the required rent levels to support such viability would be associated with an affordability that in many cases would be perceived as unsustainable by us. With reduced supply of newbuilds and increased replacement costs being the driver hereof, we expect to see an exacerbated supply/demand imbalance across our markets, supporting residential capital values. Accordingly, we don’t anticipate seeing large scale distressed residential sales during 2023.

On the personnel front, at the end of 2022, our investment function comprised eight local transaction teams with a combined staff of around 50 people.

Signed acquisitions¹
SEK million



Signed acquisitions
Units



¹ Signed acquisitions include standing assets and newbuilds and amounted to SEK 5,5 billion as at 31 December 2022. For more details, see [Note 8.4](#).

Significant Transactions in 2022 (in addition to the Allianz Partnerships)

February

Strengthening presence in Jönköping, Sweden

SEK 1.7 billion investment of Vätterbygdens Byggnads’s portfolio comprising 806 residential units and 21 new attic apartments under construction.

April

Expansion in Finland

Acquisition of 64 properties comprising 2,009 residential and 30 commercial units from residential company SATO, mostly in the cities of Oulu, Lahti, and Jyväskylä.

Residential project in Edinburgh

Funding and acquisition of PLATFORM’s 464-home residential project for SEK 1.5 billion. A turnkey contract was placed simultaneously and practical completion is scheduled for mid-2024.

Residential project in Warsaw

Acquisition of 400-apartment residential project from the developer Dantex. The turnkey forward-funded acquisition is scheduled for completion mid-2024.

Expansion of portfolio in Hamburg

Acquisition of 513 apartments in Hamburg that also offers development potential for the construction of around 90 residential units.

Property and Asset Management

Strong Focus on Energy Savings

Coming into 2022, our modernization programme of standing assets in pursuit of long-term value creation continued with strong results. However, following the war in Ukraine we adjusted the programme in favor of a less capital-intensive, more ESG-driven focus on energy sustainability. Doing so, allowed us to maintain optionality for more intensive programmes in the future, while leveraging digital tools to drive operational performance across all markets.

Ability to adapt to uncertainty shows resilience

In 2022, the market was hit by rising inflation and material costs creating a period where assessing acceptable yields and associated costs was uncertain. Accordingly, we adjusted our CAPEX plans to reduce discretionary spending and postpone a significant share of those projects. Cost inflation also hit the construction industry directly and the timing for negotiating certain projects was sub-optimal, further supporting the postponement of projects for a more favourable environment. Despite the average cost per square meter increasing by 8% in our Tenant Improvement programme, our unlevered yield on investment for the year grew from 6.5% to 7.5% in 2022 while completing 831 more units than previous year, proving the programme's strong resilience to inflation and accretive returns.

Optionality makes us agile

Our CAPEX programme is highly optional allowing us to deploy different measures and levers to adapt to mar-

ket developments. These programmes include Tenant Improvements and apartment modernizations, ongoing maintenance focusing on value preservation, opportunistic value-added investments such as attic and commercial conversions, and energetic modernizations to reduce consumption and carbon emissions. With little mandatory spending, we can optimize our strategy based on market conditions. Our sustainability CAPEX category will grow in line with our Science Based Targets Initiative commitment, as we see opportunities in the transition to more energy efficient buildings while utilizing cleaner heating. We plan to do so at attractive yields above 5% on a portfolio level while simultaneously delivering savings for our tenants' overall cost and reducing CO₂ emissions.

Protecting affordability while growing NOI

We contribute to a more sustainable future by reducing our overall need for source energy and reducing CO₂ emissions. By investing to offset energy-related costs in the

long term, we are reducing utility costs for tenants and the property as a whole, creating accretive returns via both income and savings. In addition, we are advising our customers on how to save money on their energy bills, which also helps the planet and the current energy shortfall in Europe, as everyone needs to be stricter on energy consumption.

Secure and low risk New Build Pipeline

In most new construction projects, we are acquiring assets through forward-funding or forward-purchase structures with a turn-key development partner who inturn holds the direct risk of the construction costs and supply chain. We therefore run very low exposure to the development market as we only fund according to milestones and in accordance with the value completed on-site. Our turn-key partners are well vetted and with generally strong balance sheets which are further supplemented with the added certainty of performance guarantees and various relevant security packages resulting in a solidified pipeline of forward projects.

Ongoing quest for excellence

A slower acquisition market in 2022 gave us the opportunity to focus more on reshaping our existing tools and processes for future growth and optimized operational performance through further embedding of operational excellence in all countries. By implementing Operations

handbooks, we have provided a service catalogue and guidelines for each vertical to promote One Way of Working, share experience, and establish best practice across markets.

Data drives efficiencies

Our implemented monthly KPIs are rooted in high-quality data on everything from annualised number of letting contracts per letting officer, to how many days it takes to renovate an apartment, and maintenance costs per square meter. This reduces risk and provides insight to further improve our service offering. Meanwhile, our digital dashboards ensure real-time information flow across projects and provide strong alignment on KPIs throughout the organization.

MyHome empowers customers

We continued to roll out our customer portal, MyHome. Providing all relevant contract and payment documentation empowers tenants in their relationship with us. They can also enter and track service requests where and when they want. The platform enables us to allocate resources more efficiently and enhance customer satisfaction. We can analyse data to the unit level, as well as troubleshoot anomalies. Its value is clear from the huge decrease in service-related phone calls in the markets where MyHome has been launched. The platform is planned to be implemented in all markets by 2024.

Investment Properties

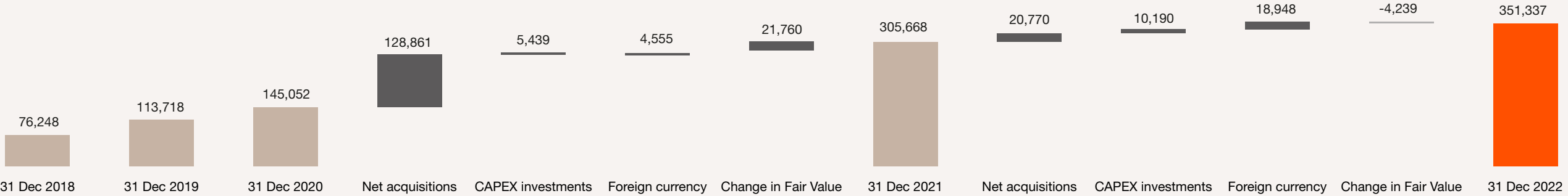
Fair Value of investment properties increased from SEK 306 billion at 31 December 2021 to SEK 351 billion at 31 December 2022, mainly through acquisitions of SEK 21 billion, and currency translation gain of SEK 19 billion. The portfolio includes 160,003 homes across ten markets. Residential units made up 93.0% of Fair Value and 58.4% of residential income came from regulated units.

Valuation of the portfolio is performed by independent external valuers. For more details, see [Note 3.1](#) on [page 58](#) of this report.

2022 turned out to be a year of shifting in the macro and geo-political climate that have had spill-over effects into the residential real estate sector. The invasion of Ukraine and high inflation leading to an unprecedented pace of interest rate hikes from central banks have been important drivers in the year. Persistent supply-demand imbalance combined with a sharp decline in newbuilds point to a continued strong demand for residential units. Affordability continues to be a key topic across European residential markets. We are maintaining our disciplined approach to ensure our portfolio offers a sustainable affordability profile.

In 2022, Heimstaden Bostad has seen muted transaction activity in the second half of the year. We continued to grow in Sweden, UK, Netherlands, Poland, Finland, and Germany in the first half of the year. We remain true to our sustainability goals by investing in our existing portfolio. Ensuring continuous upgrades to ensure long-term durability and improved energy efficiency and catering for tenant preferences.

Fair Value of Investment Properties
SEK billion



Portfolio Overview

Country	Fair Value, SEK million	Homes	Fair Value/sqm, SEK	Residential Area, %	Regulated Income, ¹ %
Sweden	97,429	44,785	30,600	90.9	100.0
Germany	92,820	29,704	46,443	92.3	100.0
Denmark	73,960	19,815	38,257	94.9	15.5
Netherlands	30,048	13,464	28,329	98.2	53.4
Czech Republic	23,443	42,593	9,050	96.0	27.9
Norway	20,338	4,453	91,566	84.7	0.0
Iceland	5,583	1,677	37,037	100.0	0.0
Finland	3,837	3,170	22,818	96.2	0.0
UK	2,854	60	75,651	88.3	0.0
Poland	1,026	282	40,844	89.3	0.0
Total	351,337	160,003	31,028	93.0	58.4

¹ Residential units



Capital Structure

Funding Overview

Owning, managing, and developing residential real estate requires stable and favourable access to capital. We safeguard the availability of borrowed capital at attractive terms through a well-diversified financing structure and by owning high-quality properties that generate solid cash flows.

Heimstaden Bostad has a financial policy in line with an investment grade rating that supports our long-term strategy and maintains a well-diversified financing structure with a robust balance sheet and strong credit metrics.

The key credit metrics Interest Coverage Ratio (ICR) and Loan-to-Value (LTV) have weakened somewhat in the second half of 2022 due to increasing interest rates and valuation yields. Both S&P and Fitch affirmed the BBB Investment grade rating, but revised the outlook from stable to negative. S&P adjusted the rating thresholds for the current rating level to EBITDA Interest Coverage Ratio sustainably above 1.8x (down from 2.4x) and Net Debt to Net Debt plus Equity below 60% (up from 55%).

Funding strategy

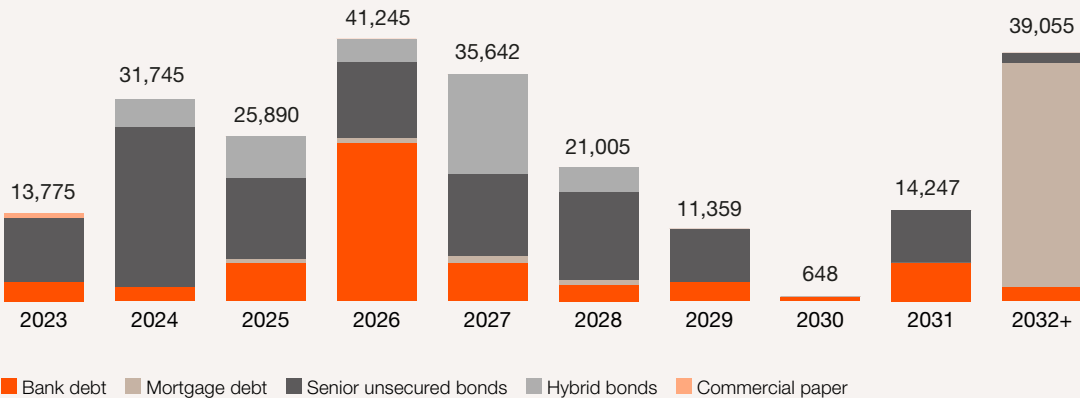
With a staggered debt maturity profile and a balanced mix of debt instruments, we are well positioned to meet the tightened financial market conditions.

Capital market activity

At the end of the year, Heimstaden AB had SEK 12,439 million in senior unsecured bonds and SEK 7,374 million in hybrid bonds outstanding, listed on Nasdaq Stockholm and Euronext Dublin. See [note 6.3 page 74](#) and our [website](#) for more information on Heimstaden's debt instruments and standalone financials.

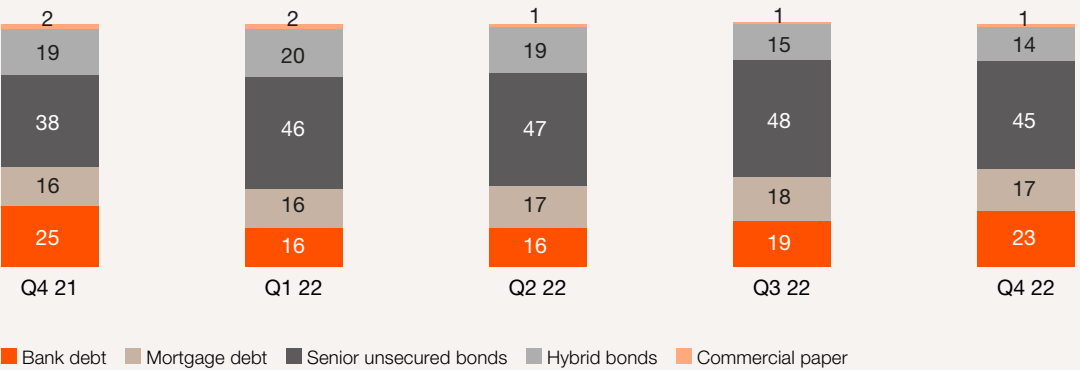
Debt Maturity Profile

SEK billion



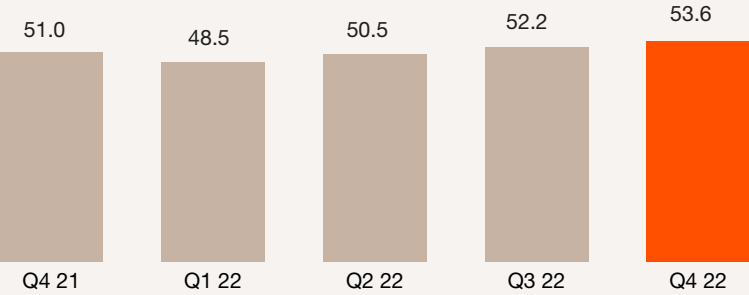
Funding Distribution

%

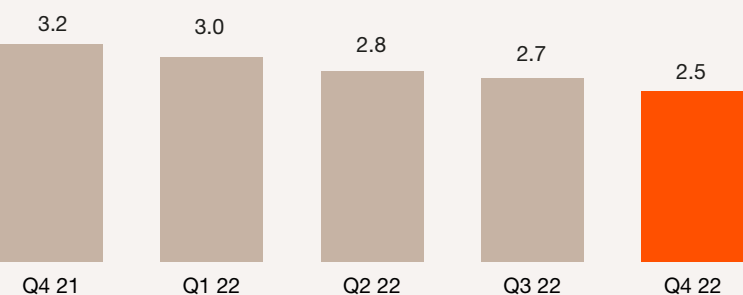


Credit Metrics

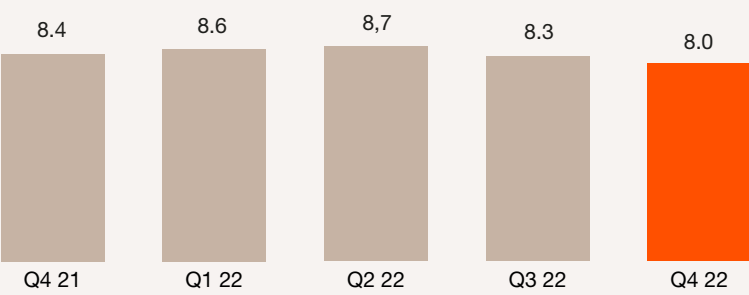
Net Loan-to-Value (LTV)
%



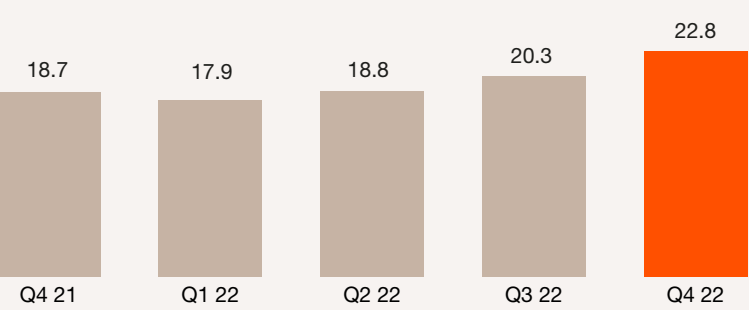
ICR
multiple



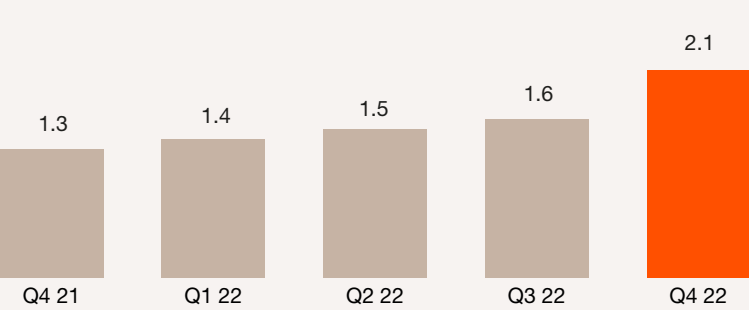
Average Loan Tenor
years



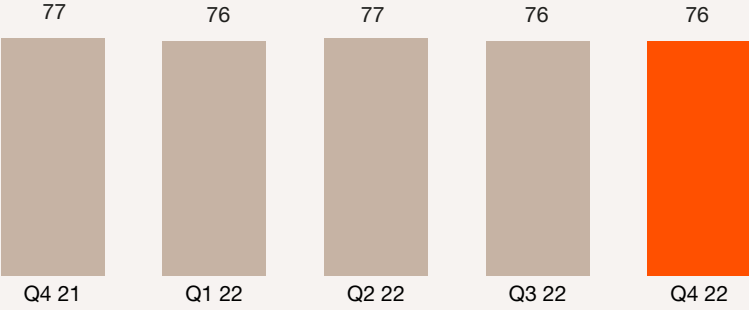
Secured LTV
%



Average Interest Rate
%



Interest Rate Hedge Ratio
%





Youth Apartments in Norway

In a pilot under our A Home for a Home programme, young adults leaving foster care moved into Heimstaden's apartments. For the first time they will be living on their own, giving them a stable base for a good start in their independent adult lives. The pilot is a collaboration between Heimstaden, SOS Children's Villages, and Child Protection Services.

[More information about the programmes](#)



“We continue our committed high standards of governance, risk, and compliance – ensuring long term trust from our stakeholders.”

Ivar Tollefsen
Chairman of the Board

Governance Report

Good corporate governance is an important element in Heimstaden’s corporate culture and in enhancing our shareholders’, customers’, and employees’ trust in us, as well as that of the communities in which we operate. The corporate governance model is designed to support the Board and Management in their work to ensure the Company’s sustainable success through their day-to-day management efforts.

The general mandate from the shareholders is to provide a high and stable long-term return. Ensuring this requires good corporate governance with a clear separation of responsibilities between the shareholders, the Board, and Management.

Rules and regulations

As a Swedish public limited liability company with corporate and hybrid bonds listed on Nasdaq Stockholm and preference share listed on Nasdaq First North Growth Market, the Company is subject to numerous rules and regulations. The framework for corporate governance includes the following:

- the Swedish Companies Act
- the Swedish Annual Accounts Act
- the Company’s Articles of Association
- directions given by the general meeting
- Nasdaq’s Rulebook for Issuers of Fixed Income Instruments
- Nasdaq First North Growth Market Rulebook
- Best practise on the securities market
- the Swedish Corporate Governance Code (the Code)
- other Swedish and foreign laws and regulations, as applicable.

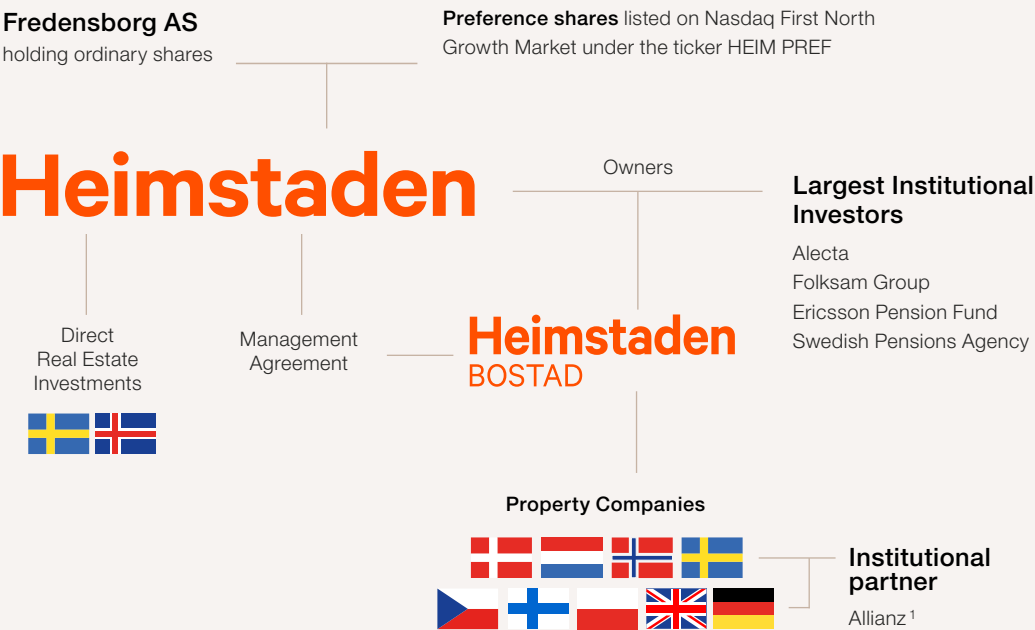
The Company is an industrial investor in Heimstaden Bostad and acts as manager for the Heimstaden Bostad portfolio under the following contractual framework:

- Shareholders Agreement
- Management Agreement
- Key Policy Framework

In addition, the Company holds the Icelandic portfolio and selected property investments directly.

Heimstaden has decided to follow those parts of the Code that the Board considers to be relevant for the Company in relation to its operations and the ownership structure. This Corporate Governance Report has been prepared in accordance with the Annual Accounts Act and the Code. Deviations from the Code can be seen on [page 32](#).

Simplified Company Structure



Heimstaden is an industrial investor and owns Heimstaden Bostad together with long-term institutional investors who share Heimstaden’s philosophy for evergreen and sustainable investments.

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

Share structure and owners

According to the Articles of Association, the share capital must be at least SEK 60,000,000 and at most SEK 240,000,000. As of 31 December 2022, the share capital amounted to SEK 95,316,875 divided between 190,633,750 shares (whereof 132,040,000 ordinary shares and 58,593,750 preference shares) each with a quota value of SEK 0.5 per share. The ordinary shares entitles to 10 votes per share and the preference shares entitles to 1 vote per share at general meetings in the Company.

The Company’s preference shares are listed at Nasdaq First North Growth Market under the ticker HEIM PREF. All ordinary shares of the Company are owned by the Company’s largest shareholder, Fredensborg AS, which is in turn ultimately

controlled by Ivar and Ninja Tollefsen with approximately 94% of the shares and 97% of the votes. Ivar and Ninja Tollefsen is thereby controlling approximately 71% of the share capital and 96% of the votes in the Company.

Partnership with Allianz

Allianz Real Estate and Heimstaden Bostad formed two partnerships in part of Heimstaden Bostad’s Swedish portfolio and Allianz’s German portfolio, respectively. Following the transactions, Allianz becomes our third-largest institutional partner with more than SEK 15 billion (approx. EUR 1.4 billion) invested with us.

2022 share issuances

The Company concluded no share issued in 2022.

Key data	2022	2021	2020	2019	2018
Data per share					
Earnings per ordinary share, SEK	22	125	109	322	139
Equity per ordinary share, SEK	256	242	1,614	1,508	1,182
Equity per preference share, SEK	38	38	380	380	380
Price per preference share (on the balance sheet date), SEK	20.0	33.3	357	381	329
Dividend paid per preference share (during the period), SEK/share	2	2	20	20	20
Dividend paid on preference shares (during the period), SEK million	117	82	47	47	47
Direct return per preference share (on the balance sheet date), %	10.00	6.01	5.60	5.25	6.08
Shares outstanding					
Number of ordinary shares outstanding at the end of the period	132,040,000	132,040,000	13,204,000	13,204,000	13,204,000
Number of preference shares outstanding at the end of the period	58,593,750	58,593,750	2,343,750	2,343,750	2,343,750
Average number of ordinary shares outstanding	132,040,000	95,575,255	13,204,000	13,204,000	13,204,000
Average number of preference shares outstanding	58,593,750	36,228,596	2,343,750	2,343,750	2,343,750

	Ordinary shares, units	Preference shares, units	Holding, %	Votes, %
Fredensborg AS	132,040,000	1,620,000	70.1	95.9
Försäkringsaktiebolaget, Avanza Pension	0	3,765,806	2.0	0.3
Nordea Livförsäkring Sverige AB	0	2,479,457	1.3	0.2
Familjen Kamprads Stiftelse	0	2,400,000	1.3	0.2
Futur Pension	0	1,762,500	0.9	0.1
Other shareholders	0	46,565,987	24.4	3.4
Total	132,040,000	58,593,750	100.0	100.0

General Meetings

The General Meeting is the Company’s highest decision-making body. At the Annual General Meeting (AGM), shareholders exercise their voting rights on key matters, including approving the Financial Statements, the appropriation of the Company’s profits, granting discharge from liability for Board Members and the CEO, the election of Board Members, and auditors and fees to Board Members and auditors. The AGM shall be held within six months of the end of each financial year. In addition to the AGM, Extraordinary General Meetings may be convened.

According to the Articles of Association, notice of the General Meeting shall be issued by means of an advertisement in Post-och Inrikes Tidningar (Swedish official gazette) and by keeping the notice available on the Company’s website. The Company shall also place an advertisement in Svenska Dagbladet (a Swedish national daily newspaper) stating that notice of the Meeting has been issued. Anyone wishing to participate at a General Meeting must be entered as a shareholder in a print-out or other presentation of the entire share register pertaining to circumstances six banking days before the General Meeting and must notify the Company of their intention to participate no later than on the date stated in the notice. Shareholders wishing to have a matter considered at General Meeting must request this of the Board of Directors in writing. The matter shall be considered at the AGM if the request has been received by the Board of Directors no later than one week prior to the earliest date on which, in accordance with the Swedish Companies Act, the notice may be issued, or after that date, albeit in sufficient time that the matter can be included in the notice. Notices, communiqués and minutes, as well as other materials associated with General Meeting are kept available on the Company’s website <https://corporate.heimstaden.com/>.

2022 Annual General Meeting

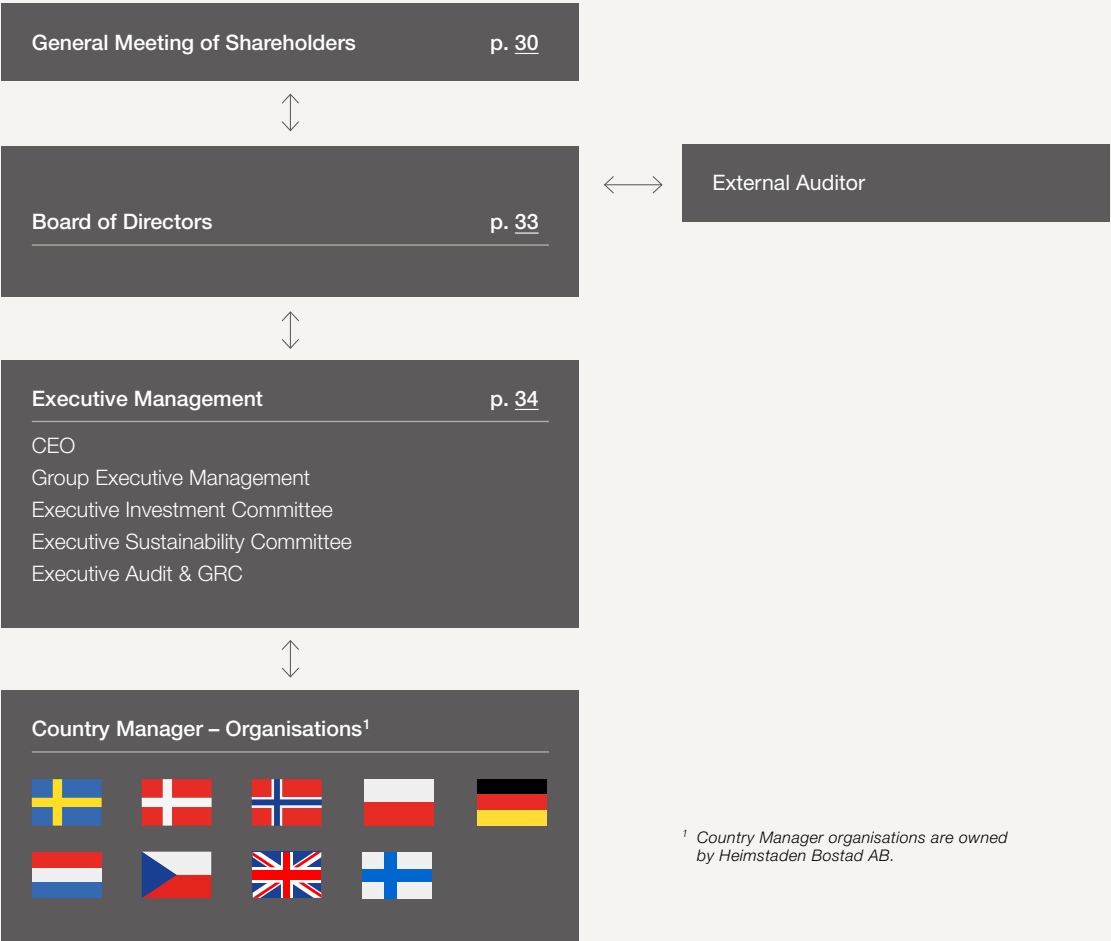
The 2022 Annual General Meeting took place at the Company’s premises on Östra Promenaden 7A, SE-211 28 Malmö, Sweden, on 8 April 2022. Shareholders representing 100% of the Company’s ordinary shares and 3.29% of the Company’s preference shares participated at the AGM, corresponding to 70.28% of the total share capital and 95.89% of the total votes.

Among other things, the 2022 AGM resolved:

- To approve the 2022 Financial Statements.
- To dispose of the Company’s profit in accordance with the proposal – that is distribution to Pref B shareholders and no distribution to the common shareholders, remaining profit to will be carried forward to a new account.
- To discharge the Board and CEO from liability for the 2021 financial year.
- To re-elect Board members Ivar Tollefsen, John Giverholt, Vibeke Krag, and Fredrik Reinfeldt.
- To re-elect EY and Jonas Svensson at EY as auditors.
- That Board remuneration shall be paid to Board members Fredrik Reinfeldt and Vibeke Krag and that no Board remuneration will be paid to the other Board members.
- Auditors’ fee shall be paid on account as per approved invoice.
- To amend the Articles of Association
- To authorise the Board to issue preference shares.

Corporate Governance Structure

Heimstaden business operations are managed, controlled, and followed up in accordance with the instructions established by the Board.



¹ Country Manager organisations are owned by Heimstaden Bostad AB.

Nomination Committee

Given that all ordinary shares of the Company are owned by the Company's largest shareholder, Fredensborg AS, the shareholders of Heimstaden have not established any Nomination Committee.

Board of Directors

The Board of Directors is the second-highest decision-making body after the AGM. The Board's Rules of Procedure regulate the division of work within the Board.

The Board currently consists of four members, elected by the General Meeting for a period lasting until the end of the next AGM. There are no deputy Board members. The Board meets the requirements of the Code with respect to its members' independence, both from the Company and its main shareholders. The current gender distribution is 25% women and 75% men.

The Board has the overarching responsibility for managing Heimstaden's affairs in the interests of the Company and its shareholders. According to the Swedish Companies Act, the Board has overall responsibility for the Company's organisation and management, and for ensuring satisfactory control of the accounting records, management of funds, financial circumstances in general as well as overseeing the long-term sustainability value-creation and the Company's impact on economy, environment and people. The Board passes resolutions in matters regarding the Company's overall strategy and policies, and important issues.

Other duties that fall under the responsibilities of the Board include the following:

- Continuous follow-up and assessment of the financial position and business development.

- Continuous evaluation of the executive management, including the CEO.
- Ensuring that there is satisfactory control of compliance with laws and regulations, and the continuous evaluation of internal control and risk management systems.
- Ensuring that external communications are characterised by openness, and that they are accurate, reliable and relevant.

In 2022, the Board held 17 meetings. The Board's work follows the rules of procedure adopted by the Board, which provide the framework for the Board's work and govern the duties of the Board and the executive management, including the CEO, and the allocation of duties between the Board and the CEO. The relevance and validity of the rules of procedure are reviewed each year.

The Board also evaluates the work of the executive management, including the CEO, without the person(s) in question being present, and approves material assignments carried out by the CEO outside the Company.

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

The Chairman consults with the CEO on strategic matters and passes on the views of the shareholders to the Board.

Evaluation of the Board

The Chairman of the Board is responsible for evaluating the Board's work, including the efforts of its individual members. This is achieved by means of an annual, structured evaluation.

Remuneration to Board members and senior executives

The AGM sets the total fees for the directors of the Board and

Highlights of the Board's agenda in 2022¹

First quarter

- Approving Annual Report 2021
- Review of balance sheet and capital structure
- Approving Annual Sustainability and Governance Report 2021
- Meeting with external auditors
- Market update and review of finance and operations
- Notice for Annual General Meeting
- Constitutive meeting with new board of directors

Second quarter

- Approving Q1 report
- Approving new long-term contractual framework with Heimstaden Bostad AB
- Approving divestment of operational platform to Heimstaden Bostad AB
- Market update and review of finance and operations

Third quarter

- Approving Q2 report
- Review audit plan, market update, asset management strategy and ambitions
- Appointment of deputy CEO
- Market update and review of finance and operations
- Review of company strategy

Fourth quarter

- Approving Q3 report
- Market update and review of finance and operations
- Approving 2023 budget

¹ In addition, the Board of Directors approved several financial and real estate transactions.

decides how the fees are to be distributed among the directors. The independent directors are remunerated as follows; Vibeke Krag SEK 400,000 and Fredrik Reinfeldt receives SEK 300,000 respectively.

Composition and diversity

The Board of Heimstaden shall comprise a well-balanced mix of individuals holdings required skills, expertise, background, gender, age as well as independence from Company and main shareholders ensuring the Company delivers on its strategic goals in a responsible and successful manner. Heimstaden is working to achieve a balanced diversity mix and in 2022, the Board comprised 25% women and 75% men, and professional board members Vibeke Krag and Fredrik Reinfeldt were appointed.

Further, the Board is ensuring focus on diversity in its operations and have implemented two policy documents, ‘Equal rights and opportunities”, and “Discrimination and offensive treatment’, asserting that diversity represents a strength for the Group.

Board independence

Heimstaden complies with the Code regarding requirements that most of the members elected by the Annual General

Meeting must be independent in relation to Heimstaden and its senior executives, and that at least two of these are also independent in relation to Heimstaden’s main shareholders (i.e., shareholders holding more than 10% of the shares and votes in the Company).

Deviations from the Code

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

The Company deviated from the rule set out in 1.1 in the Code since the minutes from the 2021 Annual General Meeting were not verified by a shareholder, or a proxy representative of a shareholder who is neither a member of the board nor an employee of the company. The reason for deviating from this rule is that due to Covid-19, there were no such shareholder present at the meeting that could verify the minutes in accordance with the Code.

The Company also deviated from the rule set out 1.4 in the Code since the Company had not publicly disclosed the Annual General Meeting date by the time of publication of the Company’s Q3 report since by the time for the publication in accordance with the Code, the Company had not yet resolved to apply the Code.

The Company deviates from the rules set out in the second paragraph in 1.2, 1.3, 2.1–2.7, 4.6 and 8.1 in the Code since no nomination committee has been established. Due to Fredensborg AS controlling 96% of the votes in the Company and therefore can appoint all Board members of the Company, Heimstaden deems that a nomination committee is unnecessary and lack a practical function. Any responsibility normally vested in a nomination committee, which does not pertain to nominating Board members and external auditor, is handled by the Board as a whole.

The Company deviates from the rules set out in 9.1–9.9 in the Code since no remuneration committee has been established and no formal remuneration guidelines is applied by the Company. Since all Board members are effectively appointed by Fredensborg AS, via its control of approximately 96% of the votes in the Company, Fredensborg AS thereby have an indirect control over the remuneration to senior executives in the Company, the Company deems that a remuneration committee is unnecessary.

The Board has made the assessment that, the Company currently do not need a formalised internal audit beyond the existing processes and functions for internal governance and control. Follow-up is performed by the Board and Executive

Management, and the level of control is currently assessed to meet the Company’s needs. An annual assessment is made as to whether an internal audit function is considered necessary to maintain good control within the Company.

External auditor

The Auditor is appointed by the AGM based on a proposal from the board. At the 2022 AGM, audit firm EY with Authorised Public Accountant Jonas Svensson, as the auditor in charge, were elected for the period up to and including the 2023 AGM.

Remuneration to auditor

SEK million	2022	2021
Audit engagement	31	26
Auditing activities beyond the audit engagement	3	7
Tax consultancy	–	0
Other assignments	1	0
Total	35	33

Board of Directors



Ivar Tollefsen

Chairman of the Board

Year elected	2021
Born	1961
Nationality	Norwegian
Education	
Other assignments	Chairman of the Board of Fredensborg AS and board member of Heimstaden Bostad AB.
Employment and work experience	Founder and majority shareholder of the voting rights of Fredensborg AS. Due to his control over Fredensborg AS, Ivar effectively controls over 71% of the votes of Heimstaden. In addition to his controlling shareholding, Ivar is deemed to be of great importance for Heimstaden due to his vast personal connections and business relationships.
Independent of Company	No
Independent of Main Shareholder	No
Own shareholdings and those of related parties in 2021	No
Attendance at Board meetings	15 of 17



John Giverholt

Member

2019
1952
Norwegian
BSc, University of Manchester and MSc Accounting and Auditing, NHH Norwegian School of Economics
Board member of Heimstaden AB and Fredensborg AS.
Extensive experience of capital markets as CFO for DNB and CEO of Ferd. Former Board member of Telenor, Kongsberg Gruppen, Gjensidige Forsikring, and Scatec Solar as well as Board assignments in family-owned businesses.
Yes
No. Dependent in relation to the Company's main shareholders by relationship with ultimate principal shareholder of Fredensborg AS.
–
16 of 17



Vibeke Krag

Member

2021
1962
Danish
Master in Law, University of Copenhagen
Board Member of ATP, Gjensidige Forsikring ASA, Nykredit A/S, and the Danish Competition and Consumer Authority.
Extensive experience of international leadership, portfolio management, law, and insurance from an operational career in financial services.
Yes
Yes
–
17 of 17



Fredrik Reinfeldt

Member

2021
1965
Swedish
Bachelor of Science in Business Administration and Economics, Stockholm University
Chairman of the Board of Visita, "Centrum för AMP", and "Drivkraft Sverige".
Former Swedish Prime Minister and head of the Swedish Moderate Party. Advisor to Nordic Capital and Bank of America Merrill Lynch and Chairman for the Extractive Industries Transparency Initiative.
Yes
Yes
–
17 of 17

Executive Management

Heimstaden's Executive Management comprises 13 individuals, as illustrated on the right. The CEO's responsibilities are governed by a written instruction defining the division of responsibilities between the Board and the CEO.

The CEO reports to the Board and presents a special CEO report at each quarterly Board meeting, including information on how the operations are developing based on the decisions made by the Board, ensuring the Company's strategic and operational development and monitoring of performance.

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

To ensure the continued success of the Company the Executive Management have organized its work with different Executive Committees, currently the following:

Executive Investment Committee

This committee consists key Senior Executives of the Manager and is chaired by the Board Member John Giverholt. It is responsible for reviewing and deciding on all real estate transactions, supported by the relevant investment teams, and ensuring attractive deal structuring and solid underwriting. The committee decides on the following matters:

- discretionary approval of real estate transactions below 500 million SEK
- decisions to recommend transactions above 500 million SEK to the Board of Heimstaden Bostad
- decisions to recommend entries into new markets in line with the Shareholders' Agreement.

Executive Sustainability Committee

The Chief Sustainability Officer chairs this committee and is responsible for developing the corporate sustainability strategy and ensuring implementation in all areas within the Company. The committee decides on the following matters to secure the best interest for the Company:

- matters that are to be presented to the Board
- matters of major importance or of importance as to principles
- matters of common concern to several departments
- sustainability-related policies and position statements
- KPIs and targets for the Company.

Executive Risk Committee

This is a group-wide committee that addresses all types of governance risk and compliance issues in order to evaluate our business from a comprehensive GRC perspective. The committee is tasked to:

- Organisation of governance, risk and compliance and alignment within Management
- Evaluate governance, risk and compliance matters in the Heimstaden AB
- Support Management in embedding risk considerations into all major decision-making processes
- Ensure that our governance, risk and compliance management framework is implemented

Manager's Senior Executives¹



Helge Krogsbøl
CEO



Thomas Alexander Hansen
CFO



Eddo Rats
COO



Katarina Skalare
Chief Sustainability Officer



Christian Fladeland
Chief Investment Officer



Suzanna Malmgren
Chief People and Culture Officer



Steen Lønberg Jørgensen
Head of Capital Raising and Client Relations



Paul Spina
Chief Asset Management and Development Officer



Christian Vammervold Dreyer
Chief Corporate Communications Officer



Rodin Lie
Chief Technology Officer



Kristian Berentsen
Chief Legal Officer



Karmen Mandic
Chief Marketing Communications Officer



Nikolaj Degn Brammer
Chief Business Development Officer

¹ Senior Executive Management after changes made in January 2023.

Manager’s Senior Executives

	Helge Krogsbøl CEO	Thomas Alexander Hansen Chief Finance Officer	Eddo Rats Chief Operating Officer	Katarina Skalare Chief Sustainability Officer	Christian Fladeland Chief Investment Officer
Employed since	2018	2023	2020	2018	2019
Born	1968	1975	1971	1963	1986
Nationality	Norwegian	Norwegian	Dutch	Swedish	Danish
Education	The Norwegian School of Marketing, Oslo	MSc Business and Economics, and State Authorized Public Accountant from the Norwegian Business School	Bha in Hospitality Administration/Management from the Hotelschool Hague, MRE in Real Estate from the University of Amsterdam.	Bachelor of Social Science, Malmö University, Sweden	MSc Economics, University of Copenhagen
Previous experience	Helge has long experience in executive positions as SVP in Pandox AB, GM at Benelux Thon Hotels, MP RoomRoom, and as CEO at First Hotels.	Thomas has experience from senior positions within financial reporting and control, financial systems, international tax, and commercial operations at Scatec ASA, Cirkle K Europe, and KPMG.	Eddo has a long management experience in residential real estate and hotel industry from positions as Regional Director at de Alliatie, and General Manager at Bastion Hotels.	Katarina has extensive experience from positions as Sustainability Strategist at Kraftringen, Manager of Sustainable Business Solutions at PwC, and Head of Corporate Responsibility at E.ON Nordic.	Christian has extensive experience within real estate investment management from his position as Partner at Colliers International Denmark.
	Suzanna Malmgren Chief People and Culture Officer	Steen Lønberg Jørgensen Head of Capital Raising and Client Relations	Paul Spina Chief Asset Management and Development Officer	Christian Vammervold Dreyer Chief Corporate Communications Officer	Rodin Lie Chief Technology Officer
Employed since	2017	2022	2020	2020	2020
Born	1971	1970	1987	1974	1974
Nationality	Swedish	Danish	American	Norwegian	Norwegian
Education	MSc, Uppsala University	MSc Economics from the University of Copenhagen. MBA, Finance from NYU.	BA Economics, Fordham University, New York	Economics and Property, BI Norwegian Business School, Norway	Computer Science and Psychology, Bergen University, and Officers’ School, Norwegian Coastal Artillery
Previous experience	Suzanna has long experience from organisational development, HR, and talent acquisition from management consulting and as Partner at Alumni.	Steen har extensive experience in capital raising and investment from executive roles at Copenhagen Infrastructure Partners (CIP), Nordea, and Dansk Kapitalanlæg.	Paul has real estate experience from WeWork from positions as Head of Project Delivery at WeWork International and Development Director at Tri-State .	Christian has real estate experience from executive roles at Real Estate Norway, Eie Eiendomsmegling, Norwegian Realtor Association, and National Federation of House Owners.	Rodin has a strong background in technology and innovation from previous positions as CDO in Selmer, CDO in Innovation Norway and CTO in NOS Clearing.
	Kristian Berentsen Chief Legal Officer	Karmen Mandic Chief Marketing Communications Officer	Nikolaj Degn Brammer Chief Business Development Officer		
Employed since	2020	2015	2021		
Born	1982	1971	1992		
Nationality	Norwegian	Swedish	Danish		
Education	Master of Law, Univeristy of Oslo	BSc Business Administration, Lund University, Sweden	BSc International Business, Copenhagen Business School, and MSc International Finance, HEC Paris		
Previous experience	Kristian has long experience in real estate, M&A, and financing from position as Chief Legal Officer in the Adolfsen Group, and Corporate Council at Entra.	Karmen has a substantial marketing background from leading position in OctoFrost Group, Sony Mobile, and Western Union.	Nikolaj has a broad and extensive experience in corporate transformations and private equity from Bain and Company, Goldman Sachs, and Maersk.		

Risk Management

Heimstaden’s risk management objective is to maximise returns at acceptable risk levels without compromising its vision, values, or Code of Conduct. Heimstaden is exposed to a range of risks that may affect the business, thus it is of key importance to have a comprehensive risk management programme to optimise the risk/return balance.

Heimstaden gives high priority to risk management, and it is treated as a continuous process integrated into daily processes. In 2022, Heimstaden further developed the risk function and risk management framework. This includes embedding risk management, designating risk ownership, and implementing risk responses throughout the organisation.

The Risk Management function aggregates risks from our different countries of operation and analyses other risks across the Heimstaden portfolio in the Executive Risk Committee. Identified risks and risk responses are presented to Management.

In 2022, the Risk Policy was further developed and incorporated in our different countries of operation. The Risk Policy sets out key principles related to risk management to ensure that all foreseeable risks that may have an impact on Heimstaden’s operations and am-

bitions are evaluated and measured. All managers are required to assume responsibility for risk management within their areas of responsibility and to ensure that risk management is embedded in day-to-day business processes. Risks identified and evaluated by local operations and business areas are continuously tracked and reported in a quarterly review process.

Country Management is responsible for developing and maintaining its risk register on a regular basis. They provide quarterly updates, including reporting new risks that have emerged and the status of actions to address these risks. The Country Management is required to align risk management processes closely with their existing business and management operations.

Financial Risks Refinancing

Heimstaden uses various reliable funding sources with a diversified maturity structure to minimize refinancing risk. The Company’s financial policy stipulates the level of key credit ratios, which include leverage thresholds, average tenor, and minimum metrics. To further manage financial risks, Heimstaden also maintains ample cash reserves and unutilised sources of liquidity.

Interest rates

Interest rates have been rising with inflation. Should inflation slow down, but interest rates continue to rise, this can have a negative impact on our cashflow. Heimstaden benefits from fixed rate financing and so in the short-medium term we are able to mitigate this risk. According to our financial policy, Heimstaden shall maintain at least 75% of its loan portfolio at fixed rates, which is managed with loans and bonds at fixed interest rates and interest-rate swaps.

Financial obligations

Heimstaden’s debt agreements include financial covenants, the breach of which could lead to the termination of loans, immediate repayment requirements, or a claim on secured assets. Key credit ratios are monitored to ensure that no covenants are breached. Frequent internal review and external audit assure accurate reporting and information.

Property value decline

Declining property values in isolation could impact Heimstaden’s credit metrics, leading to pressure to decrease leverage from the capital markets and credit rating agencies. To manage this risk, the Company has a highly diversified property portfolio across many countries and regional locations with strong economies and favourable demographics. The property portfolio is valued by reputable third-party suppliers each

quarter. Due to property value decline in the last half of 2022, Heimstaden has implemented operational strategies to reduce risk of further decline.

Heimstaden continuously monitors market developments for early warning signs and maintains significant headroom towards its bond covenants for Net Debt/Total Assets and interest coverage ratio. In addition, we are in active dialogue with relevant credit rating agencies and actively manage our debt portfolio to ensure credit metrics in line with our financial policy and rating ambitions.

Credit

Failure of counterparties to meet their obligations towards Heimstaden would lead to reduced liquidity and financial losses, likewise if a substantial number of customers failed to pay rent. Recent inflation pressures, driven primarily by rising energy prices, amplify the risk of credit loss as increased energy costs may have an indirect negative impact on rental affordability for our counterparties. To counter this risk, Heimstaden is carefully looking into how we can help our tenants with affordability, both by investing in sustainability related projects (e.g., heat pumps, solar panels etc.), payment plans and energy consumption advice. Furthermore, Heimstaden continues to regularly assess the creditworthiness of its larger counterparties, in addition to having a large and diversified base of tenants and advance rent payments for most of our rental contracts.

Currency

Heimstaden owns assets in other currencies than the reporting currency, which leads to a risk of negative impact on cash flows or asset values in the case of fluctuating currency exchange rates. Heimstaden utilises to a large extent match funding to match cash flows with asset and debt-value fluctuations.

Strategic Risks

Regulatory changes

Heimstaden’s exposure to regulatory changes mainly relates to political agendas, or as a natural evolution of residential mar-
kets. These changes can be related to a wide range of legisla-
tion, including housing laws, tax, and VAT, and may have both
a positive and negative long-term impact on property values,
operations, or financial performance. Before entering a new
market, Heimstaden evaluates a wide range of aspects, includ-
ing regulatory and political risks. Our local in-house operations
contribute to in-depth knowledge of each of our markets and we
continuously monitor changes in the respective regulatory en-
vironment. We maintain active dialogue with policy makers and
other stakeholders.

Investment

New property acquisitions may introduce various risks asso-
ciated with legal, financial, tax, and technical perspectives.
Furthermore, M&A involving entire companies could result in
additional company-specific risks after closing. Heimstaden has
a strong investment team with local presence across all markets
who have significant experience within M&A. All acquisitions are
subject to customary due diligence (DD) from a legal, financial,
tax, and technical perspective. DD processes are also continu-
ously evolving to ensure that all relevant functional lines are in-
formed, coordinated, and involved in the M&A process.

Third-party expertise is frequently utilized to advise on various
aspects of transaction processes, including structuring, legal,
tax, and technical factors, among others. When necessary and/
or possible, a Warranty & Indemnity (W&I) insurance may also be
included as part of an acquisition to reduce the risk of potential
breaches in representations and warranties at a later stage.

Operational Risks

People and organisation

The loss of individuals in management or in other key positions
poses a risk to operations and profitability. To manage this risk,
Heimstaden takes a structured approach to succession planning
for key positions, interim or long-term, as well as continuous
monitoring of employee satisfaction. We have an internal training
and career development platform in place including a proprietary
program for management training.

Heimstaden is an equal-opportunities employer with zero toler-
ance for discrimination and harassment, and we offer competi-
tive compensation. To ensure consistency in remuneration, we
benchmark fair pay in all markets to help managers gauge ap-
propriate salary levels for all new hires, as well as people moving
between roles and countries.

Cyber security

Cyberattacks may lead to data breaches, operational disruption,
and ransomware incidents which may negatively impact Heim-
staden’s operations, financial performance, and reputation.

Heimstaden has implemented several levels of protection, such
as two-factor authentication, external 24/7 security operation
centre, firewalls, antivirus, and backup systems. We are im-
plementing a centralized cloud-based policy for data centres,
cyber security, and IT infrastructure and during 2023 all local
solutions will be turned off.

Privacy/GDPR

Non-compliance could potentially lead to significant fines, rep-
utational damage, and damage to customer and employee
privacy. To manage this risk, Heimstaden has, among other
measures, implemented modern system platforms like Workday,

mandatory training for all employees on GDPR matters, and the
relevant framework has been strengthened.

Customer relationships

Availability is of key importance in an increasingly digital society.
Poor customer service and property and facility management
can potentially result in dissatisfied tenants, reduced occupancy,
and/or increased churn. Proactive communication with cus-
tomers and availability on site has never been more important
than during the Covid-19 pandemic and, to remain relevant, it is
important for Heimstaden to continue to personalize offers, ser-
vices, and interactions.

To achieve this, the Company has a fully integrated operational
platform with a customer-centric philosophy integrated in our
strategy, values, and ambitions. We continuously monitor rental
markets, maintain active dialogue with tenant unions, and con-
duct annual customer surveys in all our markets. We also invest
in the continuous development of in-house digital customer-ser-
vice platforms to engage tenants and ensure efficient commu-
nications. Read more about our customer-centric approach on
[pages 11–12](#) of this report.

Organisational governance and corporate reporting

Failing to operate within the norms of corporate responsibility
may cause significant damage to Heimstaden’s reputation and
operations, elevating the risk of losing tenants and strategic in-
vestors, as well as suffering economic losses in terms of fines or
penalties.

We apply high ethical standards and integrity throughout our
operations with zero tolerance for any forms of corruption, fraud,
bribery, or threats, and have developed a compliance manage-
ment system involving a Code of Conduct, Business Partner
Principles and a variety of Policies and Manuals. We have also

implemented a group-wide initiative for implementing culture
and value workshops to highlight our guidelines pertaining to
business ethics, human rights, and working conditions among
employees.

Environmental and climate issues

The increasingly complex risk picture related to ESG combined
with increasing integration of sustainability into daily opera-
tions, makes responsible business challenging to monitor and
maintain. Environmental risks also have a potentially wide area
of impact, affecting people, properties, and operations, and in-
adequate management of environmental risks could negatively
impact the Company’s reputation and profits. Furthermore, an
inability to deliver on investors’ ESG criteria may reduce access
to capital.

Among the greatest environmental risks are those related to
climate change, including direct risks such as increased energy
costs, fines, and other operational implications, and indirect
risks such as supply chain interruptions and reputational impact.
Longer term, there are also risks of damaged properties and/or
emergency measures that may lead to decreased property val-
ues and higher property insurance prices, among other factors.

To manage these risks, Heimstaden has implemented a thor-
ough ESG strategy focused on integrating sustainability into
daily operations, and we have set ambitious sustainability tar-
gets aligned with the Paris Agreement 1.5°C ambition. ESG
matters are followed up at Board level as a key part of Heim-
staden’s overall strategy. Read more about our climate risks on
[page 118](#) of this report.

Compliance and Governance

Heimstaden is committed to high standards of corporate governance, risk management, and compliance. As a continuation of this statement, a centralised Compliance function with a Group Head of Compliance was established in 2022.

The Compliance function of Heimstaden Group is responsible for the following:

- Code of Conduct development, implementation, and ownership on behalf of the Board of Directors
- Establishment, implementation, and follow-up of a common and simplified Group Policy framework for the company
- Planning, implementation, and follow-up of a Compliance Management System consisting of the relevant elements and tasks for the Countries to adopt
- Relevant training and awareness related to the compliance area
- Participate in relevant projects related to compliance and governance

In the fall of 2022, an updated Code of Conduct was approved by the Board of Directors, based on the values of the company and the commitment to ethical business conduct. The Code of Conduct is complemented by detailed policies, manuals, guidelines, and routines – all available on our intranet, in our group HR system, and incorporated in our Staff Handbooks. Together, these documents form our governing frame-

work that guides us in our daily work. Our Group policy framework was set, updated, and simplified in the fall of 2022, and this will be followed by implementation, follow-up, and monitoring in 2023.

The Board of Directors owns and approves the Code of Conduct. In 2023, an updated yearly training programme will be launched with an automated sign-off required from all employees and relevant stakeholders, including Board members. Other relevant training programmes within different Policy areas are also planned for the upcoming period.

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

Heimstaden will work continuously to improve the governing framework – together with the Country organisations. Breaches of the Code of Conduct or governing documents should be reported through the [whistleblower](#) function on our website.



Internal Control

The planning, governance, and control of operations follow the Company’s organisational structure, with a clear delegation of responsibilities and authority. Policies, manuals, guidelines, and instructions provide our framework for internal control. We continue our commitment to strong internal control by strengthening our Code of Conduct and key policies, manuals, and guidelines.

Internal control over the financial reporting

Regular monitoring, combined with a close collaboration with the Company’s auditors, and the control and monitoring conducted through the annual audit and quarterly reviews ensure accurate reporting.

To ensure the quality of financial reporting, the Company applies several internal controls, such as a financial policy, attestation and authorisation procedures, and segregation of duties. Regarding financial reporting, the risks are primarily judged to derive from material errors being able to arise in the reporting of the Company’s financial performance. The Board is responsible for identifying and managing significant financial risks and risks of errors in the financial reporting.

The Board reviews each interim report and discusses its contents with the senior executives and, where applicable, with the Company’s Auditor.

The Board has established a pre-approval policy governing the engagement of Heimstaden’s primary external auditors for audit and non-audit services to Heimstaden or any entity within the group. Under this pre-approval guideline, the audit committee has defined and pre-approved subcategories of audit and non-audit services. The audit committee’s pre-approval policy includes annual monetary frames for each of the following categories of services:

- Audit
- Audit-related
- Tax
- Other – not related to financial audit and tax

Heimstaden has established a [whistleblower](#) function that can be accessed anonymously.

Internal control over operations

Heimstaden performs several control activities to ensure internal control over our operations. Key policies and manuals are established to ensure operation in line with our values and are designed to manage significant risks related to our operations. Control activities exist both at the overall and detailed level within the Group. For example, monthly management reporting is prepared and reviewed by the business unit and function managers and controllers.

The finance function has regular contact with business unit managers to discuss operational and financial matters and to verify that processes are followed and developed. The Board monitors the operations through regular reporting, in which the CEO comments on the development of the operations, profit and financial position. Necessary measures and activities are implemented with the aim of strengthening and streamlining the internal controls.

The internal controls over operations are regularly monitored. This mainly takes the form of reporting deviations in comparison with the budget/forecast, as well as monthly operational reporting and business reviews.

Information and Insider Policy

The Board has adopted an Information and Insider Policy that, among other things, contains guidelines for the handling and communication of insider information as well as other external information obligations. The communication shall be long-term and compatible with the brand, vision, business concept, strategies, targets, and values of Heimstaden. In addition, the communication shall be open, factual, well-structured, and well-planned. Heimstaden shall provide correct, relevant, and clear information in accordance with applicable laws and regulations.

Internal control and governance activities 2023

In 2023, Heimstaden will continue to develop its internal governance and control processes.



Sharing Our Skills and Competence

As part of A Home for a Home, we launched a skill-sharing programme pilot where Heimstaden employees use their skills and expertise to support the SOS Children's Villages organisation. Assignments included learning & development, business process development, and carbon footprint measurement.

[More information about the programmes](#)

Financial Five-Year Summary

SEK million	2022	2021	2020	2019	2018
Comprehensive Income Statement					
Rental income	13,204	9,027	6,600	4,863	3,393
Service charges paid by tenants	1,229	658	392	–	–
Property expenses	-5,935	-4,110	-3,125	-2,138	-1,582
Net operating income	8,497	5,575	3,867	2,725	1,811
Corporate administrative expenses	-724	-417	-229	-172	-107
Other operating income	285	11	57	27	10
Other operating expenses	-282	-2,343	-2	-46	-42
Share of net profits of associated companies and joint ventures	409	326	56	196	20
Profit before inventory properties and fair value adjustments	8,185	3,152	3,749	2,729	1,692
Fair value adjustment of investment properties	-4,223	21,903	7,977	6,517	2,744
Change in value and gains/losses from sale of inventory properties	402	-2	188	–	–
Operating profit	4,365	25,053	11,914	9,246	4,436
Interest income	342	162	99	57	53
Interest expenses on interest-bearing liabilities	-3,253	-1,725	-1,371	-1,152	-694
Net currency translation gains/losses	-7,257	-63	400	-133	50
Fair value adjustment of derivative financial instruments	1,115	819	-178	-107	11
Other financial items	-2,307	-52	-224	-209	-162
Profit before tax	-6,995	24,194	10,641	7,702	3,694
Current tax expense	-842	-501	-395	-259	-145
Deferred tax	2,028	-4,691	-1,892	-1,443	-396
Profit for the period	-5,809	19,003	8,353	6,001	3,153
Other comprehensive income	13,866	3,640	-4,493	432	-255
Total comprehensive income	8,056	22,643	3,860	6,433	2,949
Property-related key data					
Lettable time-weighted area, sqm thousands	10,943	8,465	6,461	3,562	1,700
Net operating income, %	64.4	61.8	58.6	56.0	53.4

SEK million	2022	2021	2020	2019	2018
Balance Sheet					
Investment properties	351,337	305,668	145,053	113,719	76,249
Other non-current assets	33,050	26,110	1,560	1,914	450
Current assets	19,716	23,946	14,698	12,974	6,588
Total assets	404,103	355,724	161,310	128,606	83,286
Equity	168,807	147,093	76,166	59,942	33,936
Deferred tax liabilities	24,463	23,252	5,446	3,640	2,218
Other non-current liabilities	187,638	149,924	69,169	57,771	38,195
Current liabilities	23,195	35,455	10,529	7,254	8,937
Total liabilities	404,103	355,724	161,310	128,606	83,286
Financial key data					
Cash flow from operating, investing and financing activities	-9,787	8,257	546	5,863	3,489
Interest coverage ratio (ICR), multiple	2.5	3.2	2.8	2.4	2.5
Net loan-to-value ratio (LTV), %	53.6	51.0	44.4	45.1	53.7
Average interest rate, %	2.1	1.3	1.8	1.9	1.8
Average loan tenor, number of years	8.0	8.4	10.1	10.1	8.0
Net asset value as of the balance sheet date	193,270	170,345	81,611	63,582	36,154
Data per share					
Earning per ordinary share, SEK	22	125	109	322	139
Equity per ordinary share, SEK	256	242	1,614	1,508	1,182
Equity per preference share, SEK	38	38	380	380	380
Number of ordinary shares outstanding	132,040,000	132,040,000	13,204,000	13,204,000	13,204,000
Number of preference shares outstanding	58,593,750	58,593,750	2,343,750	2,343,750	2,343,750
Average number of ordinary shares outstanding	132,040,000	95,575,255	13,204,000	13,204,000	13,204,000
Average number of preference shares outstanding	58,593,750	36,228,596	2,343,750	2,343,750	2,343,750

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Consolidated Comprehensive Income Statement

SEK million	Note	2022	2021
Rental income	2.1 , 2.2	13,204	9,027
Service charges paid by tenants	2.1 , 2.2	1,229	658
Property expenses	2.1 , 2.3 , 2.6	-5,935	-4,110
Net operating income		8,497	5,575
Corporate administrative expenses	2.5 , 2.6	-724	-417
Other operating income	2.4	285	11
Other operating expenses	2.4	-282	-2,343
Share of net profits of associated companies and joint ventures	3.4	409	326
Profit before inventory properties and fair value adjustments		8,185	3,152
Fair value adjustment of investment properties	2.1 , 2.7 , 3.1	-4,223	21,903
Change in value and gains/losses from sale of inventory properties	2.1 , 4.1	402	-2
Operating profit		4,365	25,053
Interest income	2.9	342	162
Interest expenses on interest-bearing liabilities	2.9	-3,253	-1,725
Net currency translation gains/losses	2.9	-7,257	-63
Fair value adjustment of derivative financial instruments	2.8	1,115	819
Other financial items	3.4	-2,307	-52
Profit/loss before tax		-6,995	24,194
Current tax expense	2.10	-842	-500
Deferred tax income/expense	2.10	2,028	-4,691
Profit/loss for the period		-5,809	19,003
Other comprehensive income			
Other comprehensive income	5	13,866	3,640
Total comprehensive income		8,056	22,643
Profit/loss for the period attributable to:			
The Parent Company's shareholders		-4,628	10,208
Non-controlling interests		-1,182	8,795
Total Comprehensive income attributable to:			
The parent Company's shareholders		3,594	12,367
Non-controlling interests		4,462	10,276
Earnings per ordinary share (basic and diluted)	2.11	22	125

Consolidated Balance Sheet

SEK million	Note	31 December 2022	31 December 2021
ASSETS			
Investment properties	2.1 , 3.1	351,337	305,668
Goodwill	3.2	16,788	16,562
Intangible assets	3.2	126	42
Machinery and equipment	3.3 , 6.5	358	228
Investments in associated companies and joint ventures	3.4	9,758	760
Quoted equity investments	6.1	–	5,765
Derivative financial instruments	6.1	836	190
Deferred tax assets	7.1	1,297	–
Other non-current financial assets	3.5	3,885	2,313
Total non-current assets		384,387	331,528
Inventory properties	4.1	573	846
Rent and trade receivables	4.2	403	207
Other current assets	4.3	5,011	1,681
Derivative financial instruments	6.1	645	250
Prepayments	4.3	1,763	724
Cash and cash equivalents	4.4	11,322	20,488
Total current assets		19,716	24,195
TOTAL ASSETS		404,103	355,724

SEK million	Note	31 December 2022	31 December 2021
EQUITY AND LIABILITIES			
Share capital		95	95
Other capital contributions		7,504	7,540
Hybrid bonds		7,374	7,374
Currency translation reserve		8,000	-221
Retained earnings		21,124	27,013
Total equity attributable to Parent Company shareholders	5	44,098	41,801
Non-controlling interests	5	124,711	105,292
Total equity	5	168,807	147,093
Interest-bearing liabilities	6.1 , 6.2 , 6.3	185,082	148,193
Lease liabilities	6.5	1,405	853
Derivative financial instruments	6.1	51	–
Deferred tax liabilities	7.1	24,463	23,252
Other non-current financial liabilities		1,100	878
Total non-current liabilities		212,101	173,176
Interest-bearing liabilities	6.3	14,418	28,313
Lease liabilities	6.5	90	38
Trade payables		928	691
Other current liabilities	7.2	4,737	4,078
Derivative financial instruments	6.1	75	6
Accrued expenses and prepaid income	7.3	2,946	2,329
Total current liabilities		23,195	35,455
TOTAL EQUITY AND LIABILITIES		404,103	355,724

Consolidated Statement of Changes in Equity

SEK million	Share capital	Other capital contributions	Hybrid bonds	Currency translation reserve	Retained earnings	Attributable to Parent Company shareholders	Non-controlling interests	Total equity
Opening balance, 1 January 2021	78	6,466	3,867	-2,380	18,166	26,197	49,969	76,166
Profit for the period	–	–	241	–	9,929	10,170	8,833	19,003
Other comprehensive income	–	–	–	2,159	–	2,159	1,482	3,640
Total comprehensive income	–	–	241	2,159	9,929	12,329	10,315	22,643
New share issue	18	1,107	–	–	–	1,125	27,479	28,604
Dividends	–	–	-241	–	-1,082	-1,323	-2,513	-3,836
Issue of hybrid bonds	–	–	3,579	–	–	3,579	20,235	23,814
Non-controlling interests	–	–	–	–	–	–	12	12
Costs of issuance	–	-34	-72	–	–	-105	-203	-309
Total transactions with the company's shareholders	18	1,074	3,266	–	-1,082	3,276	45,010	48,285
Equity, 31 December 2021	95	7,540	7,374	-221	27,013	41,801	105,294	147,093
Opening balance, 1 January 2022	95	7,540	7,374	-221	27,013	41,801	105,294	147,093
Profit for the period	–	–	329	–	-4,957	-4,628	-1,182	-5,809
Other comprehensive income	–	–	–	8,222	–	8,222	5,644	13,866
Total comprehensive income	–	–	329	8,222	-4,957	3,594	4,462	8,056
New share issue	–	–	–	–	–	–	14,646	14,646
Costs of issuance	–	-36	–	–	–	-36	–	-36
Buyback of hybrid bonds	–	–	–	–	–	–	-7,644	-7,644
Dividends	–	–	-329	–	-117	-446	-12,464	-12,910
Contributions from non-controlling interests	–	–	–	–	-374	-374	3,607	3,233
Transactions with non-controlling interests	–	–	–	–	-441	-441	16,809	16,368
Total transactions with the company's shareholders	–	-36	-329	–	-932	-1,297	14,955	13,658
Equity, 31 December 2022	95	7,504	7,374	8,001	21,124	44,098	124,711	168,808

Consolidated Cash Flow Statement

SEK million	Note	2022	2021
Operating activities			
Profit/loss before income tax		-6,995	24,192
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Fair value adjustment of investment properties	2.1 , 2.7 , 3.1	4,547	-21,758
Fair value adjustment of derivative financial instruments		-883	-885
Finance expenses – net		2,911	2,330
Other adjustments	4.5	9,217	-757
<i>Working capital changes</i>			
Increase(-)/decrease(+) in rent and other receivables		-785	-488
Increase(+)/decrease(-) in trade and other payables		-320	3,868
Cash generated from operations		7,692	6,502
Interest paid		-2,693	-2,517
Interest received		341	43
Paid income tax		-1,001	-553
Net cash flows from operating activities		4,339	3,475

SEK million	Note	2022	2021
Investing activities			
Acquisitions of businesses, net of cash	8.2	–	-79,449
Purchase of investment properties		-11,292	-21,231
Capital expenditure on completed investment properties		-9,743	-5,511
Disposals of investment properties		664	1,149
Deposits paid for signed acquisitions		-671	-508
Investments in associated companies and joint ventures	3.4	-338	-313
Settlement of derivative financial instruments		232	-65
Purchase of quoted equity investments	6.1	-4,474	-5,188
Other cash flows from investing activities		-47	-252
Net cash flows from investing activities		-25,670	-111,368
Financing activities			
Proceeds from interest-bearing liabilities	6.3	50,573	85,835
Repayment of interest-bearing liabilities	6.3	-44,339	-17,907
Dividends paid		–	-3,189
Proceeds from non-controlling interests		6,375	–
Dividends paid to preference shares		-117	–
Proceeds from share issuances	5	–	1,125
Proceeds from non-controlling interests	5	7,694	27,491
Buyback of hybrid bonds		-7,100	–
Proceeds from issuance of hybrid bonds		–	23,814
Repayments on hybrid capital		-1,289	-647
Other cash flows from financing activities		-217	-63
Transaction costs on issue of shares and hybrid capital		-36	-309
Net cash flows from financing activities		11,544	116,150
Net change in cash and cash equivalents		-9,787	8,256
Cash and cash equivalents at the beginning of the period		20,488	10,906
Net currency exchange effect in cash and cash equivalents		622	1,325
Cash and cash equivalents at the end of the period		11,322	20,488

Notes to the Consolidated Financial Statements

1. Corporate information and general accounting policies

1.1 Corporate information

Heimstaden AB (publ), Corp. ID No. 556670-0455, is a Swedish limited liability company with its registered office in Malmö, at Östra promenaden 7A, SE-211 28. Heimstaden’s operations consist of owning, developing, and managing residential properties.

1.2 General accounting policies

Basis of preparation

The Consolidated Financial Statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) and in accordance with Swedish law by applying the Swedish Financial Reporting Board’s recommendation RFR 1 Supplementary accounting rules for groups. Significant accounting policies are reflected in respective notes.

The Consolidated Financial Statements were approved by the Board of Directors on 24 February 2023 and will be laid before the Annual General Meeting for approval on 30 march 2023.

The Financial Statements are presented in SEK and rounded to the nearest million. Numbers and percentages presented in the financial statements may not add up precisely to the totals provided.

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

Heimstaden presents assets and liabilities in the Balance Sheet based on current/non-current classification.

An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within 12 months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within 12 months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

Heimstaden classifies all other liabilities as non-current.

Consolidation

Subsidiaries are fully consolidated from the date on which control is transferred to Heimstaden and deconsolidated from the date that control ceases. All Heimstaden’s companies are set to have 31 December as their year-end. Newly acquired companies that have a different financial year-end are changed to 31 December at the earliest opportunity. Accounting policies of subsidiaries are changed where necessary to ensure consistency.

Inter-company transactions, balances, and unrealised gains or losses on transactions between Group companies are eliminated.

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

When Heimstaden ceases to have control, any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in the carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture, or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if Heimstaden had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

Non-controlling interests share of the results and equity of subsidiaries are shown separately in the Consolidated Comprehensive Income Statement, Statement of Changes in Equity and Balance Sheet, respectively.

Asset acquisitions, business combinations, and goodwill

Where properties are acquired, either through business combinations or otherwise, management considers the substance of the assets and activities of the acquired entity in determining whether the acquisition represents a business combination or an asset acquisition. Companies may choose to perform a ‘concentration test’ and, should this prove that the acquisition is

an asset acquisition, no further assessment is required. If the fair value of the gross assets acquired can substantially be attributed to an asset or a group of similar assets, the voluntary test shows the acquisition to constitute an asset acquisition. If the test is performed and it is not possible to determine acquisition to be an asset acquisition, further assessment must be made to determine whether or not the acquisition is a business combination.

Business combinations

Heimstaden determines that it has acquired a business when the acquired set of activities and assets include an input and a substantive process that, together, significantly contribute to the ability to create outputs. The process is considered substantive if it is critical to the ability to continue producing outputs, and the inputs acquired include an organised workforce with the necessary skills, knowledge, or experience to perform that process or it significantly contributes to the ability to continue producing outputs and is considered unique or scarce or cannot be replaced without significant cost, effort, or delay in the ability to continue producing outputs. If the acquisition lacks a labour force, it may nonetheless be the case that the acquired process is sufficiently unique or unusual, or costly, to replace to be able to generate returns, that the acquisition nonetheless constitutes a business.

When Heimstaden acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances, and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree. Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Goodwill is initially measured at cost (being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests and any previous

interest held over the net identifiable assets acquired and liabilities assumed). If the fair value of the net assets acquired is more than the aggregate consideration transferred, Heimstaden reassesses whether it has correctly identified all the assets acquired and all the liabilities assumed and reviews the procedures used to measure the amounts to be recognised at the acquisition date. If the reassessment still results in an excess of the fair value of net assets acquired over the aggregate consideration transferred, the gain is recognised in profit or loss.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of Heimstaden's cash-generating units (CGUs) that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units. Where goodwill has been allocated to a CGU and part of the operation within that unit is disposed of, the goodwill associated with the disposed operation is included in the carrying amount of the operation when determining the gain or loss on disposal. Goodwill disposed in these circumstances is measured based on the relative values of the disposed operation and the portion of the CGU.

Asset acquisitions

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

The cost is allocated between the identifiable assets and liabilities of the entity based on their relative values at the acquisition date.

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

Foreign currencies

The Group's Consolidated Financial Statements are presented in SEK, which is also the Parent Company's functional currency. For

each entity, the Group uses the direct method of consolidation and on disposal of a foreign operation, the gain or loss that is reclassified to profit or loss reflects the amount that arises from using this method except when the transactions constitute net investments, in which gains and losses are recognised in other comprehensive income.

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

Monetary assets and liabilities in foreign currency are translated into the functional currency at the exchange rate prevailing at the end of the reporting period. Non-monetary assets and liabilities that are recognised at historical cost are translated at the exchange rate prevailing on the transaction date. Non-monetary assets and liabilities that are recognised at fair value are translated into the functional currency at the rate prevailing on the date of fair value measurement. Income and expenses in a foreign operation are translated into functional currency at an average rate that represents an approximation of the prevailing exchange rates at the date of each transaction.

The currency effect connected to cross currency swaps is recognised under net currency translation gains/losses. The currency effect on loans in foreign currency and the corresponding economic hedge is reported on the same line in the Statement of Comprehensive Income. Translation differences arising on currency translation of foreign operations are recognised in other comprehensive income.

Cash Flow Statement

Cash Flow Statements have been prepared in accordance with the indirect method in accordance with IAS 7, whereby profit or loss is adjusted for the effects of transactions of a non-cash nature, any deferrals, or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows.

Judgements and estimates

Management makes judgements, estimates, and assumptions each reporting period that affect the Statement of Comprehensive

Income and Balance Sheet. These assumptions and assessments are based on historical experience and other factors that appear reasonable under the existing circumstances.

Estimation of fair value of investment properties and forward purchase contracts

In most markets investment properties and forward purchase contracts to buy investment properties held in limited liability companies are valued according to the discounted cash flow (DCF) method using operating and market inputs, except for Norwegian residential assets where the valuation is determined using the sales comparison approach.

Current economic developments and uncertainties influence the valuation of our investment properties and our forward purchase contracts to buy investment properties held in limited liability companies. The methods and material assumptions applied in determining the fair value of our investment properties are mainly based on realised transaction prices.

The fair values are based on valuations by independent external valuation experts. The valuation is based on a market value principle upon which assets can be exchanged between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction at the date of the valuation.

The investment property portfolio is appraised on a quarterly basis by independent external appraisers. See [Note 3.1](#) for further information.

Impairment testing of goodwill

Each year, the Group tests goodwill for impairment in accordance with the accounting policy described in [Note 3.2](#). Recoverable amounts for CGU have been determined by calculating value in use. For these calculations certain estimates need to be made, see [Note 3.2](#).

Recognition of property acquisition and business combinations

When determining whether the acquisition represent a business combination or an asset acquisition, management makes judge-

ments with regards to the application of the optional concentration test and the substance of the assets and activities acquired.

If substantially all the fair value of the gross assets acquired is concentrated in a single asset (or a group of similar assets) the transaction is treated as an asset acquisition.

To determine whether the acquisition is a business combination or an asset acquisition, management makes judgements regarding inputs, processes, and output of the acquired assets.

Purchase price allocation

The Group prepares a purchase price allocation for accounting in accordance with the accounting policy described in [Note 8.2](#). Accounting for an acquisition involves a high degree of judgement and estimation, mainly with regard to the allocation of premiums and discounts to assets and liabilities (net assets) in the purchase price allocation, as well as adjusting entries for adaptation to the Group's accounting policies. Fair value adjustments and resultant goodwill are presented in [Note 3.2](#).

Classification of investments in associated companies

When determining whether the Company's investment are an associated company or an equity investment, management makes judgements with regards to an assessment of significant influence.

The Company's investment in Kojamo Oyi was classified as an associated company based on management's judgement of significant influence. The assessment of significant influence is determined by the fact that Heimstaden Bostad AB is by far the largest owner in Kojamo Oyi with significant voting power, owning 19.98%, and took a position on the nomination committee of the company in September 2022.

Climate risks

Among the greatest environmental risks are those related to climate change, including direct risks such as increased energy costs, fines, and other operational implications, and indirect risks such as supply chain interruptions and reputational impact. Longer term, there are also risks of damaged properties and/or emergency measures that may lead to decreased property values and higher

property insurance prices, among other factors. To ensure that efforts to reduce our climate impact are sufficient, the company has committed to the Science-Based Targets initiative (SBTi). To reach its climate targets by 2030, Heimstaden has developed a climate roadmap, committing SEK 7,300 million in primarily linear investments during the timespan. The investment is expected to result in annual savings/income of about SEK 420 million, generating a minimum yield on investment of 5.6%. The capital expenditures (capex) of the GHG emission reductions initiatives are expected to have a positive return on investment for Heimstaden as well as reduce the energy and electricity cost for the tenants.

Heimstaden has established local carbon emission pathways in all the countries where it operates. The climate impact and carbon emission pathways in local markets vary due to differences in national climate policies, the energy mix, EPC scheme implementation, and differences in properties' energy performance. Transition to a low-carbon society also presents opportunities for Heimstaden. By switching to renewable energy sources, investing in renewable electricity generation, and continuing to work on energy efficiency and biodiversity measures, we will reduce our GHG emissions and, in many cases, our operating costs. At the same time, we are increasing the number of energy-efficient buildings in the portfolio and adapting to climate change.

Heimstaden will continue to evaluate long-term climate risks and opportunities, develop its climate reporting according to TCFD and the EU Taxonomy and continue to make climate assessments of the properties. This will provide knowledge about which proper-

ties may be affected by a changed climate and society, and what is required in order to adapt the Company's operations to handle a volatile climate. This is an important foundation for decisions on necessary climate adaptations, and to remain a relevant and attractive property owner in the long term. Climate-related projects are a central part of Heimstaden's sustainability focus, covering areas such as investments in climate change mitigation and adaptation measures, the supply chain, ESG in acquisitions, and access to capital. The current and future property portfolio and investments will be continuously monitored and assessed in terms of climate impact.

1.3 New accounting standards

Amendments to IAS 1: Classification of Liabilities

IASB has issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments require an entity to provide disclosure when a liability arising from a loan agreement is classified as non-current and the entity's right to defer settlement is contingent on compliance with future covenants within twelve months. This disclosure is required to include information about the covenants and the related liabilities. The disclosures must include information about the nature of the future covenants and when compliance is applicable, as well as the carrying amount of the related liabilities. The purpose of this information is to allow users to understand the nature of the future covenants and to assess the risk that a liability classified as non-current could become repayable within twelve

months. Furthermore, if facts and circumstances indicate that an entity may have difficulty in complying with such covenants, those facts and circumstances must be disclosed. The amendments will be effective for annual reporting periods beginning on or after 1 January 2023 and 1 January 2024 and will need to be applied retrospectively in accordance with IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors. Heimstaden is monitoring the developments and is assessing the impact the amendments will have on its current accounting policies..

IAS 1 Presentation of financial statements and IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors

In February 2021, the IASB issued amendments to IAS 1 and IFRS Practice Statement 2 Making Materiality Judgements, in which it provides guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.

The amendments to IAS 1 are applicable for annual periods beginning on or after 1 January 2023 with earlier application permitted. Since the amendments to the Practice Statement 2 provide non-mandatory guidance on the application of the definition of ma-

terial to accounting policy information, an effective date for these amendments is not necessary.

Heimstaden is revisiting its accounting policy information disclosures to ensure consistency with the amended requirements.

Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to IAS 12

In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences. The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and de-commissioning obligations. Heimstaden is currently assessing the impact of the amendments.

No other standards, amendments or interpretations effective from fiscal years beginning on or after 1 January 2022 had a material impact on the consolidated financial statements. No other new standards or interpretations that come into effect after 31 December 2022 are expected to have any material impact on the consolidated financial statements.

2. Income and expenses

2.1 Segment reporting

Accounting policies

The Group organises and governs its activities based on geographical areas where the investment properties are located, and these geographical areas form the basis of the definition of segments. Senior management is the chief operating decision maker and monitors net operating income and changes in the value of managed properties in the identified segments; other Statement of Comprehensive Income items are not distributed per segment. Additionally, management monitors the value of investment properties and interest-bearing liabilities in each segment. Other items are not distributed per segment in the segments' profits, assets, and liabilities. The segment statements include only directly attributable items and items that can be allocated to the segments in a reasonable and reliable manner. See also [Note 3.1](#) for fair value of investment properties per segment.

2022

SEK million	Sweden	Germany	Denmark	Netherlands	Czech Republic	Norway	Iceland	Finland	United Kingdom	Poland	Adjustments	Total
COMPREHENSIVE INCOME STATEMENT												
Rental income	4,208	2,065	3,026	1,242	1,382	776	298	193	17	6	-9	13,203
Service charges paid by tenants	71	640	2	0	478	31	0	8	0	1	0	1,229
Property expenses	-2,017	-1,187	-960	-432	-903	-270	-102	-107	-15	-16	74	-5,935
Net operating income	2,262	1,517	2,068	809	957	537	196	93	2	-9	65	8,497
Net operating margin %	53.8	73.5	68.3	65.2	69.2	69.2	65.7	48.3	-	-	-	64.4
Corporate administrative expenses, unallocated	-	-	-	-	-	-	-	-	-	-	-	-724
Other income and expenses, unallocated	-	-	-	-	-	-	-	-	-	-	-	412
Profit before inventory properties and fair value adjustments	2,262	1,517	2,068	809	957	537	196	93	2	-9	65	8,185
Fair value adjustment of investment properties	-6,646	3,147	-3,800	-743	2,372	250	835	154	131	77	-	-4,223
Change in value and gains/losses from sale of inventory properties	-	-	-	-	-	402	-	-	-	-	-	402
Operating profit	-4,384	4,664	-1,732	66	3,328	1,189	1,031	247	134	68	65	4,364
Financial income and expenses	-10,138	-1,233	-586	-83	43	-158	-258	-51	-18	8	-	-12,475
Fair value adjustment of derivative financial instruments	371	-	385	318	-	41	-	-	-	-	-	1,115
Profit before tax	-14,152	3,431	-1,933	301	3,371	1,071	772	196	115	76	65	-6,996
BALANCE SHEET												
Investment properties	97,429	92,820	73,960	30,048	23,443	20,338	5,583	3,837	2,854	1,026	-	351,337
Inventory properties	-	-	-	-	-	573	-	-	-	-	-	573
Assets, unallocated	-	-	-	-	-	-	-	-	-	-	-	52,193
Total assets	97,429	92,820	73,960	30,048	23,443	20,911	5,583	3,837	2,854	1,026	-	404,103
Equity, unallocated	-	-	-	-	-	-	-	-	-	-	-	168,807
Interest-bearing liabilities	64,434	21,534	35,125	75,246	-	531	2,630	-	-	-	-	199,500
Other liabilities, unallocated	-	-	-	-	-	-	-	-	-	-	-	35,796
Total equity and liabilities	64,434	21,534	35,125	75,246	-	531	2,630	-	-	-	-	404,103
Capital expenditures in investment properties	4,690	666	1,357	873	784	366	-	75	1,381	-	-	10,190

2021

SEK million	Sweden	Germany	Denmark	Netherlands	Czech Republic	Norway	Iceland	Finland	United Kingdom	Poland	Adjustments	Total
COMPREHENSIVE INCOME STATEMENT												
Rental income	2,834	550	2,553	1,137	1,127	682	119	16	1	–	8	9,027
Service charges paid by tenants	43	176	2	0	419	18	0	–	–	–	1	658
Property expenses	-1,500	-346	-771	-441	-773	-225	-48	-6	-2	-4	6	-4,110
Net operating income	1,376	379	1,784	696	773	475	71	9	–	-4	15	5,575
Net operating margin %	48.6	69.0	69.9	61.3	68.6	69.6	59.9	58.7	–	–	–	61.8
Corporate administrative expenses, unallocated	–	–	–	–	–	–	–	–	–	–	–	-417
Other income and expenses, unallocated	–	–	–	–	–	–	–	–	–	–	–	-2,006
Profit before inventory properties and fair value adjustments	1,376	379	1,784	696	773	475	71	9	–	-4	15	3,152
Fair value adjustment of investment properties	8,024	1,754	6,033	2,831	2,182	408	585	72	15	–	–	21,903
Change in value and gains/losses from sale of inventory properties	–	–	–	–	–	-2	–	–	–	–	–	-2
Operating profit	9,400	2,133	7,817	3,527	2,955	882	656	81	15	-4	15	25,053
Financial income and expenses	-1,189	38	-479	-172	392	-246	-67	6	21	18	–	-1,678
Fair value adjustment of derivative financial instruments	582	0	112	47	0	78	–	–	–	–	–	819
Profit before tax	8,793	2,171	7,450	3,402	3,348	713	589	87	36	14	15	24,194
BALANCE SHEET												
Investment properties	97,645	70,651	66,636	27,324	17,932	18,951	4,494	1,014	1,019	0	–	305,668
Inventory properties	–	–	–	–	–	846	–	–	–	–	–	846
Assets, unallocated	–	–	–	–	–	–	–	–	–	–	–	49,210
Total assets	97,645	70,651	66,636	27,324	17,932	19,797	4,494	1,014	1,019	0	–	355,724
Equity, unallocated	–	–	–	–	–	–	–	–	–	–	–	147,093
Interest-bearing liabilities	118,628	16,660	31,766	6,766	–	508	2,177	–	–	–	–	176,506
Other liabilities, unallocated	–	–	–	–	–	–	–	–	–	–	–	32,125
Total equity and liabilities	118,628	16,660	31,766	6,766	–	508	2,177	–	–	–	–	355,724
Capital expenditures in investment properties	2,539	188	917	644	502	315	72	10	251	–	–	5,439

2.2 Rental income and service charges paid by tenants

Accounting policies

Heimstaden leases out its investment properties to third parties with contracted non-cancellable lease terms and a normal term of notice for the customer of three months. The Group classifies these leases as operating because they do not transfer substantially all the risks and rewards, or control, incidental to ownership of the properties to the counterparties. For investment property leases the rental income is largely fixed under the contracts, however, it is subject to an annual index adjustment. To mitigate any risks regarding the leased properties, Heimstaden assesses the creditworthiness of its counterparties, receives rent deposits, and receives guaranties from its lessees.

The rental income is accounted for on a straight-line basis over the lease term and is included in revenue in the Statement of Comprehensive Income due to its operating nature, except for contingent rental income, which is recognised when it arises. Initial direct costs incurred in negotiating and arranging an operating lease are recognised as an expense over the lease term on the same basis as the lease income. Lease incentives that are paid or payable to

the lessee are deducted from lease payments. Accordingly, tenant lease incentives are recognised as a reduction of rental revenue on a straight-line basis over the term of the lease. Amounts received from tenants to terminate leases or to compensate for dilapidations are recognised in the Statement of Comprehensive Income when the right to receive them arises.

Service charges to tenants mainly comprise utility cost and other operating costs that can be recharged. The services charged are separately invoiced to tenants and include fees charged based on a percentage of the rental income and reimbursement of certain expenses incurred. The Group arranges for third parties to provide certain of these services to its tenants. The Group acts as a principal in relation to these services as it controls the specified services before transferring them to the customer. Therefore, the Group records revenue on a gross basis.

No single customer accounts for more than 1% of total revenues. For rental income and service charges paid by tenants by geographic market, see [Note 2.1](#).

Rental income and service charges paid by tenants

SEK million	2022	2021
Rental income	13,262	9,092
Straight-lining of lease	-58	-65
Rental income	13,204	9,027
Services to tenants	1,229	658
Service charges paid by tenants	1,229	658
Total rental revenues	14,434	9,685

Rental income distributed by property category

SEK million	2022	2021
Residential	12,096	8,256
Commercial premises	929	664
Garages and parking spaces	178	107
Total rental income	13,204	9,027

Service charges paid by tenants distributed by property category

SEK million	2022	2021
Residential	1,156	612
Commercial premises	72	46
Total service charges paid by tenants	1,229	658

Future minimum rentals receivable under non-cancellable operating leases as at 31 December are as follows:

2022 Maturity on lease contracts¹

SEK million	Residential	Commercial premises	Garages and parking spaces
Within one year	3,668	1,051	113
1–5 years	58	–	–
> 5 years	1	–	–
Total lease contracts	3,727	1,051	113

¹ Most of the Company's lease contracts have a notice period of three months, hence most of the contracts has a three-months minimum rentals receivables.

2021 Maturity on lease contracts

SEK million	Residential	Commercial premises	Garages and parking spaces
Within one year	2,062	486	17
1–5 years	129	–	–
> 5 years	107	–	–
Total lease contracts	2,297	486	17

2.3 Property expenses

Accounting policies

Property expenses include costs for electricity, heating, water, property management, cleaning, and insurance. Maintenance costs consist of both periodic and ongoing measures to maintain the properties' standard. Property management refers to costs incurred by the company to facilitate the overall management of the company such as financial services and certain overarching property management services. Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

Property expenses

SEK million	2022	2021
Utilities	1,806	1,164
Repairs and maintenance	758	770
Property tax	474	376
Property and Facility management	2,047	1,262
Other	850	539
Total property expenses	5,935	4,110

2.4 Other operating items

Other operating items mainly consist of adjustments for Real Estate Transfer Tax (RETT) in Germany after receival of final closing accounts from the 2021 acquisition of the Akelius' property portfolio, amounting to SEK 182 million (2,202), see [note 8.1](#).

During 2022, SEK 147 (52.5) million were expensed as donations to SOS Children's Villages. See [page 19](#) for more information regarding the partnership A Home for a Home.

2.5 Audit fee

The audit assignment refers to the audit of the Consolidated Financial Statements and the annual financial statements for the Group companies. Other assurance services provided by the auditors include services related to reivew procedures on interim reports and other attestation services. The fees are summarised in the table below:

EY

SEK million	2022	2021
Audit assignment	28	23
Other assurance services	3	7
Other services	1	–
Total	32	30

Grant Thornton

SEK million	2022	2021
Audit assignment	3	3
Other assurance services	0	0
Total	3	3

Total

SEK million	2022	2021
Audit assignment	31	26
Other assurance services	3	7
Other services	1	–
Total	35	33

2.6 Employee benefit expenses and senior managemet compensation

Accounting policies

Employee benefits in the form of salaries, paid vacation, paid absence due to illness, etc., are recognised as employees perform services in exchange for compensation. Pensions and other post-employment benefits may be classified as defined contribution plans or defined benefit plans. All Heimstaden’s pension obligations consist of defined contribution plans, which are met through ongoing payments to the independent authorities or organisations that administer the plans. Obligations regarding defined contribution plans are expensed in profit or loss as they are incurred.

Average number of employees	2022			2021		
	Women	Men	Total	Women	Men	Total
Sweden	245	304	549	196	263	459
Germany	152	149	301	57	75	132
Denmark	96	197	293	82	162	244
Netherlands	69	85	154	46	72	118
Czech Republic	368	458	826	332	383	715
Norway	53	109	162	50	97	147
Iceland	5	13	18	7	14	21
Finland	–	4	4	–	–	–
United Kingdom	5	5	10	3	–	3
Poland	9	11	20	3	6	9
Total	1,002	1,335	2,337	775	1,072	1,848

Remuneration

Between the Company and the CEO for the current financial year, Patrik Hall, a mutual notice period of six months applies. In the event of termination by the company, severance pay corresponding to 18 months’ salary is to be paid. Between the company and Board Members, a mutual notice period of three months applies. For senior management and other employees, the customary pension commitments within the framework of general pension plans apply. In addition to the customary pension, the company has taken out pension insurance for the CEO for the current financial year, Patrik Hall, with annual premiums corresponding to 10% of gross salary. The deputy CEO, Helge Krogsbøl, succeeds Patrik Hall as CEO from 1 January 2023. Between the company and the new appointed CEO from 1 January 2023, a mutual notice period of six months applies. In the event of termination by the company, severance pay corresponding to 9 months’ salary is to be paid. For the new appointed CEO, the customary pension commitments within the framework of general pension plans apply.

The Board of Directors and company management are presented on [pages 33–35](#).

Board Member remuneration SEK	2022	2021
	Board fees	Board fees
Ivar Tollefsen	–	–
Vibeke Krag	400,000	400,000
John Giverholt	–	–
Fredrik Reinfeldt	300,000	300,000
Total	700,000	700,000

Salaries, remuneration, social security, and pension cost

2022

Position	CEO	Deputy CEO	Other senior management	Board members	Other employees	Total
Name	Patrik Hall	Helge Krogsbøl				
SEK million						
Base salary	3	3	26	–	1,034	1,067
Benefits	0	0	2	–	40	42
Social security costs	7	0	4	–	179	190
Pension costs	1	0	2	–	88	90
Variable remuneration	19	–	1	–	10	30
Board fees	–	–	–	1	–	1
Total	30	4	34	1	1,351	1,419
Women in %	–	–	25	25	43	43

2021

Position	CEO	Deputy CEO	Other senior management	Board members	Other employees	Total
Name	Patrik Hall	Magnus Nordholm				
SEK million						
Base salary	3	3	25	–	557	588
Benefits	0	0	1	–	16	17
Social security costs	1	1	7	–	102	111
Pension costs	2	1	2	–	29	33
Variable remuneration	–	–	–	–	–	–
Board fees	–	–	–	1	–	1
Total	6	4	35	1	703	749
Women in %	–	–	23	25	43	43

2.7 Fair value adjustment of investment properties

Investment properties is measured at fair value. Gains and losses arising from changes in the fair value of the investment property are included in comprehensive income statement in the period in which they arise. For more information regarding fair value assessments see [Note 3.1](#).

Fair Value adjustment of investment properties

	2022		2021	
	%	SEK million	%	SEK million
Sweden	-6.4	-6,646	8.9	7,994
Germany	3.5	3,147	2.5	1,754
Denmark	-4.9	-3,800	10.0	6,033
Netherlands	-2.4	-743	11.6	2,831
Czech Republic	11.3	2,372	13.9	2,182
Norway	1.3	250	2.3	437
Iceland	17.6	835	15.0	585
Finland	4.2	154	7.6	72
United Kingdom	4.8	77	1.5	15
Poland	8.1	131	–	–
Total / Average in %	-1.2	-4,223	7.7	21,903

2.8 Fair value adjustment of derivative financial instruments

Derivative financial instrument include interest rate derivatives, cross currency swaps and forward purchase contracts and are measured at fair value. Gains and losses arising from changes in the fair value of the derivative financial instrument are included in Comprehensive Income Statement in the period in which they arise. For more information regarding fair value assessments see [Note 6.1](#).

SEK million	2022	2021
Unrealised value change	883	885
Realised value change	232	-65
Total fair value adjustment of derivative financial instruments	1,115	820

2.9 Financial income and expenses

Accounting policies

Interest income on bank balances, and interest and other borrowing costs, are recognised as income and expenses, respectively. Payments in accordance with interest-rate derivative agreements are included in this item and are expensed in the period to which they relate. Changes in the fair value of interest-rate derivatives are

presented in a separate line in the Statement of Comprehensive Income. Borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets are capitalised to the cost of those assets, until such time as the assets is substantially ready for their intended use or sale. All other borrowing costs are recognised in profit or loss in the period they incur.

Financial income and expenses reported in Comprehensive Income Statement

SEK million	2022	2021
<i>Assets and liabilities measured at amortised cost:</i>		
Interest income, promissory notes	41	98
Interest income, associated companies	39	49
Interest income, other financial assets	261	16
Total interest income in accordance with the effective interest method	342	162
Interest expenses, loans	-3,253	-1,725
Total interest expenses in accordance with the effective interest method	-3,253	-1,725
Finance expenses capitalised within investment property	89	52
Total finance cost capitalised	89	52
Currency translation losses	-9,444	-1,508
Currency translation gain	2,187	1,444
Total currency gains/losses	-7,257	-64
Net financial items	-10,079	-1,575

2.10 Income tax expenses

Accounting policies

Tax is recognised in Comprehensive Income Statement except where the underlying transaction is recognised in other comprehensive income or directly in equity, upon which the associated tax effect is recognised in other comprehensive income or directly in equity.

The current income tax charge is calculated based on the tax laws enacted or substantively enacted at the date of the Consolidated Balance Sheet in the countries where Heimstaden operates. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation, and establishes provisions where appropriate based on amounts expected to be paid to the tax authorities.

Consolidated Comprehensive Income Statement

SEK million	2022	2021
Current tax expense	-842	-501
Deferred tax	2,028	-4,691
Income tax expenses reported in the Comprehensive Income Statement	1,186	-5,191

Reconciliation of effective tax rate

SEK million	2022	2021
Reported profit/loss before tax	-6,995	24,194
Tax according to current rate	1,441	-5,507
Tax effect of:		
Non-taxable income	-19	25
Non-deductible costs	-52	-21
Non-taxable profit on disposal of participations	38	-11
Non-deductible interest net	-482	-485
Tax effect of hybrid bonds	266	203
Tax on share in earnings from associated companies	-335	-153
Negative value change in properties acquired during the year	–	142
Revaluations, deferred tax	-199	294
Tax attributable to previous years	-82	74
Other	610	248
Income tax expenses reported in the Comprehensive Income Statement	1,186	-5,191

2.11 Earnings per share

Basic and diluted earnings per share are calculated by dividing earnings attributable to shareholders of the Parent Company by an average number of outstanding ordinary shares during the period.

SEK million	2022	2021
Profit for the period attributable to:		
The Parent Company's shareholders	-4,628	10,208
Non-controlling interests	-1,182	8,795
Comprehensive income for the period attributable to:		
Parent Company's ordinary shareholders	3,477	12,267
Parent Company's preference shareholders	117	100
Non-controlling interests	4,462	10,276
Average number of ordinary shares outstanding	132,040,000	132,040,000
Average number of preference shares outstanding	58,593,750	58,593,750
Earnings per ordinary share (basic and diluted)	22	125

3. Non-current assets

3.1 Investment properties

Total property value per segment

The total property value, measured at fair value, was SEK 351,337 million (305,668). This value included value decrease for 2022 of SEK -4,239 million (increase 21,760). In percentage, the decrease in value was -1.2% (increase 7.8) of the total property value before changes in value. The total property value per operating segment is shown below.

Valuation gain or loss investment properties

SEK million	Sweden	Germany	Denmark	Netherlands	Czech Republic	Norway	Iceland	Finland	United Kingdom	Poland	Total
Fair value of investment properties, 31 December 2020	50,379	3,716	36,227	23,366	13,827	17,566	–	–	–	–	145,053
Acquisitions during the period	3,523	12,473	18,272	–	213	–	3,757	918	721	–	39,876
Business combinations	33,139	52,232	4,163	–	–	–	–	–	–	–	89,534
Disposals	–	-114	-63	-55	–	-451	-2	–	–	–	-685
Land leases	71	4	–	–	–	15	46	–	–	–	137
Capital expenditure on completed investment properties	892	146	563	644	296	295	72	10	0	–	2,918
Capital expenditure on investment properties under construction	1,647	42	354	0	207	20	0	0	251	–	2,520
Currency translation	–	399	1,113	539	1,208	1,211	37	15	33	–	4,555
Fair value after transactions	89,650	68,898	60,603	24,494	15,750	18,657	3,910	942	1,005	–	283,908
Value change ¹	7,994	1,754	6,033	2,831	2,182	294	585	72	15	–	21,760
Fair value of investment properties, 31 December 2021	97,645	70,651	66,636	27,324	17,932	18,951	4,494	1,014	1,019	–	305,668
Acquisitions during the period	2,134	11,601	3,709	196	–	125	–	1,985	268	901	20,919
Disposals	-471	-26	-16	-33	-2	-113	-3	–	–	–	-664
Land leases	89	-4	–	–	–	92	2	337	–	–	515
Capital expenditure on completed investment properties	2,239	645	489	873	784	136	-1	75	–	–	5,241
Capital expenditure on investment properties under construction	2,451	21	867	–	–	229	–	–	1,380	–	4,949
Currency translation	–	6,802	6,057	2,438	2,357	664	255	272	55	48	18,948
Fair value after transactions	104,086	89,690	77,743	30,798	21,072	20,083	4,748	3,683	2,723	949	355,576
Value change ¹	-6,657	3,130	-3,783	-751	2,371	255	835	154	131	77	-4,239
Fair value of investment properties, 31 December 2022	97,429	92,820	73,960	30,048	23,443	20,338	5,583	3,837	2,854	1,026	351,337

¹ Fair value adjustment of investment properties in the income statement also includes realised change and is not reflected in the table above, see [note 2.1](#) and [note 2.7](#).

Breakdown by category, 31 December 2021

SEK million	Sweden	Germany	Denmark	Netherlands	Czech Republic	Norway	Iceland	Finland	United Kingdom	Poland	Total
Completed investment properties	92,374	70,647	65,600	27,324	17,750	18,378	4,448	1,014	172	–	297,708
Investment properties under construction	5,106	–	895	–	–	–	–	–	847	–	6,848
Land and building rights	29	–	141	–	181	–	–	–	–	–	351
Land leases	137	4	–	–	–	574	46	–	–	–	761
Total	97,645	70,651	66,636	27,324	17,932	18,951	4,494	1,014	1,019	–	305,668

Breakdown by category, 31 December 2022

SEK million	Sweden	Germany	Denmark	Netherlands	Czech Republic	Norway	Iceland	Finland	United Kingdom	Poland	Total
Completed investment properties	92,190	92,820	72,402	30,048	23,236	19,672	5,535	3,500	186	562	340,150
Investment properties under construction	4,742	–	1,380	–	–	–	–	–	2,668	464	9,254
Land and building rights	271	–	178	–	207	–	–	–	–	–	656
Land leases	226	–	–	–	–	666	48	337	–	–	1,277
Total	97,429	92,820	73,960	30,048	23,443	20,338	5,583	3,837	2,854	1,026	351,337

The Company’s contracts in Poland are structured as forward purchases (contracts under the condition precedent of the completion of the works) and the transfer to investment properties and of ownership occurs only after provisional acceptance. A parallel financing agreement has been entered with the developers. The balance as per 31 December 2022, SEK 1,977 million and SEK 109 million, are recognised as other non-current financial assets and other current assets, respectively.

Accounting policies

Investment properties comprise completed properties, properties under construction, and land and building rights that are held, to earn rentals or for capital appreciation or both. A property held under a lease is classified as investment property when it is held to earn rental income or for capital appreciation, or both, and land leases. Contracts related to land leases are accounted for as long-term lease contracts.

Investment properties are measured initially at cost, including transaction costs. Transaction costs include transfer taxes, brokers’ fees and professional fees for legal services. Borrowing costs that are directly attributable to the construction or redevelopment of assets that take a substantial period of time to get ready for their intended use are capitalised.

Subsequent recognitions are at fair value, which reflects market conditions at the reporting date. Gains or losses are recognised in profit or loss in the period in which they arise, including the corresponding tax effect. Subsequent expenditure is capitalised when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the cost of the replacement is included in the carrying amount of the property, and the fair value is reassessed. Investment property under construction is measured at fair value if the fair value is reliably determinable. Investment properties under construction for which the fair value cannot be determined reliably, but for which the Company expects the fair value to be reliably determinable when construction is completed, are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed.

Management considers the following factors when evaluating whether the fair value of property under construction can be measured reliably:

- Provisions of the construction contract
- Stage of construction
- Custom or standard project/property
- Reliability of cash inflows after completion
- Risks specific to the property
- Experience with similar construction
- Status of construction permits

Management has determined that investment properties under construction are eligible for fair value measurements once all three following criteria are fulfilled:

- Administrative authorisations are obtained
- Ongoing construction and costs are committed toward the constructor
- Uncertainty in future rental income has been assumed low

Transfers are made to (or from) investment property when there is evidence of a change in use. For a transfer from investment property to inventories, the deemed cost for subsequent accounting is the fair value at the date of change in use. If an inventory property becomes an investment property, the difference between the fair value of the property at the date of transfer and its previous carrying amount is recognised in profit or loss.

An investment property is derecognised either when it has been disposed of or when it is permanently withdrawn from use and no future economic benefit is expected from its disposal or use. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss.

External valuation

All investment properties are valued quarterly by external acknowledged real-estate advisory companies, whose employees are professionally qualified, and have the appropriate competence to carry out the valuation in accordance with the required international valuation standards. The Company has a dedicated in-house valuation team ensuring quality assurance of all external valuations.

Country	Valuer
Sweden	CBRE
Germany	CBRE
Denmark	CBRE
Netherlands	Cushman Wakefield
Czech Republic	JLL
Norway	Cushman Wakefield, Nyverdi, Eie, Aktiv
Iceland	Arcur
Finland	CBRE
United Kingdom	Savills
Poland	CBRE

Valuation assumptions

The valuation methodology follows market practice in each respective country and is in general based on 'highest-and-best use' meaning both a reletting and a divestment scenario. The market value in the two scenarios is based on cash flow generated by:

- Reletting scenario: Reletting the units at market rent upon tenant fluctuation.
- Divestment scenario: Successively divesting the units as owner-occupied units upon tenant fluctuation.

There were no material changes to the valuation techniques during the year.

In most markets, properties are valued according to the discounted cash flow (DCF) method using operating and market inputs.

- Estimated rental income based on the location, type, and quality of the properties and supported by any existing leases, other contracts or external evidence such as current market rents for similar units;
- Estimated sales prices of vacant units (only divestment scenario): income based on sales prices supported by external evidence such as sales prices for similar units;
- Estimated vacancy rates based on current and expected future market conditions after expiry of any current leases;
- Property costs and capital expenditures including maintenance and necessary investments to maintain functionality of the property for expected useful life as well as fixed cost like property taxes, insurance etc.;
- Capitalisation rates based on location and quality of the properties and taking into account market data at the valuation date; and
- Terminal value taking into account assumptions regarding maintenance costs, vacancy rates, and market rents on a stabilised basis.

For Norwegian residential assets with a total carrying amount of SEK 20,338 million (18,378), the valuation is determined using the sales comparison approach. Values are determined by considering recent comparable unit sales evidence in the market and making adjustments for differences in key attributes such as unit size and quality of interior fittings.

For properties under construction or redevelopment, the DCF model also takes into account cost to complete including developers margin and completion date based on internal forecasts and management's experience and knowledge of market conditions. Additionally, properties under construction require approval or permits

from regulatory bodies at various points in the development process. Based on management's experience with similar developments, all relevant permits and approvals are expected to be obtained.

Valuation hierarchy

The majority of the property portfolio is deemed to be at Level 3 in the fair value hierarchy according to IFRS 13 fair value measurement, with the exception of the Norwegian residential assets which are based on Level 2. For Level 3, the estimated future cash flows are based on existing rental income and operating and maintenance costs, adjusted for expected changes herein. The fair value of the properties is the sum of the discounted cash flows during the calculation period and the terminal value.

Valuation process

Valuations are based on appraisals from independent external valuers.

The policies and procedures for property valuations are assessed by the Company's in-house valuation team which has aligned methods with the external valuers. The valuation team holds relevant professional qualifications and are experienced in valuing the types of property in the applicable locations.

At each reporting date, the valuation team analyses the development in property value including verifying major inputs applied and agreeing the information in the valuation computation to rent rolls, market reports, and other relevant documents. The internal team also compares each property's change in fair value with relevant external benchmarks to determine whether the change in fair value is reasonable. To reflect sensitivities linked to the above-mentioned significant assumptions regarding return requirements and net operating income, a quantitative sensitivity analysis is shown in the

below table. The sensitivity analysis has been prepared in accordance with the present value method.

Property valuations are estimates that build on accepted policies and assumptions. The actual fair value of a property can only be determined when it is sold. Accordingly, the valuation, uncertainty intervals, and sensitivity analysis, include unobservable inputs and a degree of uncertainty in the inputs and assumptions made. However, uncertainty related to the valuation and its assumptions are reduced by obtaining external assurance from independent third parties in addition to management's internal review, which among other factors includes comparing values to recent transactions in the market.

The table on the next page presents the following information for investment properties in each of our markets:

1. The fair value measurements at the end of the reporting period.
2. The level of the fair value hierarchy (e.g., Level 2 or Level 3) within which the fair value measurements are categorised in their entirety.
3. Valuation technique applied.
4. The inputs used in the fair value measurement.
5. Quantitative information about the significant unobservable inputs used in the fair value measurement.
6. Uncertainty interval and sensitivity analysis.

2022			Fair value hierarchy level	Net operating income	Of which regulated, %	Running yield, %	Sensitivity	Lower impact	Higher impact	Sensitivities in running yield, change in percentage point								Sensitivities in net operation income (NOI)					
Markets	Valuation	Valuation technique								1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%
Sweden	97,429	DCF	Level 3	2,765	100	2.84	–	–	–	-25,385	-20,365	-14,594	-7,888	9,411	20,836	34,995	53,007	-1,949	-1,461	-974	974	1,461	1,949
Germany	92,820	DCF	Level 3	2,334	100	2.51	–	–	–	-26,414	-21,327	-15,398	-8,395	10,249	23,043	39,462	61,304	-1,856	-1,392	-928	928	1,392	1,856
Denmark	73,960	DCF	Level 3	2,888	16	3.90	–	–	–	-15,079	-11,917	-8,396	-4,450	5,059	10,861	17,583	25,462	-1,479	-1,109	-740	740	1,109	1,479
Netherlands	30,048	DCF	Level 3	999	53	3.32	–	–	–	-6,950	-5,533	-3,930	-2,102	2,444	5,322	8,758	12,934	-601	-451	-300	300	451	601
Czech Republic	23,443	DCF	Level 3	1,081	28	4.61	–	–	–	-4,178	-3,279	-2,293	-1,206	1,344	2,851	4,553	6,491	-469	-352	-234	234	352	469
Norway	20,338	Sale comparison	Level 2	602	0	2.96	Sales price pr. sqm +/- 10	-2,034	2,034	-5,136	-4,112	-2,939	-1,584	1,876	4,134	6,903	10,377	-407	-305	-203	203	305	407
Iceland	5,583	DCF	Level 3	251	0	4.50	–	–	–	-1,015	-797	-558	-294	328	697	1,116	1,594	-112	-84	-56	56	84	112
Finland	3,837	DCF	Level 3	179	0	4.66	–	–	–	-678	-532	-372	-195	217	461	735	1,048	-77	-58	-38	38	58	77
United Kingdom	2,854	DCF	Level 3	131	0	4.60	–	–	–	-509	-400	-280	-147	164	348	556	792	-57	-43	-29	29	43	57
Poland	1,026	DCF	Level 3	53	0	5.16	–	–	–	-166	-130	-91	-47	52	110	174	247	-21	-15	-10	10	15	21
	351,337			11,283	58	3.20																	

2021																							
Markets	Valuation	Valuation technique	Fair value hierarchy level	Net operating income	Of which regulated, %	Running yield, %	Sensitivity	Lower impact	Higher impact	Sensitivities in running yield, change in percentage point								Sensitivities in NOI					
										1.00%	0.75%	0.50%	0.25%	-0.25%	-0.50%	-0.75%	-1.00%	-2.00%	-1.50%	-1.00%	1.00%	1.50%	2.00%
Sweden	97,645	DCF	Level 3	2,822	100	2.89	–	–	–	-25,100	-20,119	-14,402	-7,774	9,247	20,428	34,221	51,667	-1,953	-1,465	-976	976	1,465	1,953
Germany	70,651	DCF	Level 3	1,877	100	2.66	–	–	–	-19,367	-15,554	-11,191	-6,077	7,339	16,379	27,790	42,421	-1,413	-1,060	-707	707	1,060	1,413
Denmark	66,636	DCF	Level 3	2,326	12	3.49	–	–	–	-14,832	-11,787	-8,350	-4,454	5,141	11,143	18,239	26,778	-1,333	-1,000	-666	666	1,000	1,333
Netherlands	27,324	DCF	Level 3	789	67	2.89	–	–	–	-7,041	-5,633	-4,032	-2,177	2,589	5,721	9,585	14,422	-546	-410	-273	273	410	546
Czech Republic	17,932	DCF	Level 3	871	34	4.86	–	–	–	-4,967	-2,397	-1,673	-877	972	2,056	3,272	10,234	-359	-269	-179	179	269	359
Norway	18,951	Sale comparison	Level 2	537	0	2.84	Sales price pr. sqm +/- 10%	-1,895	1,895	-3,069	-3,964	-2,841	-1,535	1,832	4,057	6,814	4,633	-379	-284	-190	190	284	379
Iceland	1,019	DCF	Level 3	46	0	4.48	–	–	–	-146	-146	-102	-54	60	128	205	215	-20	-15	-10	10	15	20
Finland	1,014	DCF	Level 3	59	0	5.80	–	–	–	-180	-116	-80	-42	46	96	150	303	-20	-15	-10	10	15	20
United Kingdom	4,494	DCF	Level 3	192	0	4.27	–	–	–	-851	-671	-471	-248	279	596	957	1,378	-90	-67	-45	45	67	90
	305,668			9,519	61	3.09																	

Acquisitions after the Balance Sheet date

Heimstaden AB's subsidiary, Heimstaden Bostad AB, has agreed to acquire properties with closing dates after the Balance Sheet date.

Segments

SEK million	Anticipated date of acquisition	Agreed purchase price
Denmark	Q1, 2023	505
Total		505

3.2 Intangible assets

Goodwill mainly derives from the business combination of Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS (DK) and Akelius GmbH (DE) that was completed in 2021.

SEK million	Goodwill	Licences	Software	Total
Opening balance, 1 January 2021	66	39	–	105
Business combinations	16,466	–	–	16,466
Investments for the year	–	0	34	34
Changes in value from forgein currency	23	3	–	26
Closing balance, 31 December 2021	16,555	41	34	16,631
Opening balance accumulated depreciation, 1 January 2021	–	-30	–	-30
Depreciation for the year	–	6	0	6
Disposals	–	-2	–	-2
Closing balance accumulated depreciation, 31 December 2021	–	-27	–	-27
Carrying amount, 31 December 2021	16,555	15	34	16,604
Opening balance, 1 January 2022	16,555	41	34	16,631
Business combinations	-600	10	–	-590
Investments for the year	–	5	72	77
Changes in value from forgein currency	833	5	–	838
Closing balance, 31 December 2022	16,788	61	106	16,956
Opening balance accumulated depreciation, 1 January 2022	–	-27	–	-27
Depreciation for the year	–	-10	–	-10
Disposals	–	-3	–	-3
Closing balance accumulated depreciation, 31 December 2022	–	-40	–	-40
Carrying amount, 31 December 2022	16,788	21	106	16,915

Accounting policies

Goodwill

Goodwill acquired in a business combination is recognised at fair value at the acquisition date. Goodwill has an infinite useful life and is subsequently carried at cost less accumulated impairment.

Software and licenses

Separately acquired licences and software are recognised at historical cost, while those acquired in a business combination are

recognised at fair value at the acquisition date. Heimstaden's licences have a finite useful life and are subsequently carried at cost less accumulated amortisation and impairment losses. Heimstaden amortises its intangible assets, licenses, and software with a limited useful life using the straight-line method over 3–5 years.

Impairment

Goodwill identified in a business combination is allocated to the Group's cash generating units (CGUs) and tested for impairment.

The operating segments is the lowest level where cash flows are identified and is therefore identified as the Group's CGUs. To identify the CGUs recoverable amount, the management calculated the CGUs "value in use" by discounting the estimated future cash flows of the operating segment. Heimstaden's operating segments are expected to benefit from the synergies derived by combining the Akelius and Heimstaden asset base. Goodwill from the acquisition of Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS and Akelius GmbH is comprised of two parts. It comprises of the synergy effects resulting from lowered financial costs. This part amounts to SEK 3,750 million (3,544). In addition, there is a reported goodwill attributable to the difference between nominal tax and the deferred tax that is calculated on the acquisition of properties in company format that must be reported among business combinations. For reported goodwill, a corresponding amount is recognized under the item deferred tax. Synergies from the transaction is primarily assessed to relate to debt financing synergies through a strengthened business risk profile, i.a. through improved portfolio diversification and size. The Company has assessed that goodwill related to financial synergies from the Akelius transaction is primarily related to financing in EUR (including DKK which is pegged to EUR) and has therefore allocated goodwill to the CGUs directly exposed to EUR (and DKK). The economic benefits derived from the combined asset base is higher than the operating segment's carrying amount. This means that no impairment is necessary.

Carrying amount of goodwill allocated by CGU

		2022	2021
	Discount rate	Goodwill Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS and Akelius GmbH	Goodwill Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS and Akelius GmbH
Sweden	5.3	3,928	3,777
Germany	4.9	9,981	10,155
Denmark	4.9	1,998	1,807
Netherlands	5.4	677	640
Finland	5.8	116	110
Total carrying amount		16,700	16,489

Assumptions

The value in use was calculated based on discounted cash flows, which are based on assumptions regarding sales growth and the cost trend. Cash flows include a forecast period of five years, were 2023 is based on budget approved by board. Cash flows between year two and five are based on a long term financial plan, cash flows after this period have been determined using a terminal growth rate corresponding to 2%. This growth is based on reasonable prudence and does not exceed long-term growth for the industry. A discount rate in a range before tax was applied when calculating the value in use of our CGUs. With the assumptions described above, recoverable amount exceeds the carrying amount for all CGUs.

Sensitivity analysis

In connection with the impairment test, sensitivity analyses have been performed on changes in estimated growth and discount rates. The sensitivity analyses indicated that an increase in the average discount rate before tax of 0.25% would lead to an impairment of SEK 1,336 million, a decrease in the growth rate of 0.25% would lead to an impairment of SEK 1,344 million.

3.3 Machinery and equipment

Accounting policies

Machinery and equipment mainly comprises machinery, and office and computer equipment. Machinery and equipment is recognised at cost less accumulated depreciation and impairment. Cost includes expenses directly attributable to the acquisition of the asset. Additional expenses are capitalised to the asset's carrying amount or recognised as a separate asset only if it is likely that future economic benefits associated with the asset will be received by the

Group and when the cost of the asset can be reliably calculated. The useful life of computer equipment and of other machinery and equipment has been calculated at 3 years and 5 years, respectively. Depreciation is applied on a straight-line basis over the useful life and is recognised in profit or loss. The residual value of the assets and their useful life is reviewed every closing and adjusted when necessary

SEK million	Equipment
Opening balance, 1 January 2021	116
Business combinations	54
Investments for the year	35
Changes in value from foreign currency	6
Closing balance, 31 December 2021	211
Opening balance accumulated depreciation, 1 January 2021	-56
Business combinations	-38
Depreciation for the year	-18
Disposals	1
Closing balance accumulated depreciation, 31 December 2021	-111
Carrying amount, 31 December 2021	100

Opening balance, 1 January 2022	211
Investments for the year	47
Changes in value from foreign currency	16
Closing balance, 31 December 2022	274
Opening balance accumulated depreciation, 1 January 2022	-111
Depreciation for the year	-19
Disposals	1
Changes in value from foreign currency	-5
Closing balance accumulated depreciation, 31 December 2022	-134
Carrying amount, 31 December 2022	140

3.4 Investments in associated companies and joint ventures

Accounting policies

Associated companies and joint ventures are all entities over which Heimstaden has significant influence but not control or joint control. This is generally the case where Heimstaden holds between 20% and 50% of the voting rights. Investments in associated companies and joint ventures are accounted for using the equity method of accounting, after initially being recognised at acquisition cost. The carrying amount of the investment is adjusted to recognise changes in Heimstaden’s share of net assets of the joint venture since the acquisition date. Dividends received or receivable from associated companies and joint ventures are recognised as a reduction in the carrying amount of the investment.

The Statement of Comprehensive Income reflects Heimstaden’s share of the results of operations of the joint ventures. Any change in Other Comprehensive Income of those investees is presented as part of Heimstaden’s other comprehensive income. In addition, when there has been a change recognised directly in the equity of the joint ventures, Heimstaden recognises its share of any changes, when applicable, in the Statement of Changes in Equity. Unrealised gains and losses resulting from transactions between Heimstaden and the joint ventures are eliminated to the extent of the interest in the joint ventures.

Investments in associated companies

SEK million	31 December 2022	31 December 2021
Opening balance	760	370
Investment for the year	225	63
Financial investments that were reclassified as associated companies ¹	10,058	–
Change in value from foregin currency	333	–
Share of profit	-1,617	327
Closing balance	9,758	760

¹ During 2022, Heimstaden AB’s subsidiary, Heimstaden Bostad AB’s investment in Kojamo Oyi was classified as an associated company based on an assessment of significant influence. The assessment of significant influence is determined by the fact that Heimstaden Bostad AB is by far the largest owner in Kojamo Oyi with significant voting power, owning 19.98%, and took a position on the nomination committee of the company in September. Based on the difference between the cost of the investment and the Company’s share of the estimated net fair value of the investee’s identifiable assets and liabilities, Heimstaden Bostad recorded a bargain gain of SEK 2,027 million.

Where Heimstaden’s share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, Heimstaden does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity. Unrealised gains on transactions between Heimstaden and its associated companies and joint ventures are eliminated to the extent of Heimstaden’s interest in these entities.

At each reporting date, Heimstaden determines whether there is objective evidence that the investment in each joint venture and associated companies is impaired. If there is such evidence, Heimstaden calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognises the loss as ‘Share of profit of joint ventures’ in the Statement of Comprehensive Income

When Heimstaden ceases equity accounting for an investment because of a loss of joint control or significant influence, any retained interest in the entity is remeasured to its Fair Value, with the change in carrying amount recognised in profit or loss. This Fair Value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as a financial asset.

Specifications of the Group’s investments in associated companies

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity in the Group, SEK million
Rosengård Fastighets AB	559085-4708	Malmö	25,000	25	252
Kojamo Oyj ¹	0116336-2	Helsingfors	49,389,283	20	9,071
Kiinteistö Oy Hiihtomäentie 14	0819867-2	Helsingfors	13,327	53	102
Asunto Oy Jyväskylän Tanhurinne	2550507-2	Jyväskylä	2,412	24	7
Asunto Oy Hämeenlinnan Aponkuja 3	0476973-0	Hämeenlinna	3,339	33	4
Asunto Oy Jyväskylän Harjukartano	2000294-3	Jyväskylä	1,837	23	19
Asunto Oy Lahden Jyrkkärinteenpuisto	0149959-5	Lahti	2,094	41	23
Asunto Oy Lahden Roopenkuja	0854949-5	Lahti	2,556	26	6
Asunto Oy Jyväskylän Vaneritori 4	1656220-0	Jyväskylä	3,666	37	24
Asunto Oy Oulun Tulliveräjä	2335738-7	Oulu	4,068	41	22
Asunto Oy Puolukkavarikko	0823818-7	Jyväskylä	3,391	34	7
Asunto Oy Jyväskylän maalaiskunnan Kirkkotie 3	1518422-8	Jyväskylä	6,158	62	20
Asunto Oy Oulun Notaarintie 1	1749066-7	Oulu	2,440	24	16
Total					9,571

¹ Heimstaden AB’s subsidiary, Heimstaden Bostad’s share price of Kojamo Oyj as at 31 December 2022 amounted to SEK 7,605 million. Heimstaden have performed an impairment test and assessed that there is no need for write-down.

Impairment

Heimstaden has due to the share price of Kojamo Oyj, performed an impairment test for its holding in the Company. To identify the recoverable amount, the management calculated the “value in use” by discounting the estimated future cash flows of the investment. The economic benefits derived from the combined asset base is higher than the associated company’s carrying amount. This means that no impairment is necessary.

Assumptions

The value in use was calculated based on discounted cash flows, which are based on assumptions regarding sales growth and the cost trend. Cash flows have been determined using a growth rate

corresponding to 2%. This growth is based on reasonable prudence and does not exceed long-term growth for the industry. An average discount rate of 5.4% before tax was applied when calculating the value in use. With the assumptions described above, recoverable amount exceeds the carrying amounts.

Sensitivity analysis

In connection with the impairment test, sensitivity analyses have been performed on changes in growth and discount rates. The sensitivity analyses indicated that an increase in the average discount rate before tax of 0.2% or a decrease in the growth rate of 0.5% would lead to an impairment.



Specifications of the Group's investments in joint ventures

Company	Corp. ID No	Reg. office	No. of shares	Share in %	Value of share of equity in the Group, SEK million
Upplands Bro Brogårds etapp 2	559175-4915	Stockholm	500	50	94
A Place 2 A/S	39754134	Charlottenlund	5,000	50	2
Gamlebro AB	556791-3990	Norrköping	500	50	14
Byggrätt Norr AB	559207-4859	Skellefteå	94	19	0
Österåkerporten AB	559175-4907	Stockholm	500	50	26
Marienlyst Group	43247751	Aarhus	250,000	50	45
Atriet AS	41938927	Herning	5,000	50	1
KCP Udviklingsselskabet	39104369	Herning	5,000	50	5
Høje Tåstrup A21 ApS	42465704	Aarup	20,000	50	0
A21 Taastrup ApS Group	41142014	Aarup	40,000	50	0
Total					187

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SEK million	Kojamo Oyj	Rosengård Fastighets AB	Upplands Bro Brogårds Etapp 2 AB	Kiinteistö OY Hiihtomäentie 14	Other
Rental income	1,148	159	5	6	99
Property expenses	-378	-76	-4	-8	-44
Net operating income	770	83	0	-2	55
Corporate administrative expenses	-130	-26	-1	0	-48
Finacial items, net	-168	-16	-43	0	-62
Unrealised value change	-8,603	-167	-39	6	-509
Tax expenses	1,621	23	8	-1	44
Profit for the period	-6,510	-104	-75	3	-520
Group's share of profit	-1,301	-26	-38	4	-257
Balance Sheet					
Investment properties	90,950	1,972	823	159	2,156
Assets except investment properties	3,706	48	210	4	184
Equity	45,392	1,037	188	149	294
Liabilities	49,264	982	845	14	2,046
Group's carrying amount of the investment, 31 December 2022	9,071	252	94	102	239

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SEK million	Rosengård Fastighets AB	Upplands Bro Brogårds Ettapp 2 AB	Kiinteistö OY Hiihtomäentie 14	Other
Rental income	150	0	3	24
Property expenses	-108	-1	-1	-26
Net operating income	43	-1	1	-2
Finacial items, net	0	-2	0	0
Unrealised value change	-10	-25	0	-8
Tax expenses	385	44	23	471
Profit for the period	-87	-8	-6	0
Group's share of profit	330	10	19	463
	83	5	9	230
Balance Sheet				
Investment properties	2,086	748	99	1,760
Assets except investment properties	44	106	0	368
Equity	1,117	234	86	498
Liabilities	1,012	620	13	1,624
Group's carrying amount of the investment, 31 December 2021	250	117	86	307

3.5 Other non-current financial assets

SEK million	31 December 2022	31 December 2021
Opening balance	2,313	932
Loans granted for properties under construction	1,971	1,200
Loans granted to associated companies and joint ventures	174	181
Equity securities	88	–
Impairment on loans granted to associated companies and joint ventures	-78	–
Repayment on loans	-583	–
Closing balance	3,885	2,313

4. Current assets

4.1 Inventory properties

Accounting policies

Property acquired or being constructed or redeveloped for sale, rather than to be held for rental or capital appreciation, is held as inventory property and measured at the lower of cost and net realisable value (NRV). Principally, this is residential property that Heimstaden develops and intends to sell before, or on completion of, development. NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date, and is determined by the Group based on compa-

table transactions identified by the Group for property in the same geographical market serving the same segment. NRV in respect of inventory property under development is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete the development and the estimated costs necessary to make the sale, considering the time value of money, if material. Inventory properties are primarily related to certain projects in Oslo, Norway.

SEK million	31 December 2022	31 December 2021
Opening balance	846	1,292
Capital expenditures	15	62
Currency translation	27	85
Reclassification to non-current assets	–	-127
Disposals of inventory properties	–	-464
Value change ¹	-315	-2
Closing balance	573	846

¹ Change in value and gains/losses from sale of inventory properties in the income statement, SEK 402 million, also includes return on investment guarantee from Fredensborg of SEK 717 million (0).

In 2018, Fredensborg AS sold the Norwegian housing portfolio to Heimstaden Bostad. As part of the commercial agreement between the parties, Fredensborg AS guaranteed that the development projects would provide an annual equity return of at least 7.5% until April 2025. The guarantee is settled in cash on an ongoing basis for completed projects that do not generate a return above the minimum level, and the total guarantee responsibility must be settled in cash at the end of the guarantee period, with potential subsequent settlement for projects that have been started but not completed at this time.

The investment guarantee is not reflected in the table above. The balance as per 31 December 2022 is recognised as other current assets..

4.2 Rent and trade receivables

Accounting policies

Heimstaden holds trade receivables with the objective to collect contractual cash flows. Trade receivables are recognised initially at transaction price and subsequently at amortised cost using the effective interest method, a provision for expected credit losses.

Heimstaden applies the simplified method for recognising expected loan losses for leases and trade receivables. This means that expected credit losses are recognised for the remaining term, which is expected to be less than one year for all receivables. Rent is

invoiced in advance, meaning that all reported rent receivables and trade receivables have fallen due for payment. Heimstaden makes provisions for expected credit losses based on historical credit losses and forward-looking information. Heimstaden's customers have similar risk profiles, which is why the credit risk is initially assessed collectively. Any major individual receivables are assessed per counterparty. Heimstaden writes off a receivable when there is no longer any expectation of receiving payment and when active measures to obtain payment have been discontinued. See [note 6.1](#) for further information.

SEK million	31 December 2022	31 December 2021
Rent receivables	403	207
Total rent and trade receivables	403	207

Age distribution of rent and trade receivables

SEK million	31 December 2022	31 December 2021
–30 days	283	121
31–60 days	22	14
61–90 days	12	5
91 days +	156	115
Total	472	255
Expected credit loss provision	-69	-48
Rent and trade receivables, net	403	207



Expected credit loss provision

SEK million	31 December 2022	31 December 2021
Opening balance	-48	-17
Provisions made during the year	-95	-52
Provisions used during the year	27	10
Unutilised provisions reversed during the year	47	11
Closing balance	-69	-48

4.3 Other current assets

SEK million	31 December 2022	31 December 2021
Prepaid tax	239	134
Deposits related to acquisitions	316	317
Prepaid insurance premium	34	50
Prepaid interest	427	311
Receivable from sale of subsidiaries	3,937	–
Other receivables	1,821	1,593
Total	6,774	2,405

4.4 Cash and cash equivalents

Cash and cash equivalents mainly include bank deposits. The change in cash and cash equivalents is shown in the Consolidated Statement of Cash Flows.

There are unutilised credit commitments of SEK 20,847 million (25,474), which are not included in cash and cash equivalents.

4.5 Other adjustments in Cash Flow Statement

SEK million	2022	2021
Depreciation	80	45
Rental losses	74	39
Exchange rate difference	7,257	63
Other financial items	1,396	–
Share of profit of an associate and a joint venture	409	-904
Total	9,217	-757

5. Equity

At the end of the financial year there were 132,040,000 (132,040,000) ordinary shares and 58,593,750 (58,593,750) preference shares with a quota value of SEK 0.5 (0.5) per share. Each preference share holds one vote each, while each ordinary share has ten votes.

All shares are fully paid.

There are no restrictions regarding dividend or other types of repayment.

Event	Type	Date of registration	Change in number of shares	Total number of shares	Change in share capital	Total share capital	Par value
Opening balance, 1 January 2021				15,547,750		77,738,750	5
Split 1:10	Ordinary, Pref	26.04.2021	139,929,750	155,477,500	–	77,738,750	0.5
New share issue	Pref	07.06.2021	11,718,750	167,196,250	5,859,375	83,598,125	0.5
New share issue	Pref	07.06.2021	23,437,500	190,633,750	11,718,750	95,316,875	0.5
Closing balance, 31 December 2021				190,633,750		95,316,875	0.5
Opening balance, 1 January 2022				190,633,750		95,316,875	0.5
Closing balance, 31 December 2022				190,633,750		95,316,875	0.5

Other capital contributions

Other contributed capital refers to equity contributed by the owners, as well as share premiums for issues of ordinary shares and preference shares.

Hybrid bonds

Heimstaden had SEK 7.3 (7.3) billion in outstanding hybrid bonds. These have a perpetual maturity with a variable coupon rate. Heimstaden has the opportunity to redeem outstanding hybrid bonds as of first possible redemption day, which is 5–7 years from the issue date. See [Note 6.3](#) for further details.

At initial recognition, the hybrid bonds are classified as an equity instrument. The classification is based on that there is no explicit contractual obligation to settle the agreement by paying cash or another financial asset. Nor are there any other circumstances indicating that the agreement will be settled in cash or other financial assets. Heimstaden is entitled to postpone interest payments for an indefinite period in so far as hybrid bond holders are notified within the agreed period and the hybrid bond is subordinated to all other creditors.

Heimstaden subsidiary, Heimstaden Bostad bought back hybrid bonds. The transaction was a buyback of SEK 9.3 billion in outstanding hybrid bonds, obtaining an average discount of 25.9% and resulted in a SEK 1.7 billion gain, net of SEK 0.5 billion in tax, recognised in retained earnings.

Currency translation difference

Currency translation differences arise as a result of translation of foreign operations that have prepared their financial statements in a currency other than the currency in which the Group’s financial statements are presented.

Loans to subsidiaries that comply with IAS 21 paragraphs 15 and 32 for increased net investment in foreign subsidiaries, the translation effect for lending in foreign currencies has affected other comprehensive income by SEK 6,266 million as 31 December, 2022.

Retained earnings

Retained earnings refer to earned profits in the Group. This item also includes previous allocations to the reserve fund.

Non-controlling interests

Non-controlling interests consist of external ownership interests in subsidiaries and their subsidiaries. Heimstaden ABs shareholders only control hybrid bonds in Heimstaden AB, all other hybrid bonds are classified as non-controlling interests.

Non-controlling interests’ share of

SEK million	2022	2021
Profit/loss for the period	-1,182	8,833
Comprehensive income for the period	4,462	10,315

Breakdown of non-controlling interests

SEK million	2022	2021
Minority	99,435	70,849
Hybrid bonds	25,276	34,445
Total non-controlling interests	124,711	105,294

Capital Share in Heimstaden Bostad AB as of 31 December

SEK million	Capital share	Voting rights		
	2022	2021	2022	2021
Heimstaden AB	42.13	44.99	50.10	50.10
Alecta	35.64	38.07	30.82	34.65
Folksam Group	17.21	12.63	14.77	11.37
Ericsson Pension Fund	1.51	1.39	1.30	1.25
Sandvik Pension Fund	0.53	0.49	0.45	0.44
Pensionsmyndigheten	1.89	1.43	1.63	1.29
Försäkringsbranschen pensionskassa	0.50	0.39	0.43	0.35
Migros pensionskasse	0.54	0.58	0.47	0.51
Heimstaden AB management	0.01	0.04	0.02	0.03
Total non-controlling interests	100	100	100	100

Specification of other comprehensive income

Other Comprehensive Income i related to foreign currency translation differences that may be reclassified to profit or loss in subsequent pe-riods.

SEK million			
Country	Currency code	2022	2021
Czech Republic	CZK	2,251	1,179
Denmark	DKK	2,986	507
Netherlands, Germany and Finland	EUR	7,475	662
Norway	NOK	736	1,253
Poland	PLN	207	5
United Kingdom	GBP	67	14
Iceland	ISK	144	21
Total		13,866	3,640

6. Capital structure and financial items

6.1 Financial instruments

Accounting policies

Financial assets

The Group's financial assets include rent and other trade receivables, other receivables, cash and short-term deposits, derivative financial instruments and publicly traded shares.

Classification at initial recognition depends on the financial asset's contractual cash flow characteristics and Heimstaden's business model for managing them. Except for trade receivables that do not contain a significant financing component, the Group initially measures a financial asset at its fair value.

For a financial asset to be classified and measured at amortised cost or fair value through Other Comprehensive Income, it needs to give rise to cash flows that are 'solely payments of a principal and interest (SPPI) on the principal amount outstanding'. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that do not qualify as SPPI are classified and measured at fair value through profit or loss, irrespective of the business model. Heimstaden's business model for managing financial assets refers to how it manages its financial assets to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets to collect contractual cash flows.

For purposes of subsequent measurement, Heimstaden's financial assets are classified in two categories:

- Financial assets at fair value through profit or loss (derivative financial instruments etc.)
- Financial assets at amortised cost (rent and other trade receivables, other receivables, cash and short-term deposits)

Financial assets at fair value through profit or loss are carried in the

Statement of Financial Position at fair value with net changes in fair value recognised in the Statement of Comprehensive Income. This category includes publicly quoted shares and derivative instruments, which are further described below.

For purposes of subsequent measurement, Heimstaden measures financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets to collect contractual cash flows, and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets, except for financial assets that do not contain a significant financing component, at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified, or impaired. Rent and other trade receivables, other receivables, cash, and short-term deposits, meet these conditions and are subsequently measured at amortised cost. A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or when Heimstaden has transferred its rights to receive cash flows from the asset and either transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset but has transferred control of the asset.

Impairment of financial assets

Heimstaden recognises an allowance for expected credit losses for all debt instruments except those held at fair value through profit or loss.

Expected credit losses are based on the difference between the contractual cash flows due in accordance with the contract and

all the cash flows that Heimstaden expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. The valuation of expected credit losses is based on various methods. Other receivables and assets that are not under the scope of the simplified method (see [Note 4.2](#) Rent and trade receivables), are impaired in accordance with a rating-based method using external credit rating. In accordance with the general method, the financial assets covered by provisions for expected credit losses are cash and cash equivalents, other non-current receivables, and other receivables.

Expected credit losses are valued at the product of probability of default, loss given default and the exposure in the event of default. Heimstaden has defined default as when payment of the claim is overdue by 90 days or more, or if other factors indicate that payment is in default. For assets and receivables with deteriorated credit exposure, an individual assessment is made, considering historical, current, and forward-looking data. The assessment of whether there is a significant increase in credit risk at the Balance Sheet date for a receivable or asset is based on whether payment is overdue by 30 days or more, or if significant deterioration of rating occurs, entailing a rating below investment grade. In cases where the amounts are not deemed insignificant, a provision is made for expected credit losses for these financial instruments as well. The valuation of expected credit losses considers any collateral and other credit enhancements in the form of guarantees.

Heimstaden considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, Heimstaden may also consider a financial asset to be in default when internal or external information indicates that Heimstaden is unlikely to receive the outstanding contractual amounts in full before considering any credit enhancements held by Heimstaden. A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Financial liabilities

Heimstaden's financial liabilities comprise interest-bearing loans and borrowings, corporate bonds, lease liabilities, derivative financial instruments, and trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. All financial liabilities are recognised initially at fair value and, except for derivative financial instruments, net of directly attributable transaction costs. For the purposes of subsequent measurement, all financial liabilities, except derivative financial instruments, are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, as well as through the effective interest rate amortisation process. Amortised cost is calculated by considering any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as finance costs in the Statement of Comprehensive Income.

A financial liability is derecognised when the obligation under the liability is discharged, cancelled, or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Comprehensive Income.

Derivative financial instruments

Heimstaden does not apply hedge accounting in accordance with IFRS 9. Derivative financial assets and liabilities are classified as financial assets or liabilities at fair value through profit and loss. Derivative financial assets and liabilities comprise mainly interest rate swaps, forward foreign exchange contracts for economic hedging purposes, and forward purchase contracts for investment properties held in limited liability companies. Recognition of the derivative financial instruments takes place when the economic hedging contracts are entered. They are measured initially and subsequently at

fair value; transaction costs are included directly in finance costs. Gains or losses on derivatives are recognised in profit or loss in net valuation gain or loss financial instruments at fair value through profit and loss. When forward contracts for investment properties held in limited liability companies are settled and the Company takes control of the new subsidiary, the fair value of the forward contract is transferred to the fair value of the investment property.

The company accounts for future purchase agreements of investment properties held in limited liability companies as a financial instrument under IFRS 9 at fair value through profit/loss, where the

investment properties valuation on the special assumption it is built and let is an underlying factor in the fair value calculation. For further information, see [note 3.1](#)

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the consolidated balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

Fair Value Measurements of Financial Instruments

Below is a comparison of the carrying amounts and fair values of financial assets and financial liabilities:

SEK million	31 December 2022		31 December 2021	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets				
Derivative financial instruments	1,481	1,481	440	440
Quoted equity investments	–	–	5,765	5,765
Other financial non-current assets	3,885	3,885	2,313	2,313
Trade receivables	403	403	207	207
Other financial receivables	5,011	5,011	1,681	1,681
Cash and cash equivalents	11,322	11,322	20,488	20,488
Total	22,103	22,103	30,453	30,453
Financial liabilities				
Derivative financial instruments	127	127	6	6
Long-term interest-bearing liabilities	198,835	179,827	148,193	148,611
Current interest-bearing liabilities	665	665	28,313	28,313
Lease liabilities	1,495	1,495	891	891
Trade payables	928	928	691	691
Other liabilities	4,737	4,737	4,078	4,078
Total	206,787	187,780	182,612	182,568

The following tables provide the fair value measurement hierarchy of the Group's financial assets and financial liabilities:

As at 31 December 2022

SEK million	Total	Fair value measurement using:		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets measured at fair value:	1,481	–	1,281	200
Derivative financial assets				
Cross currency swaps	163	–	163	–
Interest rate swaps	1,118	–	1,118	–
Foward purchase contracts	200	–	–	200
Financial liabilities measured at fair value:	-127	–	-127	–
Derivative financial liabilities				
Interest rate swaps	-127	–	-127	–

There were no changes in the Group's valuation processes, valuation techniques, or types of inputs used in the fair value measurements during the period. During 2022, Heimstaden subsidiary, Heimstaden Bostads holding in quoted equity investments were reclassified to associated companies. Upon this classification value change of quoted equity investments was SEK -2,208 million. This is presented under other financial items in the income statement. For more information regarding the reclassification see [Note 3.4](#). There were no transfers between Level 1 and Level 2 fair value measurements during 2022, and no transfers into or out of Level 3 fair value measurements during 2022.

As at 31 December 2021

SEK million	Total	Fair value measurement using:		
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Financial assets measured at fair value:	6,401	5,765	165	471
Derivative financial assets				
Cross currency swaps	165	–	165	–
Foward purchase contracts	471	–	–	471
Quoted equity investments	5,765	5,765	–	–
Financial liabilities measured at fair value:	-202	–	-202	–
Derivative financial liabilities				
Cross currency swaps	-173	–	-173	–
Interest rate swaps	-28	–	-28	–

Fair value hierarchy

All financial instruments for which fair value is recognised or disclosed are categorised within the fair value hierarchy, based on the lowest-level input that is significant to the fair value measurement as a whole, as follows:

Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 – Valuation techniques for which the lowest-level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 – Valuation techniques for which the lowest-level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest-level input that is significant to the fair value measurement as a whole) at the end of each reporting period. There were no changes in the Group’s valuation processes, valuation techniques, and types of inputs used in the fair value measurements during the period. For more information regarding fair value hierarchy see [Note 3.1](#).

Maturity, interest rate derivatives

		31 December 2022			31 December 2021		
SEK million	Type	Nominal amount	Share, %	Average interest, % ¹	Nominal amount	Share, %	Average interest, % ¹
Maturity, year							
Within 1 year of the Balance Sheet date	Paying fixed	22,786	50	0.88	5,314	15	0.15
Within 1–5 years of the Balance Sheet date	Paying fixed	15,203	33	0.55	28,845	81	0.12
Later than 5 years from the Balance Sheet date	Paying fixed	7,753	17	2.88	1,542	4	0.10
Total interest rate derivatives		45,742	100	1.11	35,701	100	0.12

¹ The interest rate indicates the agreed average interest in the contracts. A negative interest rate indicates that we receive fixed interest.

Maturity, cross currency swaps

SEK million	Type	31 December 2022			31 December 2021		
		Nominal amount	Share, %	Average interest, % ¹	Nominal amount	Share, %	Average interest, % ¹
Within 1 year of the Balance Sheet date	Receives variable	5,624	100	2.83	–	–	–
Within 1–5 years of the Balance Sheet date	Receives variable	–	–	–	5,624	100	2.36
Later than 5 years from the Balance Sheet date	Receives variable	–	–	–	–	–	–
Total cross currency swaps		5,624	100	2.83	5,624	100	2.36

¹ The interest rate indicates the variable agreed interest rate on the balance sheet date.

6.2 Financial risks

Russia’s invasion of Ukraine on 24 February 2022 has had major impact on Europe’s economy and geopolitical climate and may affect the Group. The uncertainty in the global economy has in The war has amongst other things led to higher prices for commodities, electricity, and fuel, which has again led to record high inflation in the countries Heimstaden operates in. Heimstaden has no presence in the Ukraine but may be affected with higher costs in its operational countries as a consequence of the geopolitical climate. This has in turn led to increased market interest rates and forced central banks to hike key policy rates. The worsened interest rate environimpacts Heimstaden’s funding expenses and may continue to impact asset values negatively. This may cause Heimstaden’s funding costs to increase through higher base rates and potentially higher margins. It has also impacted the liquidity and availability of public debt market funding and Heimstaden is increasing it’s focus on secured lending in a response.

The table below summarises the maturity profile of the Group’s financial liabilities based on contractual undiscounted payments (including interest payments):

Maturity 31 December, 2022, SEK million	0–1 years	1–5 years	>5 years
Interest-bearing liabilities ¹	18,293	114,973	102,697
Leasing liabilities	90	120	1,417
Trade payables	928	–	–
Other liabilities	7,683	–	–
Total	26,994	115,093	104,114

Maturity 31 December, 2021, SEK million	0–1 years	1–5 years	>5 years
Interest-bearing liabilities ¹	27,861	79,628	96,366
Leasing liabilities	97	176	530
Trade payables	691	–	–
Other liabilities	6,407	–	–
Total	35,056	79,804	96,896

¹ Of which interest-bearing liabilities excluding interest expenses amounts to SEK 200,156 million (177,264).

Financial obligations

The Company's debt agreements include financial covenants, the breach of which could lead to the termination of loans, immediate repayment requirements, or a claim on secured assets. The Company's financial policy stipulates levels of key credit ratios to ensure that no covenants are breached. Continuous internal and external auditing assures accurate reporting and information. There have been no breaches of the financial covenants of any interest-bearing loans and borrowing in the current period.

Credit risk

If counterparties cannot meet their obligations towards the Company or if a substantial number of customers fail to pay rent, it would lead to reduced liquidity and losses. To counter this, the Company regularly assesses the creditworthiness of its counterparties. For the majority of rental contracts rent is paid in advance and risk is further reduced through a large and diversified customer base and risk is further reduced through a large and diversified customer base.

Interest rate risk

Rising interest rates may increase the financing cost for the Com-

Interest rate sensitivity

The following table shows the sensitivity by a change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Group's profit before tax is affected as follows:

Interest expenses

2022		Increase/decrease in basis points	Effect on profit before tax (+)	Effect on profit before tax (-)
SEK million				
		1%	567	-623
		2%	1,095	-1,246
2021				
SEK million				
		1%	479	-579
		2%	1,318	-1,545

Foreign currency sensitivity

The following table shows the sensitivity by a change in foreign currency on senior unsecured bonds. With all other variables held constant, the Group's profit before tax is affected through the impact of changes in foreign currency as follows:

pany and negatively impact profitability. According to the financial policy, the Company shall maintain at least 75% of its loan portfolio at a fixed rate, which is managed with loans and bonds with fixed interest rate and interest rates swaps.

Currency risk

The Company owns assets in other currencies than the reporting currency, which leads to a risk of negative impact on cash flows or asset values in the case of fluctuating currency exchange rates. The Company partly targets to utilise match funding to match cash flows with asset and debt value fluctuations.

Changes in values of derivatives

The value of currency derivatives may be affected by changes in base rates or foreign currency exchange rates. The Company's financial policy dictates which derivative instruments may be used for hedging strategies, stating that only marketable instruments for which prices can be obtained may be utilised. The Company also continuously monitors market movements and obtains external and internal derivative valuations.

2022		Increase/decrease in foreign currency rate	Effect on profit before tax (+)	Effect on profit before tax (-)
million				
	EUR	10%	790	-790
	NOK	10%	310	-310

2021		Increase/decrease in foreign currency rate	Effect on profit before tax (+)	Effect on profit before tax (-)
million				
	EUR	10%	675	-675
	NOK	10%	310	-310

6.3 Interest-bearing loans and borrowings

	2022				2021			
	Interest- bearing liabilities	Secured loans, %	Share, %	Unutilised credit commitment	Interest- bearing liabilities	Secured loans, %	Share, %	Unutilised credit commitment
SEK million								
Corporate bonds	105,206	0	53	–	87,991	0	50	–
Mortgages	39,019	100	19	–	34,599	100	20	–
Bank loans	55,931	95	28	20,847	54,675	59	30	25,474
Total	200,156	46	100		177,264	38	100	25,474
Deferred charges	-656				-758			
Total incl. deferred charges	199,500				176,506			

Interest-bearing liabilities per currency

	2022		2021	
Currency	SEK million	Local currencies	SEK million	Local currencies
SEK	39,367	39,367	30,609	30,609
NOK	3,826	3,600	3,694	3,600
EUR	119,209	10,683	108,941	10,628
DKK	35,125	23,385	31,842	23,103
ISK	2,630	35,679	–	–
CZK	–	–	2,177	31,326
Total	200,156		177,264	
Deferred charges	-656		-758	
Total incl. deferred charges	199,500		176,506	



Quoted bonds

Nominal value (millions)	Currency	Fair value ²	Maturity	Rating	Annual coupon	Identification number	Exchange
Interest-bearing liabilities							
1,750	SEK	1,164	2023-05-31	N/A	FLOATING 5.91%	SE0012622249	OMX STOCKHOLM
1,200	SEK	1,133	2024-01-15	N/A	FLOATING 5.96%	SE0014991345	OMX STOCKHOLM
1,200	SEK	1,021	2025-10-15	N/A	FLOATING 6.66%	SE0014991352	OMX STOCKHOLM
350	EUR	248	2026-03-09	N/A	FIXED 4.25%	SE0015657903	OMX STOCKHOLM
400	EUR	269	2027-03-06	N/A	FIXED 4.375%	SE0016589105	OMX STOCKHOLM
500	NOK	495	2024-06-07	BBB	FLOATING 5.80%	NO0010838899	Oslo Børs
450	EUR	438	2023-09-05	BBB	FIXED 2.125%	XS1958655745	Euronext Dublin
500	EUR	418	2026-01-21	BBB	FIXED 1.125%	XS2105772201	Euronext Dublin
50	EUR	30	2035-05-04	BBB	FIXED 2.800%	XS2168047087	Euronext Dublin
50	EUR	31	2035-05-04	N/A	FIXED 2.800%	XS2161838276	Euronext Dublin
700	EUR	563	2027-03-03	BBB	FIXED 1.375%	XS2225207468	Euronext Dublin
800	SEK	772	2025-02-25	N/A	FLOATING 3.653%	XS2259800121	Euronext Dublin
400	SEK	360	2025-02-25	N/A	FIXED 1.368%	XS2259781230	Euronext Dublin
400	NOK	361	2025-02-25	N/A	FIXED 2.019%	NO0010906951	Oslo Børs
400	NOK	381	2025-02-25	N/A	FLOATING 4.83%	NO0010906944	Oslo Børs
750	SEK	713	2025-04-07	N/A	FLOATING 2.471%	XS2327990649	Euronext Dublin
500	SEK	486	2024-04-08	N/A	FLOATING 2.388%	XS2327839580	Euronext Dublin
200	NOK	194	2024-04-22	N/A	FLOATING 4.11%	NO0010976319	Oslo Børs
1,250	NOK	1,135	2026-04-22	N/A	FLOATING 4.31%	NO0010976327	Oslo Børs
350	NOK	313	2028-04-24	N/A	FLOATING 4.51%	NO0010976335	Oslo Børs
750	EUR	503	2029-09-06	BBB	FIXED 0.750%	XS2384269366	Euronext Dublin
1,250	EUR	1,107	2024-10-13	BBB	FIXED 0.250%	XS2397239000	Euronext Dublin
750	EUR	563	2028-04-13	BBB	FIXED 1.00%	XS2397252102	Euronext Dublin
750	EUR	478	2031-10-13	BBB	FIXED 1.625%	XS2397252011	Euronext Dublin
1,050	SEK	1,030	2023-11-23	N/A	FLOATING 2.937%	XS2412109105	Euronext Dublin
2,800	SEK	2,675	2023-11-23	N/A	FIXED 0.933%	XS2412106002	Euronext Dublin
1000	SEK	904	2026-11-23	N/A	FLOATING 3.437%	XS2412106853	Euronext Dublin
850	SEK	804	2024-01-22	N/A	FIXED 0.875%	XS2420346517	Euronext Dublin
700	EUR	594	2025-07-24	BBB	Fixed 0.625%	XS2435603571	Euronext Dublin
500	EUR	375	2028-07-24	BBB	Fixed 1.375%	XS2435611244	Euronext Dublin
700	EUR	667	2024-01-19	BBB	Floating 2.008%	XS2430702873	Euronext Dublin
500	SEK	454	2027-02-22	N/A	Floating 3.739%	XS2447755351	Euronext Dublin
500	SEK	444	2025-04-14	N/A	Floating 6.50%	XS2469914308	Euronext Dublin

Nominal value (millions)	Currency	Fair value ²	First Call Date	Rating	Annual coupon	Identification number	Exchange
Hybrid bonds ¹							
300	EUR	138	2027-01-15	BB-	VARIABLE 6.75%	SE0016278352	OMX Stockholm
4,500	SEK	3,278	2024-10-11	BB-	FLOATING 5.837%	SE0012455111	OMX Stockholm
800	EUR	592	2024-11-19	BB+	VARIABLE 3.248%	XS2010037765	Euronext Dublin
500	EUR	288	2024-11-19	BB+	VARIABLE 3.375%	XS2125121769	Euronext Dublin
800	EUR	431	2027-02-01	BB+	VARIABLE 2.625%	XS2294155739	Euronext Dublin
600	EUR	344	2027-10-29	BB+	VARIABLE 3.000%	XS2357357768	Euronext Dublin
600	EUR	324	2026-10-13	BB+	VARIABLE 3.265%	XS2397251807	Euronext Dublin

¹ Hybrid bonds are classified as equity in the statement of Balance Sheet.

² Based on quoted market prices as of the Balance Sheet date.

Maturity structure interest-bearing liabilities

SEK million	Average loan tenor, 31 December 2022					
	Loans and borrowings, secured	Corporate bonds, unsecured	Total loans and borrowings	Share, %	Lines of credit	Share, %
Loan maturity						
Within 1 year of the Balance Sheet date	1,502	12,273	13,775	7	3,738	18
Within 1–5 years of the Balance Sheet date	40,631	62,326	102,956	51	12,278	59
Later than 5 years from the Balance Sheet date	50,014	33,410	83,424	42	4,830	23
Total	92,147	108,009	200,156	100	20,847	100

SEK million	Average loan tenor, 31 December 2021					
	Loans and borrowings, secured	Corporate bonds, unsecured	Total loans and borrowings	Share, %	Lines of credit	Share, %
Loan maturity						
Within 1 year of the Balance Sheet date	957	26,641	27,598	16	1,400	5
Within 1–5 years of the Balance Sheet date	15,850	46,374	62,224	35	23,971	94
Later than 5 years from the Balance Sheet date	49,888	37,555	87,443	49	102	0
Total	66,695	110,569	177,264	100	25,474	100



SEK million	Interest tenor, 31 December 2022				
	Secured borrowing	Unsecured borrowing	Total borrowing	Average interest rate,% incl. margin	Share, %
Interest maturity					
Within 1 year of the Balance Sheetdate	65,778	30,704	96,482	2.98	48
Within 1–5 years of the Balance Sheet date	12,576	45,567	58,142	1.48	29
Later than 5 years from the Balance Sheet date	13,793	31,738	45,531	1.45	23
Total	92,147	108,009	200,156	2.20	100

SEK million	Interest tenor, 31 December 2021				
	Secured borrowing	Unsecured borrowing	Total borrowing	Average interest rate,% incl. margin	Share, %
Interest maturity					
Within 1 year of the Balance Sheet date	44,416	71,987	116,403	1.22	66
Within 1–5 years of the Balance Sheet date	11,877	18,575	30,452	0.94	17
Later than 5 years from the Balance Sheet date	10,401	20,008	30,409	1.65	17
Total	66,695	110,569	177,264	1.24	100

The average remaining term of fixed interest in the loan portfolio, including derivatives, as at 31 December 2022 was: 3.24 years (2.23)

The average remaining loan tenor as at 31 December 2022 was: 7.98 years (8.39)

Reconciliation of liabilities attributable to financing activities

SEK million	Corporate bonds	Mortgages/ bank loans	Deferred charges	Lease liabilities	Total
Opening balance 1 January 2021	34,317	41,052	-288	748	75,829
Loan repayments	-9,320	-8,587	–	–	-17,907
New borrowings/assumed debt in connection with acquisitions	61,896	17,418	–	135	79,449
Assumed debt in connection with acquisitions	–	38,271	–	–	38,271
Currency exchange effect on loans	1,097	1,120	–	49	2,267
Capitalisation of debt issuance cost, net of amortisation	–	–	-470	–	-470
Other changes	–	–	–	-41	-41
Closing balance, 31 December 2021	87,991	89,274	-758	891	177,438

Opening balance 1 January 2022	87,991	89,274	-758	891	177,438
Loan repayments	-11,624	-32,715	–	-91	-44,430
New borrowings/assumed debt in connection with acquisitions	22,007	28,566	–	623	51,196
Assumed debt in connection with acquisitions	–	3,828	–	–	3,828
Currency exchange effect on loans	6,832	5,998	–	70	12,899
Capitalisation of debt issuance cost, net of amortisation	–	–	102	–	102
Other changes	–	–	–	2	2
Closing balance, 31 December 2022	105,206	94,951	-656	1,495	201,036

6.4 Capital management

The access to long term capital is important for us to acquire, develop and manage our property portfolio. The Company defines its managed capital as the sum of consolidated net debt and equity, including hybrid capital and the part attributable to non-controlling interests. Changes in the capital structure affect the operations’ financial risk and earnings capacity and we are monitoring the capital structure to ensure it is aligned with our financial policy.

Standalone Financial Policy

Policy			2022	2021
Net loan-to-value	%	≤ 30	21.8	26.4
Interest coverage ratio	Multiple	≥ 2.0	4.3	7.1
Interest coverage ratio including hybrid bonds	Multiple	≥ 1.5	3.0	4.3



6.5 Leases

Accounting policies

Heimstaden has a lease commitment for leasehold rights, premises, and vehicles. The commitment is classified as a lease liability in the Balance Sheet and the right to use the underlying asset during the leasing period is classified as an asset. Amortisation of the asset is reported in profit or loss. Lease payments are reported partly as payment of interest and partly as amortisation of the lease liability. Lease payments are renegotiated at the end of the agree-

ments to reflect market rents. The agreements mainly fall due for renegotiation in more than 5 years. Premises and vehicles are reported at discounted values in the Balance Sheet as a right-of-use asset and a lease liability. In profit and loss, the right-of-use asset is depreciated over the term of the agreement and payment made to the landlord / lessor is reported partly as amortisation of the lease liability and partly as interest expense in profit and loss.

The table below shows the rights of use per category:

SEK million	Premises	Vehicles	Other	Total
Opening balance, 1 January 2021	91	33	–	124
Changes to contracts	21	19	–	40
Depreciation	-23	-17	–	-40
Currency translation	4	1	–	5
Closing balance, 31 December 2021	92	36	–	128
Changes to contracts	118	50	1	169
Depreciation	-59	-30	-1	-89
Currency translation	8	3	0	11
Closing balance, 31 December 2022	159	59	1	219

Below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

SEK million	2022	2021
As at 1 January	891	748
Additions	614	107
Accretions of interest	9	26
Payments	-91	-67
Reclassification	2	28
Currency translation	70	49
As 31 December	1,495	891
Current	90	38
Non-current	1,405	853

The following amounts are recognised in profit or loss:

SEK million	2022	2021
Depreciation expense of right-of-use assets	-89	-40
Interest expense on lease liabilities	9	-26
Expense relating to short-term leases (included in cost of sales)	2	-2
Expense relating to leases of low-value assets (included in administrative expenses)	4	-3
Total amount recognised in profit or loss	-74	-71

Breakdown of undiscounted lease debt:

SEK million	2022	2021
Within one year	99	97
1–5 years	120	176
> 5 years	1,417	530
Total	1,636	803

The Group’s lease income from operating leases is presented in rental income in profit or loss. For more information see [Note 2.2](#).

The Group had total cash outflows for leases of 91 million in 2022 (67 million in 2021).

7. Other liabilities

7.1 Deferred tax

Accounting policies

Deferred income tax is provided in full, using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the Consolidated Financial Statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. In business combinations, deferred tax is recognised using the acquisition method and valued at fair value. Differences in valuation between the reported and taxable values of assets and liabilities are accounted for..

Deferred income tax is determined using tax rates that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised, or the deferred income tax liability is settled. Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. The carrying value of Heimstaden's investment property is assumed to be realised by sale at the end of use.

The capital gains tax rate is based on the applicable rate of a direct sale of the property recorded in the Balance Sheet regardless of whether Heimstaden would structure the sale via the disposal of the subsidiary holding the asset, to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax consequences arising from recovery through sale. Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by Heimstaden and it is probable that the temporary difference will not reverse in the foreseeable future. Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on the same taxable entity. Deferred tax is recognised on subsequent changes to the taxable and temporary differences.

Deferred tax

SEK million	2022		2021	
	Basis	Tax	Basis	Tax
Deferred tax asset loss carryforwards				
Opening balance	-1,085	-236	-667	-147
Change for the year	-5,481	-1,061	-418	-89
Closing balance	-6,566	-1,297	-1,085	-236
Deferred tax liabilities investment properties				
Opening balance	97,552	23,256	26,770	5,686
Business combinations	–	–	48,916	12,877
Depreciation for the year	246	51	190	39
Value change for investment properties	-4,828	-1,192	21,755	4,671
Reversal for the year due to sale	-156	-32	-79	-17
Corporate aquisition and exchange rate	10,042	2,134	–	–
Closing balance	102,856	24,217	97,552	23,256
Derivative financial instruments				
Opening balance	434	91	-447	-95
Change for the year	920	189	881	186
Closing balance	1,354	280	434	91
Temporary differences				
Opening balance	644	172	–	–
Change for the year	-1,007	-204	644	172
Closing balance	-363	-32	644	172
Net deferred tax				
Opening balance	97,545	23,252	26,656	5,446
Business combinations	–	–	48,916	12,877
Change for the year	-264	-87	22,973	4,930
Closing balance	97,281	23,165	97,545	23,252

Capitalised tax loss carryforward relates to a tax loss of SEK 6,566 million (1,085).



7.2 Other current liabilities

SEK million	31 December 2022	31 December 2021
Current tax liabilities	500	508
Real estate transfer tax	–	2,414
Liabilities related to real-estate transactions	447	645
Social security charges	40	140
Other liabilities	3,750	372
Total	4,738	4,078

7.3 Accrued expenses and prepaid income

SEK million	31 December 2022	31 December 2021
Accrued interest	741	182
Prepaid rent	515	618
Accrued personnel expenses	125	111
Accrued operating expenses	763	877
Accrued administrative expenses	43	328
Accrued audit expenses	10	5
Other accrued expenses	749	208
Total	2,946	2,329

8. Other disclosures

8.1 Related-party disclosures

Transactions with related parties carried out at arm’s length terms.

The following are defined as related parties:

- All companies within the Heimstaden Group
- Board Members and Company management
- Close family members of Board Members or Company management
- Companies controlled by Board Members or Company management
- Shareholders in control of more than 10% of the shares or votes in the Company

Summary of transactions with related parties

In addition to the related-party relationships specified for the Group, the Parent Company has a controlling influence over subsidiaries in accordance with [Note 7](#).

In 2022, Heimstaden acquired administrative services from Heimstaden Bostad AB and its subsidiaries for 1,716 million (1,437).

In 2022, Heimstaden AB acquired properties from Group companies for SEK 157 million (0).

In 2022, Heimstaden AB’s subsidiary, Heimstaden Bostad AB, received an investment guarantee from Fredensborg of SEK 717 million (0).

Transactions with investments in associated companies and joint ventures

SEK million	2022	2021
Interest revenue from investments in associated companies and joint ventures	39	49
Receivables from investments in associated companies and joint ventures	174	247
Capital contributions to investments in associated companies and joint ventures	86	–

In addition see also [Note 3.4](#), Associated companies and joint ventures.

In 2022, Ivar Tollefsen and his family received SEK 12 million (15) in total fees for ground rent.

During May 2022, the management companies employing former Akelius and Residomo employees in Sweden, Germany, Denmark, and Czech Republic was sold from Heimstaden Bostad AB to Heimstaden AB. The transaction was priced at SEK 303 million, which resulted in a gain of SEK 203 million, presented under other operating income. On 1 July 2022, the Country Management organisation in Sweden, Germany, Denmark, Netherlands, Czech Republic, Norway, Finland, United Kingdom and Poland was sold from Heimstaden AB to Heimstaden Bostad AB. The transaction included companies employing about 2,000 people in nine countries, carrying out local management of Heimstaden Bostad’s properties. See [Note 8.2](#) for more information.

Transactions with key individuals in leading positions

The Company’s Chairman of the Board and companies he owns control 95.9% (98.4) of the votes in Heimstaden AB. The CEO holds shares in the subsidiary Heimstaden Bostad AB, and accordingly received dividends in 2022 and 2021 and participated in the new share issue. Board member Stefan Attefall received compensation for consulting fees of SEK 1 million (1) during the year.

8.2 Business combinations

Purchase price allocations for the the business combination of Akelius Lägenheter Aktiebolag, Akelius Bolig Holding ApS, and Akelius GmbH, which was completed in December 2021, have now been finalised. Final purchase price allocations are included below.

Acquisition of Akelius properties in Germany, Sweden, and Denmark

Balance Sheet, 1 December 2021

SEK million	Preliminary purchase price allocation	Final purchase price allocation
	Fair value recognised on acquisition	Fair value recognised on acquisition
NET ASSETS		
Investment properties	89,069	89,069
Machinery and equipment	10	10
Other non-current financial assets	68	68
Inventory properties	467	467
Other current assets	246	246
Cash and cash equivalents	288	288
Long-term interest-bearing liabilities	-13,067	-13,067
Non-current liabilities, financial leasing	-68	-68
Deferred tax liability	-12,949	-12,949
Other long-term liabilities	-70	-70
Other current liabilities	-723	-723
Net identifiable assets at fair value	63,271	63,271
Goodwill	16,466	15,866
Total net assets	79,737	79,137
CASH FLOW EFFECT		
Consideration paid	79,737	79,137
- cash and cash equivalents in acquired companies	288	288
Total cash flow effect	80,025	79,425

8.3 Pledged assets

SEK million	31 December 2022	31 December 2021
Mortgages ¹	104,174	64,726
Pledged shares in subsidiaries ¹	67,946	50,897
Total	172,120	115,623

¹ The collateral has been pledged with regard to interest-bearing loans from credit institutions.

8.4 Contingencies and commitments

Investment obligations

Heimstaden AB's subsidiary Heimstaden Bostad has entered into contracts with sellers of investment property placed in a corporate wrapper. The corporate wrapper holds an existing investment property and rental agreements with tenants. Heimstaden Bostad will acquire 100% of the outstanding shares in the corporate wrapper at a future date. The contract is either for a fixed price or at a variable price based on the equity in the corporate wrapper, where the investment property is measured at fair value. The arrangements are recognized as financial instruments under IFRS 9 at fair value through profit/loss. For more information see [Note 6.1](#).

Heimstaden AB's subsidiary, Heimstaden Bostad AB, has signed agreements to buy turnkey investment properties under construction after the Balance Sheet date. As at 31 December 2022, Heimstaden Bostad had total investment obligations of SEK 5.5 million between 2023 and 2029, see table below.

2022

SEK million	2023	2024	2025	2026	2027	2028	2029	Total
Investment obligations	3,179	1,862	451	–	–	–	–	5,492

2021

SEK million	2022	2023	2024	2025	2026	2027	2028	Total
Investment obligations	3,871	1,643	3,303	2,273	378	601	–	12,069

Capital expenditures

As at 31 December, Heimstaden AB's subsidiary, Heimstaden Bostad AB, had agreed forward funding contracts with third parties and is consequently committed to future capital expenditure in respect of investment properties under construction of SEK 4,510 million.

Disputes

As at 31 December 2022, Heimstaden is not a part in any ongoing process which is expected to have a significant impact on the financial statement.

8.5 Events after the reporting period

Accounting principle

Subsequent events are viewed as new information on the Company's Balance Sheet that becomes known after the reporting period. In evaluating such, the Group distinguishes between adjusting and non-adjusting events after the reporting period. Adjusting events refer to those that provide evidence of conditions that existed at the end of the reporting period, whereas non-adjusting events refer to those that are indicative of conditions that arose after the reporting period. Events after the reporting period that do not affect the company's Balance Sheet at the end of the reporting period, but which will affect the Company's Balance Sheet in the future, are disclosed if significant.

Adjusting subsequent events:

No adjusting events have occurred after the Balance Sheet date.

Non-adjusting subsequent events:

On 03 January 2023, Heimstaden AB is made changes in its Management Team. Arve Regland, who has held a combined CFO position in Heimstaden AB and Fredensborg AS, will take the more strategic role as Group CFO of Fredensborg AS, as Thomas Alexander Hansen is appointed CFO of Heimstaden AB. To strengthen the synergies between Investments and Financing, the DCM & Treasury team will report to Chief Investment Officer Christian Fladeland.

The financial statements form part of the Annual Report and were approved by the Board of Directors and the CEO on 24 February 2023.

Parent Company Financial Statements and Notes

Income Statement

SEK million	Note	YTD 2022	YTD 2021
Management service revenues		581	430
Administrative expenses	2.1 , 2.2	-421	-312
Operating profit/loss		161	118
Dividends from shares in subsidiaries	2.3	182	–
Profit from divestment of shares in subsidiaries	2.4	2,603	–
Interest income	2.5	14	5
Interest expenses	2.5	-824	-361
Net currency translation gains/losses	2.5	-699	-140
Other financial items	2.5	-13	-70
Profit/loss after financial items		1,423	-449
Appropriations		109	–
Profit/loss before tax		1,532	-449
Income tax expense	2.6	306	0
Profit for the period		1,837	-449

Comprehensive Income Statement

SEK million	Note	YTD 2022	YTD 2021
Profit/loss for the year according to the Income Statement		1,837	-449
Other Comprehensive Income		–	–
Total Comprehensive Income		1,837	-449

Balance Sheet

SEK million	Note	31 December 2022	31 December 2021
ASSETS			
Shares and participations	7.4	20,233	20,352
Non-current receivables, subsidiaries	3.1 , 7.2	186	199
Deferred tax assets	3.2	306	–
Total non-current assets		20,725	20,551
Current receivables, subsidiaries	3.3 , 7.2	14,394	16,267
Other current assets		13	206
Cash and cash equivalents	3.4	1,862	483
Total current assets		16,269	16,956
TOTAL ASSETS		36,994	37,507

SEK million	Note	31 December 2022	31 December 2021
EQUITY AND LIABILITIES			
Share capital	4.1	95	95
Restricted equity		95	95
Share premium reserve	4.1	1,802	1,802
Hybrid bonds	4.1	7,374	7,374
Retained earnings	4.1	13,326	11,934
Unrestricted equity		22,502	21,111
Total equity		22,597	21,206
Interest-bearing liabilities	5.1	11,172	15,830
Non-current liabilities, subsidiaries	6.1 , 7.2	181	175
Total non-current liabilities		11,353	16,005
Interest-bearing liabilities	5.1	2,869	–
Trade and other payables		22	–
Accrued expenses and prepaid income	6.2	153	296
Total current liabilities		3,044	296
TOTAL EQUITY AND LIABILITIES		36,994	37,507

Statement of Changes in Equity

SEK million	Share capital	Share premium reserve	Hybrid bonds	Retained earnings	Total equity
Opening balance, 1 January 2021	78	729	3,867	13,706	18,380
Profit/loss for the period	–	–	241	-690	-449
Total profit/loss	–	–	241	-690	-449
Share issue	18	1,107	–	–	1,125
Dividends	–	–	-241	-1,082	-1,323
Hybrid bonds issue	–	–	3,579	–	3,579
Costs of issuance	–	-34	-72	–	-105
Total transactions with the Company's shareholders	18	1,074	3,266	-1,082	3,276
Equity, 31 December 2021	95	1,802	7,374	11,934	21,206
Opening balance, 1 January 2022	95	1,802	7,374	11,934	21,206
Profit/loss for the period	–	–	329	1,508	1,837
Total profit/loss	–	–	329	1,508	1,837
Dividends	–	–	-329	-117	-446
Total transactions with the Company's shareholders	–	–	-329	-117	-446
Equity, 31 December 2022	95	1,802	7,374	13,326	22,597

Cash Flow Statement

SEK million	Note	2022	2021
Cash flows from operating activities			
Profit before income tax		1,532	-449
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Finance expenses – net		824	426
Other adjustments	7.3	-1,904	140
<i>Working capital changes</i>			
Increase/decrease(+) in short-term receivables		182	-106
Increase/decrease(-) in trade and other payables		-42	26
Cash generated from operations		590	37
Interest paid		-821	-300
Interest received		10	2
Net cash generated from operating activities		-221	-261

SEK million	Note	2022	2021
Cash flows from investing activities			
Sale of shares in subsidiaries		2,603	–
Other cash flows from investing activities		120	-1,726
Net cash used in investing activities		2,723	-1,726
Cash flows from financing activities			
Proceeds from loan and borrowings		500	12,713
Repayment of loan and borrowings		-2,497	-1,252
Buyback of bonds		-580	–
Dividends paid to preference shares		-117	-1,082
Proceeds from share issuances		–	1,125
Proceeds to subsidiaries		1,920	-15,202
Proceeds from issuance of hybrid bonds		–	3,579
Repayments on hybrid bonds		-329	-241
Transaction costs on issue of shares and hybrid bonds		–	-105
Net cash used in financing activities		-1,103	-465
Cash and cash equivalents at the beginning of the period		483	3,002
Net change in cash and cash equivalents		1,399	-2,452
Change rate adjustments of cash and cash equivalents		-20	-66
Cash and cash equivalents at the end of the period		1,863	484

Notes to the Parent Company Financial Statements

1. Accounting policies

1.1 Accounting Policies

The Parent Company applies the same accounting policies as the Group (see [Note 1.2](#), Significant accounting policies), with the following differences:

Investments in subsidiaries

Investments in subsidiaries are recognised at historical cost less deductions for any impairments. Acquisition-related costs and any contingent consideration are capitalised if there are indications that participations in Group companies have decreased in value. The recoverable amount is calculated and if this is lower than the carrying amount, the investment is impaired. Impairment is recognised under the item 'Impairment of investments in subsidiaries'.

Financial instruments

The guidance for financial instruments under IFRS 9 is not applied by the Parent Company. The Parent Company applies the lower of cost or market method in accordance with the Swedish Annual Accounts Act. Accordingly, financial non-current assets are valued at cost and financial current assets at the lower of cost or mar-

ket. The Parent Company applies the expected credit loss method under IFRS 9 for assets that are debt instruments. For other financial assets, impairment is based on market value.

The Parent Company applies the exemption not to value financial guarantee agreements benefitting subsidiaries, associated companies, and joint ventures in accordance with IFRS 9, applying instead the valuation policies under IAS 37 Provisions, Contingent Liabilities and Contingent Assets.

Impairment of financial assets

The Parent Company applies the same impairment method as the Group for expected credit losses. The Parent Company considers the subsidiaries to have similar risk profiles and assessments are performed on a collective basis for similar transactions. At the Balance Sheet date, no material increase in credit risk has been deemed to prevail for any intra-Group receivables. The Parent Company's receivables from its subsidiaries are subordinated external lenders' claims. The Parent Company's expected loss in the

event of default takes into account the average of the subsidiaries' loan-to-value ratios and their expected market value in the event of a forced sale. Based on the Parent Company's assessments, it is estimated that expected loan losses will not be significant and no provision has been reported.

Group contributions and shareholder contributions

Group contributions are deductible, unlike shareholder contributions. Group contributions paid and received are reported in the Comprehensive Income Statement. Shareholder contributions are reported as an increase of participations in Group companies and tested for impairment.

Credit risk

The Parent Company's maximum credit risk is the net amount of the financial assets. The Parent Company does not have any collateral for its net financial assets.

Based on our assessment there has been no significant increase in credit risk of the Parent Company's financial assets.

Leases as a lessee

When the Parent Company is the lessee, lease payments are expensed on a straight-line basis over the term of the lease. The cost of leases attributable to leaseholds and the cost for other leases are recognised in operating profit. The right-of-use asset and the lease liability are therefore not recognised in the Balance Sheet.

Presentation

For the Parent Company, the Income Statement and Other Comprehensive Income are presented in two reports. For the Parent Company, the Statement of Comprehensive Income and Balance Sheet are prepared in accordance with the Annual Accounts Act's schedule while the Statement of Changes in Equity and the Cash Flow Statement are based on IAS 1, Presentation of Financial Statements, and IAS 7 Statement of Cash Flows.

2. Income and expenses

2.1 Audit fee

The audit assignment refers to the audit of the financial statements. Other assurance services provided by the auditors include services related to review procedures on interim reports and other attestation services. The fees are summarised in the table below:

EY

SEK million	2022	2021
Audit assignment	1	2
Other assurance services	1	0
Tax advisory services	–	1
Total	2	3

2.2 Personnel and senior management

Accounting policies

Employee benefits in the form of salaries, paid vacation, paid absence due to illness, etc. are recognised as employees perform services in exchange for compensation. Pensions and other post-employment benefits may be classified as defined contribution plans or defined benefit plans. All Heimstaden’s pension obligations consist of defined contribution plans, which are met through ongoing payments to the independent authorities or organisations that administer the plans. Obligations regarding defined contribution plans expensed in profit or loss as they are incurred.

	2022			2021		
	Women	Men	Total	Women	Men	Total
Average number of employees	36	36	72	33	35	68

Remunerations

Between the company and the CEO, a mutual notice period of six months applies. In the event of termination by the company, severance pay corresponding to 18 months’ salary is to be paid. Between the company and Board Members, a mutual notice period of three months applies. For senior management and other employees, the customary pension commitments within the framework of general pension plans apply. In addition to the customary pension, the company has taken out pension insurance for the CEO with annual premiums corresponding to 10% of gross salary. The deputy CEO, Helge Krogsbøl, that succeeds Patrik Hall as CEO from 1 January 2023, receives remuneration from Heimstaden Group Norway AS.

Salaries, remuneration, social security and pension costs have been paid

2022

Position	CEO	Other senior management	Other employees	Total
Name	Patrik Hall			
SEK million				
Base salary	3	5	76	84
Benefits	0	2	0	2
Social security costs	7	2	25	34
Pension costs	1	1	8	10
Variable remuneration	19	1	0	20
Total	30	11	109	150
Women in %	–	75	50	50

2021

Position	CEO	Deputy CEO	Other senior management	Other employees	Total
Name	Patrik Hall	Magnus Nordholm			
SEK million					
Base salary	3	3	5	56	67
Benefits	0	0	0	2	2
Social security costs	1	1	2	21	24
Pension costs	2	1	1	10	13
Total	6	4	8	89	107
Women in %	–	–	75	49	49

2.3 Profit from investments in Group companies

SEK million	2022	2021
Dividends	182	–
Total	182	–

2.4 Profit from divestment of shares in subsidiaries

SEK million	2022	2021
Profit from divestment of shares in subsidiaries	2,603	–
Total	2,603	–

2.5 Financial income and expenses

SEK million	2022	2021
Assets and liabilities measured at amortised cost:		
Interest income, subsidiaries	4	3
Interest income, other financial assets	10	2
Total interest income in accordance with the effective interest method	14	5
Interest costs, loans	-824	-361
Total interest costs in accordance with the effective interest method	-824	-361
Other financial items, net	2022	2021
Foregin currency, financial items	-699	-140
Other financial expenses	-13	-71
Total	-712	-211
Net financial items	-1,522	-567

2.6 Income tax expense

SEK million	2022	2021
Current tax expense	–	–
Deferred tax	306	–
Total income tax expense reported in Comprehensive Income Statement	306	–
Reported profit before tax	1,532	-449
Tax according to current rate	-316	92
Tax effect of:		
Non-taxable income	539	-9
Non-deductible interest, net	-231	-183
Tax effects hybrid bonds	123	63
Tax attributable to previous years	–	37
Deferred tax capitalized on prior years losses carried forward	157	–
Dividend	37	–
Total from Comprehensive Income Statement	306	–

3. Assets

3.1 Non-current receivables, subsidiaries

SEK million	31 December 2022	31 December 2021
Opening balance	199	323
Change for the year	-13	-124
Closing balance	186	199

Loans are subject to market terms and are without collateral.

3.2 Non-current receivables, subsidiaries

SEK million	31 December 2022	31 December 2021
Opening balance	–	–
Change for the year	306	–
Closing balance	306	–

Capitalised tax loss carryforward relates to tax loss of SEK 1,483 million (0).

3.3 Current receivables, subsidiaries

SEK million	31 December 2022	31 December 2021
Opening balance	16,267	1,456
Change for the year	-1,873	14,811
Closing balance	14,394	16,267

3.4 Cash and cash equivalents

Cash and cash equivalents mainly include bank deposits. The change in cash and cash equivalents is shown in the Consolidated Statement of Cash Flows.

There are unutilized credit commitments of SEK 1 million (1), which are not included in cash and cash equivalents.

4. Equity

4.1 Equity

Event	Type	Date of registration	Change in number of shares	Total number of shares	Change in share capital	Total share capital	Quota value
Opening balance at 1 January 2021				15,547,750		77,738,750	5
Split 1:10	Ordinary, Pref	26/04/2021	139,929,750	155,477,500	–	77,738,750	0.5
New share issue	Pref	07/06/2021	11,718,750	167,196,250	5,859,375	83,598,125	0.5
New share issue	Pref	07/06/2021	23,437,500	190,633,750	11,718,750	95,316,875	0.5
Closing balance at 31 December 2021				190,633,750		95,316,875	0.5
Opening balance at 1 January 2022				190,633,750		95,316,875	0.5
Closing balance at 31 December 2022				190,633,750		95,316,875	0.5

At 31 December 2022, there were 132,040,000 (132,040,000) ordinary shares, 58,593,750 (58,593,750) preference shares, with a quota value of SEK 0.5 (0.5) per share. Each preference share holds one vote each, while each ordinary share has ten votes. For information regarding hybrid bonds, see Group [Note 5](#).

Proposed appropriation of accumulated profit, SEK

Share premium reserve	1,802,321,685	Dividend to shareholders	1,617,187,500
Hybrid bonds	7,374,342,665	Share premium reserve	1,802,321,685
Retained earnings	11,487,650,665	Hybrid bonds	7,374,342,665
Profit/loss for the year	1,837,368,885	Retained earnings	11,707,832,050
Total	22,501,683,900	Total	22,501,683,900

It is proposed that the funds at the disposal of the Annual General Meeting, SEK 22,501,683,900 be appropriated such that dividends are to be paid in accordance with the following. A dividend amounting to SEK 11.36 per ordinary share, totalling SEK 1,500,000,000. The Board further proposes distribution of a dividend to the holders of preference shares in accordance with the Company’s Articles of Association in the amount of SEK 2.00 per preference share, totalling SEK 117,187,500. The remaining amount, SEK 20,884,496,400 is to be carried forward

to a new account. Dividends to preference shareholders are to be paid quarterly, in the amount of SEK 0.5 per payment date. In accordance with the Articles of Association, the record dates for the dividend payments shall be 5 July 2023, 5 October 2023, 5 January 2024 and 5 April 2024. In the event that a record date, as stated above, is not a banking day, the record date shall be the immediately preceding banking day. Dividends are to be paid out on the third banking day following the record date.

5. Capital structure and financial items

5.1 Interest-bearing liabilities

SEK million	31 December 2022	31 December 2021
Loan maturity, year		
Within 1 year of the Balance Sheet date	2,869	4,197
Within 2–5 years of the Balance Sheet date	11,269	7,738
Later than 5 years from the Balance Sheet date	–	4,100
Total	14,138	16,035
Deferred charges	-97	-205
Total	14,041	15,830

Maturity of interest-bearing liabilities

SEK million	2022		2021	
	Loan amount	Average interest, % incl. margin	Loan amount	Average interest, % incl. margin
Interest maturity, year				
Within 1 year of the Balance Sheet date	2,869	6.4	11,935	3.7
Within 2–5 years of the Balance Sheet date	11,269	4.9	–	–
Later than 5 years from the Balance Sheet date	–	–	4,100	4.4
Total	14,138	5.2	16,035	3.8
Deferred charges	-97		-205	
Total	14,041		15,830	

Reconciliation of liabilities attributable to financing activities

SEK million	Corporate bonds	Mortgages/bank loans	Deferred charges	Total
Opening balance, 1 January 2021	4,000	319	-14	4,304
Loan repayments	-1,129	-122	–	-1,251
New borrowings/assumed debt in connection with acquisitions	12,713	–	–	12,713
Currency exchange effect on loans	78	–	–	78
Other changes	–	–	-14	-14
Closing balance, 31 December 2021	15,663	197	-28	15,830
Opening balance, 1 January 2022	15,663	197	-28	15,830
Loan repayments	-2,497	-2	–	-2,498
New borrowings/assumed debt in connection with acquisitions	500	–	–	500
Currency exchange effect on loans	682	–	–	682
Other changes	-580	–	105	-475
Closing balance, 31 December 2022	13,768	196	77	14,041

6. Other liabilities

6.1 Non-current liabilities, subsidiaries

SEK million	31 December 2022	31 December 2021
Opening balance	175	714
Change for the year	6	-539
Closing balance	181	175

6.2 Accrued expenses and prepaid income

SEK million	31 December 2022	31 December 2021
Accrued intra-group costs	4	–
Personnel expenses	11	15
Accrued interest expenses	137	133
Other accrued expenses	1	147
Total	153	296

7. Other disclosures

7.1 Contingencies and commitments

SEK million	31 December 2022	31 December 2021
Issued financial guarantees for the benefit of subsidiaries	1,323	338
Total	1,323	338

There are no pledged assets as of 31 December 2022 (0).

7.2 Related-party disclosures

Transactions with subsidiaries

Heimstaden AB has sold management services to Heimstaden Bostad AB of SEK 589 million in 2022 (417).

In 2022, the Country Management organisation was sold from Heimstaden AB to Heimstaden Bostad AB. During May 2022, the management companies employing former Akelius and Residomo employees in Sweden, Germany, Denmark, and Czech Republic was sold from Heimstaden Bostad AB to Heimstaden AB. On 1 July 2022, the Country Management organisation in Sweden, Germany, Denmark, Netherlands, Czech Republic, Norway,Finland, United Kingdom and Poland was sold from Heimstaden AB to Heimstaden Bostad AB. For more information, see [note 8.1](#).

SEK million	2022	2021
Sales to subsidiaries	488	430
Purchases from subsidiaries	135	108
Interest income to subsidiaries	4	3
Receivables from subsidiaries	14,394	16,466
Liabilities to subsidiaries	181	175
Capital contributions to subsidiaries	139	61
Issued financial guarantees for the benefit of subsidiaries	338	–

Executive management

For information of remuneration to the Board of Directors and the CEO, see [Note PC 2.2](#).

7.3 Other adjustments in Cash Flow Statement

SEK million	2022	2021
Result sales	-2,603	–
Exchange rate difference	699	140
Total	-1,904	140



7.4 Group companies

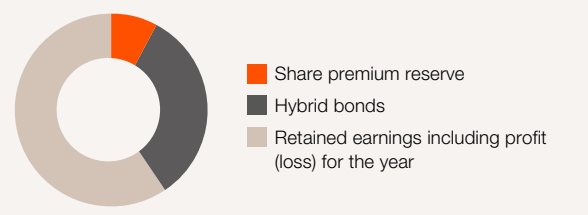
Shareholdings in subsidiaries					Recognised value in Parent Company, SEK million		SEK million	31 December 2022	31 December 2021
Company	Corp.ID.nr	Registrered office	Number of shares	Share in % ^{1,2}	2022	2021			
Heimstaden Exploatering AB	556485-9014	Malmö	1,000	100	2	2	Opening balance	20,352	18,565
Heimstaden i Skåne AB	556694-5753	Malmö	1,000	100	0	0	Acquisitions	8	1,726
Heimstaden Fastighets AB	556564-7913	Malmö	100,000	100	10	10	Shareholder contributions	406	61
Heimstaden Bostadsfinansiering AB	556618-3256	Malmö	20,000	100	3	3	Disposals	-533	–
Heimstaden Sweden AB	556615-4497	Malmö	1,000	100	–	0	Closing balance	20,233	20,352
Heimstaden Bostadsproduktion AB	559022-9877	Malmö	1,000	100	0	0			
Heimstaden Investment AB	556788-1205	Malmö	1,000	100	18,397	18,397			
Heimstaden i Göteborg AB	556514-2584	Malmö	1,000	100	0	0			
Heimstaden Fastigheter AB	559063-8580	Malmö	500	100	0	0			
Heimstaden Services AB	559382-7917	Malmö	25,000	100	0	–			
Heimstaden Group Manager AB	559382-7925	Malmö	25,000	100	0	–			
Heimstaden Opportunities AB	559386-6931	Malmö	25,000	100	0	–			
Heimstaden Development Properties AB	559386-6949	Malmö	25,000	100	0	–			
Heimstaden Danmark Ejendomme A/S	35852093	Copenhagen	500,000	100	0	0			
Heimstaden Danmark A/S	35524525	Copenhagen	500,000	100	–	56			
Heimstaden Group Denmark A/S	41639768	Copenhagen	500,000	100	–	15			
Heimstaden Development Properties II Aps	43548379	Copenhagen	40,000	100	99	–			
Heimstaden Norway AS	934631005	Oslo	106,505	100	–	2			
Heimstaden Invest AS	819499632	Oslo	1,000	100	0	1			
Heimstaden Group Norway AS	926432176	Oslo	1,000,000	100	–	30			
Heimstaden Services Norway AS	929455673	Oslo	30,000	100	0	–			
Heimstaden Nederland B.V.	60625449	Amsterdam	100	100	–	75			
Heimstaden GmbH	HRB211632	Berlin	25,000	100	–	18			
Heimstaden Investment CEE s.r.o	8824410	Prag	1	100	–	5			
Heimstaden Poland sp. z o.o.	0000875410	Warsaw	10,000	100	–	3			
Heimstaden Group Poland sp. z o.o.	0000875786	Warsaw	10,000	100	–	6			
Heimstaden ehf.	440315-1190	Hlíðasmári	11,251,397,746	100	1,722	1,722			
Heimstaden Group Finland Oy	3218660-4	Helsingfors	25,000	100	–	1			
Heimstaden U.K. Ltd	13214989	London	50	100	–	1			
Heimstaden Group U.K. Ltd	13215293	London	150	100	–	6			
Total					20,233	20,352			

¹ The share of capital corresponds to the share of votes.
² Except for the Group companies acquired in 2022 the share of capital in 2022 corresponds to the share of capital in 2021.

Proposed Appropriation of Accumulated Profit

According to the Parent Company's Statement on Financial Position, the following earnings are at the disposal of the Annual General Meeting:

SEK	
Share premium reserve	1,802,321,685
Hybrid bonds	7,374,342,665
Retained earnings	11,487,650,665
Profit (loss) for the year	1,837,368,885
Total	22,501,683,900

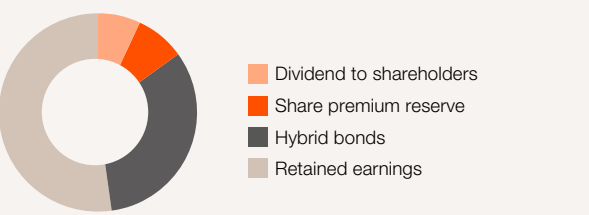


Proposal on dividends

It is proposed that the funds at the disposal of the Annual General Meeting, SEK 22,501,683,900 be appropriated such that dividends are to be paid in accordance with the following. A dividend amounting to SEK 11.36 per ordinary share, totalling SEK 1,500,000,000. The Board further proposes distribution of a dividend to the holders of preference shares in accordance with the Company's Articles of Association in the amount of SEK 2.00 per preference share, totalling SEK 117,187,500. The remaining amount, SEK 20,884,496,400 is to be carried forward to a new account. Dividends to preference shareholders are to be paid quarterly, in the amount of SEK 0.5 per payment date. In accordance with the Articles of Association, the record dates for the dividend payments shall be 5 July 2023, 5 October 2023, 5 January 2024 and 5 April 2024. In the event that a record date, as stated above, is not a banking day, the record date shall be the immediately preceding banking day. Dividends are to be paid out on the third banking day following the record date.

The Board of Directors proposes that dividends be paid to shareholders as follows:

SEK	
Dividens to shareholders	1,617,187,500
Share premium reserve	1,802,321,685
Hybrid bonds	7,374,342,665
Retained earnings	11,707,832,050
Total	22,501,683,900



The Board of Directors' statement in accordance with Chapter 18, Section 4 of the Swedish Companies Act.

This statement has been prepared in accordance with Chapter 18, Section 4, of the Swedish Companies Act and constitutes the Board of directors' assessment of whether the proposed dividend is justified according to Chapter 17, Section 3, second and third paragraph of the Swedish Companies Act.

The Board of Directors proposes distribution of a dividend of SEK 11.36 per ordinary share, amounting to a total of SEK 1,500,000,000. The Board of Directors also proposes distribution of a dividend of SEK 2.00 per preference share, amounting to a total of SEK 117,187,500.

The dividend in total amounts to SEK 1,617,187,500. The proposed dividend reduces the Company's equity ratio from circa 61.08% to circa 59.30% and the Group's equity ratio from circa 41.77% to circa 41.54%. The equity ratio is satisfactory both in short and long term.

The Company's and the Group's financial positions as of 31 December 2022 are stated in the 2022 annual report. As of 31 December 2022 the unrestricted equity of the Company amounted to SEK 22,501,683,900. No assets or liabilities have been valued at fair value in accordance with Chapter 4, Section 14 a of the Swedish Annual Accounts Act (1995:1554).

The operations conducted by the Company and the Group do not pose any risks beyond what is occurring or what can be presumed to occur in the industry or the risks associated with the course of business operations. The Board of Directors have taken into account the Company's and the Group's need for consolidation through a comprehensive assessment of the Company's and Group's financial position, as well as the Company's and the Group's capability to comply with its undertakings in the long run. The Company's and Group's financial position does not indicate anything other than that the Company and the Group will be able to continue their operations and are expected to be able to comply with all of their obligations in the short and long term and to be able to make necessary investments. The Boards' assessment is that the amount of the Company's equity, even after the proposed dividends, is in a reasonable proportion to the extent of the operations conducted by the Company and the Group as well as the risks associated with the course of the business' operations.

In light of, and taking the above into account, it is the Board of Directors' assessment that the proposed dividends are justified according to Chapter 17, Section 3, second and third paragraph of the Swedish Companies Act regarding the requirements on the Company's equity, the Company's and Group's need for consolidation, liquidity, and position in general as determined by the nature of business, scope, and risk.

Signatures

The undersigned provide their assurance that the Consolidated Financial Statements have been prepared in accordance with the International Accounting Standards (IFRS), as adopted by the EU, as well as the Swedish Financial Reporting Board's recommendation RFR 1, and that the Annual Report has been prepared in accordance with the Annual Accounts Act and the recommendation RFR2 of the Swedish Financial Reporting Board. The Consolidated and Annual Financial Statements have been prepared in accordance with good accounting practices, and provide a fair view of the Group's and the Parent Company's financial position and profit, and that the Administration Report provides a fair overview of the development of the operations, position, and results of the Group and the Company, as well as describing significant risks and uncertainty factors facing the companies within the Group.

Malmö, 24 February 2023

Helge Krogsbøl	Ivar Tollefsen	John Giverholt	Vibeke Krag	Fredrik Reinfeldt
CEO	Chairman	Board Member	Board Member	Board Member

Our Audit Report was submitted on 24 February 2023
Ernst & Young AB

Jonas Svensson
Authorised Public Accountant

Auditor’s Report

To the general meeting of the shareholders of Heimstaden AB (publ), corporate identity number 556670-0455

Report on the annual accounts and consolidated accounts

Opinions

We have audited the annual accounts and consolidated accounts of Heimstaden AB (publ) except for the corporate governance statement on [pages 28–39](#) and the statutory sustainability report on [pages 112–173](#) for the year 2022. The annual accounts and consolidated accounts of the company are included on [pages 1–2, 6, 23–26, 41–96](#) in this document.

In our opinion, the annual accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the parent company as of 31st of December 2022 and its financial performance and cash flow for the year then ended in accordance with the Annual Accounts Act. The consolidated accounts have been prepared in accordance with the Annual Accounts Act and present fairly, in all material respects, the financial position of the group as of 31st of December 2022 and their financial performance and cash flow for the year then ended in accordance with International Financial Reporting Standards (IFRS), as adopted by the EU, and the Annual Accounts Act. Our opinions do not cover the corporate governance statement on [pages 28–39](#) and the statutory sustainability report on [pages 112–173](#). The statutory administration report is consistent with the other parts of the annual accounts and consolidated accounts.

We therefore recommend that the general meeting of shareholders adopts the income statement and balance sheet for the parent company and the

consolidated comprehensive income statement and the consolidated balance sheet for the group.

Our opinions in this report on the annual accounts and consolidated accounts are consistent with the content of the additional report that has been submitted to the parent company’s audit committee in accordance with the Audit Regulation (537/2014) Article 11.

Basis for Opinions

We conducted our audit in accordance with International Standards on Auditing (ISA) and generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor’s Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements. This includes that, based on the best of our knowledge and belief, no prohibited services referred to in the Audit Regulation (537/2014) Article 5.1 have been provided to the audited company or, where applicable, its parent company or its controlled companies within the EU.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Key Audit Matters

Key audit matters of the audit are those matters that, in our professional judgment, were of most significance in our audit of the annual accounts and consolidated accounts of the current period. These matters were addressed in the context of our audit of, and in forming our opinion thereon, the annual accounts and consolidated accounts as a whole, but we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor’s responsibilities for the audit of the financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying financial statements.

Property Valuations

Description

The fair value of the Group’s investment properties reported in the Statement of Financial Position at 31 December 2022 amount to SEK 351,337 million. The valuations are made through a combination of local price analyses and market simulations of future cash flows. The properties were valued externally at year-end. The properties’ direct return requirements are assessed on the basis of each property’s unique risk and transactions made in the market for objects of a similar nature.

In view of the many assumptions and assessments made in connection with the valuation of investment properties, we believe that this area is to be considered of particular importance in our audit. A description of the valuation of the property holdings is shown in the Annual Report under [Note 3.1](#) Investment Properties.

How our audit addressed this key audit matter

In our audit of the fair value of the Group’s investment properties, we have evaluated and examined the external property valuation process by, among other things, evaluating the valuation method. With the support of our internal property valuation specialists, we have examined a sample of the external property valuations and assessed the reasonableness of assumptions made, such as direct return requirements, vacancy rates, rental income and operating costs. We have made comparisons with available market data. For a selection of investment properties, we have examined inputs on revenue and operating expenses and calculations in the external valuations at the property level. We have evaluated the external valuers’ competence and objectivity.

We have reviewed supplementary disclosures made in the Annual Report.

Goodwill

Description

At 31 December 2022 the Group’s consolidated statements of financial position includes goodwill amounting to SEK 16,788 million.

The Group has assessed goodwill for impairment at 31 December 2022. Assessment of the impairment of the Group’s goodwill incorporate significant judgments and estimates, specifically concerning factors such as forecast cashflows, discounts rates and terminal growth rates. Minor changes in certain assumptions can lead to significant changes in the recoverable amount of these assets.

Accordingly, based on the significant judgements and estimates involved in the impairment testing of goodwill we considered this to be a key audit matter in our audit.

Break-down of Goodwill and impairment test is found in [note 8.2](#) Business Combinations and [note 3.2](#) Intangible Assets in the Annual Report.

How our audit addressed this key audit matter

Our audit procedures included among others the following:

- Assessed the cash flow forecasts, assumptions and estimates used by the Group, by considering the reliability of the Group’s cash flow forecasts based of our knowledge of the business and historical accuracy.
- With support from our valuation specialists assessed applied methodology for impairment and evaluated the key assumptions applied in the impairment models. These include in particular the discount rates and growth rates.
- Tested the mathematical accuracy of the impairment testing models and relevant inputs.
- Performed sensitivity analysis on key assumptions including terminal growth rates and forecast cashflows.
- We have reviewed supplementary disclosures made in the Annual Report.

Other Information than the annual accounts and consolidated accounts

This document also contains other information than the annual accounts and consolidated accounts and is found on [pages 3–5, 7–22, 27–40, 100–174](#). The Board of Directors and the Managing Director are responsible for this other information.

Our opinion on the annual accounts and consolidated accounts does not cover this other information and we do not express any form of assurance conclusion regarding this other information.

In connection with our audit of the annual accounts and consolidated accounts, our responsibility is to read the information identified above and consider whether the information is materially inconsistent with the annual accounts and consolidated accounts. In this procedure we also take into account our knowledge otherwise obtained in the audit and assess whether the information otherwise appears to be materially misstated.

If we, based on the work performed concerning this information, conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and the Managing Director
The Board of Directors and the Managing Director are responsible for the preparation of the annual accounts and consolidated accounts and that they give a fair presentation in accordance with the Annual Accounts Act and, concerning the consolidated accounts, in accordance with IFRS as adopted by the EU. The Board of Directors and the Managing Director are also responsible for such internal control as they determine is necessary to enable the preparation of annual accounts and consolidated

accounts that are free from material misstatement, whether due to fraud or error.

In preparing the annual accounts and consolidated accounts, The Board of Directors and the Managing Director are responsible for the assessment of the company's and the group's ability to continue as a going concern. They disclose, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern basis of accounting is however not applied if the Board of Directors and the Managing Director intends to liquidate the company, to cease operations, or has no realistic alternative but to do so.

The Audit Committee shall, without prejudice to the Board of Director's responsibilities and tasks in general, among other things oversee the company's financial reporting process.

Auditor's responsibility

Our objectives are to obtain reasonable assurance about whether the annual accounts and consolidated accounts as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and generally accepted auditing standards in Sweden will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these annual accounts and consolidated accounts.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the annual accounts and consolidated accounts, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the company's internal control relevant to our audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors and the Managing Director.
- Conclude on the appropriateness of the Board of Directors' and the Managing Director's use of the going concern basis of accounting in preparing the annual accounts and consolidated accounts. We also draw a conclusion, based on the audit evidence obtained, as to whether any material uncertainty exists related to events or conditions that may cast significant doubt on the company's and the group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the annual accounts and consolidated accounts or, if such disclosures are inadequate, to modify our opinion about the annual accounts and consolidated accounts. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events

or conditions may cause a company and a group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the annual accounts and consolidated accounts, including the disclosures, and whether the annual accounts and consolidated accounts represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated accounts. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our opinions.

We must inform the Board of Directors of, among other matters, the planned scope and timing of the audit. We must also inform of significant audit findings during our audit, including any significant deficiencies in internal control that we identified.

We must also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or related safeguards applied.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the annual accounts and consolidated accounts, including the most important assessed risks for material misstatement, and are therefore the key audit matters. We describe these matters in the auditor's report unless law or regulation precludes disclosure about the matter.



Report on other legal and regulatory requirements

Opinions

In addition to our audit of the annual accounts and consolidated accounts, we have also audited the administration of the Board of Directors and the Managing Director of Heimstaden AB (publ) for the year 2022 and the proposed appropriations of the company's profit or loss.

We recommend to the general meeting of shareholders that the profit be appropriated in accordance with the proposal in the statutory administration report and that the members of the Board of Directors and the Managing Director be discharged from liability for the financial year.

Basis for opinions

We conducted the audit in accordance with generally accepted auditing standards in Sweden. Our responsibilities under those standards are further described in the Auditor's Responsibilities section. We are independent of the parent company and the group in accordance with professional ethics for accountants in Sweden and have otherwise fulfilled our ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions.

Responsibilities of the Board of Directors and the Managing Director

The Board of Directors is responsible for the proposal for appropriations of the company's profit or loss. At the proposal of a dividend, this includes an assessment of whether the dividend is justifiable considering the requirements which the company's and the group's type of operations, size and risks place on the size of the parent company's and the group's equity, consolidation requirements, liquidity and position in general.

The Board of Directors is responsible for the company's organization and the administration of the company's affairs. This includes among other things continuous assessment of the company's and the group's financial situation and ensuring that the company's organization is designed so that the accounting, management of assets and the company's financial affairs otherwise are controlled in a reassuring manner. The Managing Director shall manage the ongoing administration according to the Board of Directors' guidelines and instructions and among other matters take measures that are necessary to fulfill the company's accounting in accordance with law and handle the management of assets in a reassuring manner.

Auditor's responsibility

Our objective concerning the audit of the administration, and thereby our opinion about discharge from liability, is to obtain audit evidence to assess with a reasonable degree of assurance whether any member of the Board of Directors or the Managing Director in any material respect:

- has undertaken any action or been guilty of any omission which can give rise to liability to the company, or
- in any other way has acted in contravention of the Companies Act, the Annual Accounts Act or the Articles of Association.

Our objective concerning the audit of the proposed appropriations of the company's profit or loss, and thereby our opinion about this, is to assess with reasonable degree of assurance whether the proposal is in accordance with the Companies Act.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with generally accepted auditing standards in Sweden will always detect actions or omissions that can give rise to liability to the company, or that the proposed appropriations of the company's profit or loss are not in accordance with the Companies Act.

As part of an audit in accordance with generally accepted auditing standards in Sweden, we exercise professional judgment and maintain professional skepticism throughout the audit. The examination of the administration and the proposed appropriations of the company's profit or loss is based primarily on the audit of the accounts. Additional audit procedures performed are based on our professional judgment with starting point in risk and materiality. This means that we focus the examination on such actions, areas and relationships that are material for the operations and where deviations and violations would have particular importance for the company's situation. We examine and test decisions undertaken, support for decisions, actions taken and other circumstances that are relevant to our opinion concerning discharge from liability. As a basis for our opinion on the Board of Directors' proposed appropriations of the company's profit or loss we examined the Board of Directors' reasoned statement and a selection of supporting evidence in order to be able to assess whether the proposal is in accordance with the Companies Act.

The auditor's examination of the corporate governance statement

The Board of Directors is responsible for that the corporate governance statement on [pages 28–39](#) has been prepared in accordance with the Annual Accounts Act.

Our examination of the corporate governance statement is conducted in accordance with FAR's standard RevR 16 The auditor's examination of the corporate governance statement. This means that our examination of the corporate governance statement is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinions.

A corporate governance statement has been prepared. Disclosures in accordance with chapter 6 section 6 the second paragraph points 2-6 of the Annual Accounts Act and chapter 7 section 31 the second paragraph the same law are consistent with the other parts of the annual accounts and consolidated accounts and are in accordance with the Annual Accounts Act.

The auditor's opinion regarding the statutory sustainability report

The Board of Directors is responsible for the statutory sustainability report on [pages 112–173](#), and that it is prepared in accordance with the Annual Accounts Act.

My (Our) examination has been conducted in accordance with FAR's auditing standard RevR 12 The auditor's opinion regarding the statutory sustainability report. This means that our examination of the statutory sustainability report is different and substantially less in scope than an audit conducted in accordance with International Standards on Auditing and generally accepted auditing standards in Sweden. We believe that the examination has provided us with sufficient basis for our opinion.

A statutory sustainability report has been prepared.

Ernst & Young AB, P.O Box 7850, 103 99 Stockholm, was appointed auditor of Heimstaden AB (publ) by the general meeting of the shareholders on the 8th of April 2022 has been the company's auditor since the 15th of April 2015.

Stockholm the 24th of February 2023

Ernst & Young AB

Jonas Svensson
Authorized Public Accountant

Alternative Performance Measures

For more information, definitions, and methodology please refer to www.heimstaden.com

Net Loan-to-Value

SEK million	2022	2021
Interest-bearing secured liabilities	92,154	66,695
Interest-bearing unsecured liabilities	107,346	109,811
Cash and cash equivalents	11,322	20,488
Net interest-bearing liabilities	188,178	156,018
Fair value of investment properties	351,337	305,668
Net LTV, %	53.6	51.0

Net Debt / Total Assets

SEK million	2022	2021
Net interest-bearing liabilities	188,178	156,018
Total assets	405,148	355,724
Net Debt / Total Assets, %	46.4	43.9

Interest Coverage Ratio (ICR)

SEK million	2022	2021
Profit before financial items	8,185	3,152
Transaction costs from business combination	-182	2,232
Adjustment for operating result of associated companies and joint ventures	-265	–
Financial income	504	162
Profit before financial items plus financial income	8,242	5,546
Financial costs	3,253	1,725
ICR	2.5	3.2

Residential

SEK million	2022	2021
Fair value residential properties	316,219	275,037
Fair value investment properties	340,150	297,708
Residential, %	93.0	92.4

Like-for-like rental income growth

SEK million	2022	2021
Rental income current year	8,197	5,553
Rental income last year	7,774	5,417
Like-for-like rental income growth, %	5.4	2.5

¹ 2022: only properties owned as at 31 December 2022 are included.

² 2021: only properties owned as at 31 December 2019 are included.

Net operating income margin

SEK million	2022	2021
Rental income	16,487	9,027
Net operating income	10,757	5,575
Net operating income, %	65.2	61.8

Economic occupancy, residential

SEK million	2022	2021
Theoretical rental income on residential units	12,408	8,551
Economic vacancy	-425	-314
Rental income on residential units	11,983	8,237
Economic occupancy, %	96.6	96.3

Real economic occupancy, residential

SEK million	2022	2021
Theoretical rental income on residential units	12,408	8,551
Adjusted for non-market vacancy	-198	-186
Adjusted theoretical rental income	12,210	8,365
Real economic occupancy, %	98.4	97.8

Equity ratio

SEK million	2022	2021
Equity	168,808	147,094
Assets	404,103	355,724
Equity ratio, %	41.8	41.4

Solvency

SEK million	2022	2021
Equity	168,808	147,094
Liabilities	235,296	208,630
Solvency ratio, %	41.8	41.4

Net Asset Value (NAV)

SEK million	2022	2021
Equity	168,808	147,094
Deferred tax liability	10,768	10,281
NAV	179,576	157,375

EBITDA

SEK million, Rolling 12 months	2022	2021
Operating profit before investment properties and fair value adjustments	11,337	3,152
Transaction costs from business combination	2,050	2,232
Amortisation and depreciation	12	5
EBITDA adj	13,399	5,389

Debt / EBITDA

SEK million, rolling 12 months	2022	2021
Interest-bearing liabilities	183,233	118,947
EBITDA adj	13,399	5,389
Debt / EBITDA adj	13.7	22

NAV per ordinary share

SEK million	2022	2021
Equity	43,970	41,840
Preference capital, million	2,227	2,227
Hybrid bonds and minority	7,374	7,341
Deferred tax	10,768	10,281
Equity excluding preference capital, million	45,136	42,554
Number of ordinary shares	132,040,000	132,040,000
NAV per ordinary share	342	322

Secured loan-to-value

SEK million	2022	2021
Interest-bearing secured liabilities	92,154	66,695
Total assets	404,103	355,724
Net loan-to-value, %	22.8	18.7

Heimstaden AB Standalone

In this section we present Heimstaden AB financials on a standalone basis, defined as Heimstaden AB consolidated excluding Heimstaden Bostad AB consolidated.

The presentation of this information is intended as a supplement and information should not be considered a substitute or in accordance with IFRS.

Standalone Earnings, Rolling 12 Months

SEK million	2022	2021
Operating income ¹	826	430
Operating cost ¹	-569	-312
Operating profit/loss ¹	257	117
Pref A dividend	434	277
Common dividend	1,809	1,636
Pref B dividend	1,007	553
Dividends from Heimstaden Bostad	3,250	2,465
Adjusted earnings	3,507	2,582
Interest expense ²	-824	-361
Adjusted earnings after interest expense	2,683	2,221
Payments on hybrid securities	-329	-241
Adjusted earnings after debt and hybrid instruments	2,354	1,980

Interest Coverage Ratio (ICR)

SEK million	2022	2021
Adjusted earnings	3,507	2,582
Interest expense ²	-824	-361
Interest Coverage Ratio	4.3	7.1
Payments on hybrid securities	-329	-241
Interest Coverage Ratio including hybrid payments	3.0	4.3

¹ Operating profit or loss of Heimstaden AB and management subsidiaries conducting group management services.

² Figures from Heimstaden AB parent company financial statements (unconsolidated).

Heimstaden Bostad AB Dividend Policy

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

Debt and Relevant Assets

SEK million	2022	2021
Interest-bearing secured liabilities ¹	2,542	1,622
Interest-bearing unsecured liabilities ¹	14,364	16,709
Interest-bearing liabilities	16,906	18,331
Cash and cash equivalents ¹	-1,937	-980
Net interest-bearing debt	14,969	17,351
Heimstaden Bostads net asset value	190,101	182,241
Equity attributed to Heimstaden Bostad's hybrid securities and non-controlling interests	42,167	34,510
Heimstaden Bostads adjusted net asset value	147,934	147,732
Heimstaden share of capital, %	42.1	41.04
Heimstaden share of capital	62,334	60,624
Investment properties ¹	6,481	5,083
Relevant assets	68,815	65,707

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

Net Loan-to-Value

SEK million	2022	2021
Net interest-bearing debt	14,969	17,351
Relevant assets	68,815	65,707
Net loan-to-value, %	21.8	26.4

Liquidity Reserves

SEK million	2022	2021
Cash and cash equivalents ¹	1,937	980
Unutilised credit commitment	1,000	1,000
Total	2,937	1,980
Estimated interest expense (12-months forward)	-894	-689

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

Standalone Funding Overview

Standalone Financial Policy

	Policy	2022
Net Loan-to-Value	≤30	21.8
Interest Coverage Ratio, rolling 12 months, multiple	≥2.0	4.3
Interest Coverage Ratio including hybrid bonds, rolling 12 months, multiple	≥1.5	3.0

As at 31 December 2022, Heimstaden had outstanding senior unsecured bonds amounting to SEK 12,439 million, listed on Nasdaq Stockholm

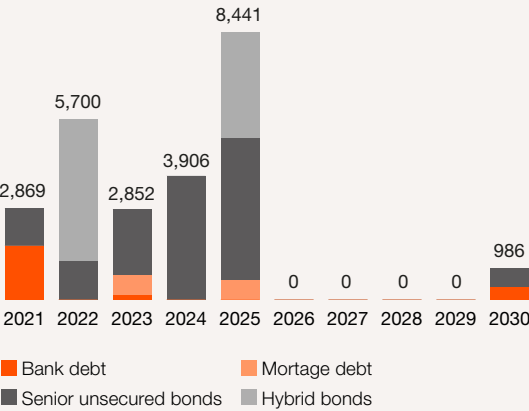
Currency	Amount (million)	Fixed/floating	Coupon/spread	Start date	Maturity
SEK	1,750	Floating	Stibor 3m + 325 bps	31/05/2019	31/05/2023
SEK	1,200	Floating	Stibor 3m + 330 bps	15/10/2020	15/01/2024
SEK	1,200	Floating	Stibor 3m + 400 bps	15/10/2020	15/10/2025
EUR	350	Fixed	425 bps	09/03/2021	09/03/2026
EUR	400	Fixed	437 bps	06/09/2021	06/03/2027
SEK	500	Floating	Stibor 3m + 475 bps	14/04/2022	14/04/2025

As at 31 December 2022, Heimstaden had SEK 7,374 million perpetual hybrid bond outstanding, listed on Nasdaq Stockholm.

Currency	Amount (million)	Fixed/floating	Coupon/spread	Start date	First Call Date
SEK	4,500	Floating	Stibor 3m + 590 bps	11/04/2019	10/11/2024
EUR	300	Fixed	675 bps	15/10/2021	15/01/2027

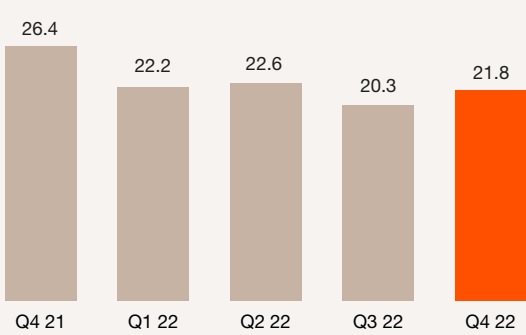
Funding Maturity Profile

SEK million



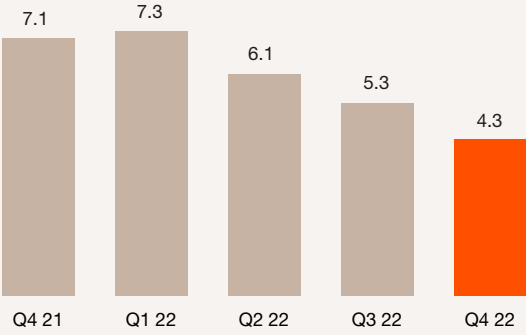
Net Loan-to-Value

%



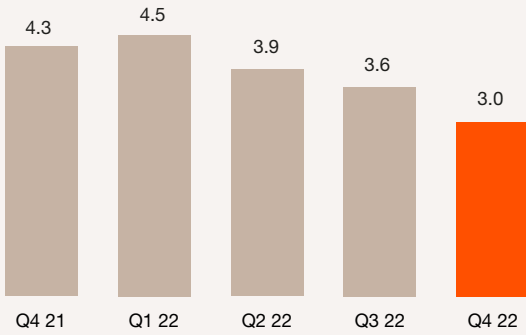
Interest Coverage Ratio

Multiple



Interest Coverage Ratio incl. 100% hybrid

Multiple



Quarterly Financial Information

Consolidated Key figures

SEK million	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Financials					
Rental income	3,474	3,283	3,292	3,154	2,542
Growth year-on-year , %	36.7	42.4	55.7	52.7	43.4
Net operating income	2,147	2,260	2,116	1,973	1,433
Net operating income margin, %	61.8	68.8	64.3	62.6	56.4
Total comprehensive income/loss	-4,703	-2,390	5,198	9,951	7,393
Capital expenditures	3,222	2,436	2,271	2,260	1,654
Portfolio Metrics					
Fair value of investment properties	351,337	343,456	342,077	321,223	305,668
Homes	160,003	155,822	154,883	150,442	149,948
Real economic occupancy, residential, %	98.3	98.4	98.5	98.5	98.1
Like-for-like rental income growth, year-on-year, %	5.4	5.5	5.2	5.6	3.3
Credit metrics					
Interest Coverage Ratio (ICR)	2.5	2.7	2.8	3.0	3.2
Net Loan-to-Value (LTV)	53.6	52.2	50.5	48.5	51.0
Net debt / Total assets	46.4	46.3	44.7	41.6	43.9

Quarterly Review

This report is presented on a consolidated basis. Figures in parenthesis refer to the previous quarter.

Income

Rental income increased by 5.8% to SEK 3,474 million (3,283), driven primarily by increased income from standing assets and favourable exchange rate developments. Service charges paid by tenants increased to SEK 386 million (271), mainly due to higher heating consumption.

Like-for-like rental income growth decreased to 5.4% (5.5%). The comparable portfolio made up 63% (61%) of rental income.

Residential real economic occupancy was 98.3 (98.4%), excluding 1.9% (1.9%) in vacancy due to higher vacancy in new development properties in denmark and higher renovation and contract vacancy in Germany.

Operating expenses

Utility expenses increased to SEK 555 million (386), mainly related to higher heating consumption in the Czech Republic and Sweden. Due to different rental regimes between markets, these costs impact net operating income margins differently.

Repair and maintenance expenses including group eliminations increased to SEK 211 million (100). Costs for facility and property management inhcreased to SEK 555 million (472).

Capital expenditures and Repair & Maintenance

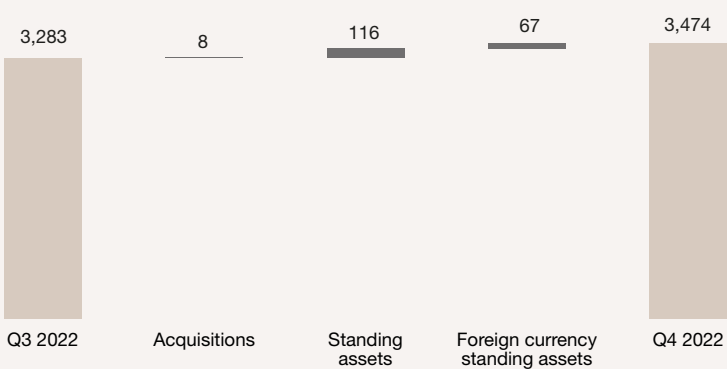
Total expenditure in standing assets increased to SEK 1,675 million (1,604), corresponding to 0.55% of fair value (0.47%), while investments in properties under construction, excluding forward purchase contracts, increased to 0.57% of fair value (0.30%), due to a ramped up activity after summer regarding forward funding acquisition.

SEK million	Q4 2022	Q3 2022
Income statement items		
Expenses for repair & maintenance ¹	256	208
Balance sheet items		
Capitalised repair & maintenance	1,003	1,037
Tenant improvements	416	358
Expenditure on standing assets	1,419	1,395
Balance sheet items		
Investment properties under construction	1,730	1,040
Capital expenditures	3,149	2,436

¹ Excluding group eliminations, see [Note 2.1](#).

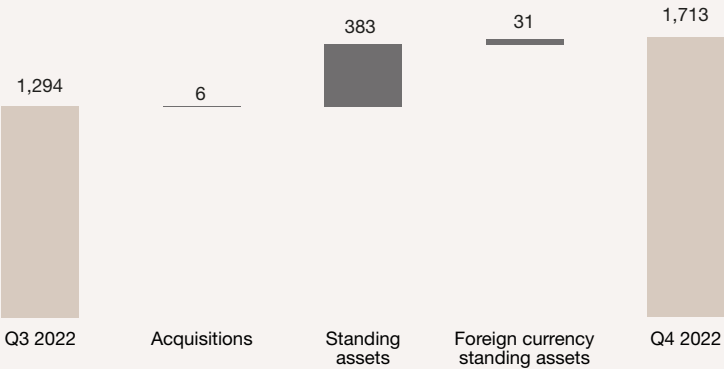
Rental Income

SEK million



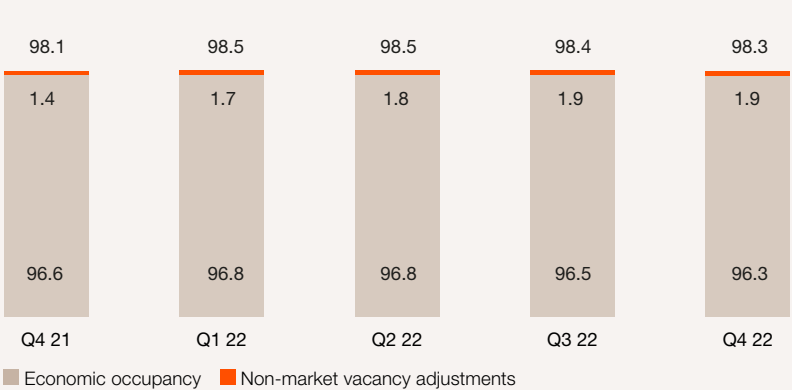
Property Cost Development

SEK million



Rental Economic Occupancy

%



Net operating income

Net operating income decreased by -5.0% to SEK 2,147 million (2,260), resulting in a net operating income margin of 61.8% (68.8%), mainly driven by the seasonality in utility costs and positively impacted by acquisitions.

Change in fair value of investment properties¹

SEK million	Q4 2022	
	%	SEK million
Sweden	-4.5	-4,556
Germany	-1.5	-1,404
Denmark	-4.8	-3,729
Netherlands	-4.4	-1,384
Czech Republic	0.2	50
Norway	-3.4	-722
Iceland	4.9	262
Finland	-1.2	-46
United Kingdom	-1.1	-33
Poland	6.6	63
Total	-3.2	-11,500

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

Net gain/loss from fair value adjustments on investment properties was SEK -11,500 million (-6,351), corresponding to -3.2%. The yield requirement in the valuation amounted to an average 3.20%, up from 3.05% at the end of previous quarter.

Interest expenses

Interest expenses were SEK 1,079 million (816) and the average interest rate was 2.0% (1.6%). At the balance sheet date the interest rate hedge ratio was 76% (76%). The interest coverage ratio for the last 12 months was 2.5 (2.7).

Foreign currency

Heimstaden has holdings and operations in SEK, EUR, DKK, NOK, CZK, PLN, GBP and ISK and currency fluctuations gave other comprehensive income of SEK 5,035 million (2,291), which was partially offset by SEK 2,397 million in foreign exchange loss (1,539), mainly related to bonds issued in foreign currency.

Cash Flow

SEK million	Q4 2022	Q3 2022
Operating activities	2,266	1,240
Investing activities	-6,940	-4,065
Financing activities	8,577	1,126
Currency effects	95	-141
Change	3,903	-1,840
Period opening balance	7,323	9,165
Closing balance	11,322	7,325

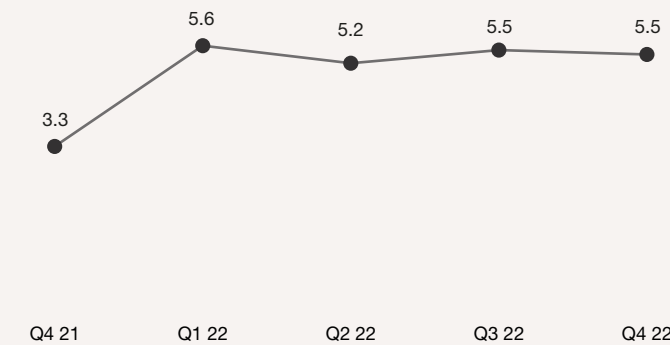
Cash flow from operating activities before changes in working capital was SEK 2,083 million (1,119). Working capital increased by SEK 183 million (122), resulting in net cash flows from operating activities of SEK 2,266 million (1,240).

Cash flow from investing activities was negative SEK 6,940 million (4,065) and included acquisitions of SEK 4,432 million (547) and capex on investment properties of SEK 1,976 million (2,910).

Cash flow from financing activities was positive SEK 8,577 million (1,126) which included proceeds from interest-bearing liabilities of SEK 17,641 million (5,527), and repayment of interest-bearing liabilities of SEK -9,218 million (-4,028).

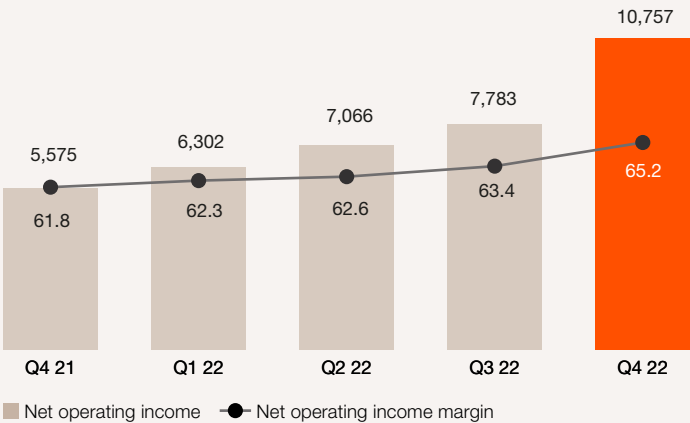
Like-for-Like Rental Income Growth

year-on-year, %



Net Operating Income and Margin

Last twelve months, SEK million / %



Consolidated Comprehensive Income Statement

SEK million	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Rental income	3,474	3,283	3,292	3,154	2,542
Service charges paid by tenants	386	271	240	331	234
Property expenses	-1,713	-1,294	-1,416	-1,512	-1,343
Net operating income	2,147	2,260	2,116	1,973	1,433
Corporate administrative expenses	-226	-170	-169	-160	-132
Other operating income	41	27	13	205	8
Other operating expenses	-37	-88	-66	-91	-2,271
Share of net profits/losses of associated companies and joint ventures	-973	1,553	-197	27	327
Profit before inventory properties and fair value adjustments	952	3,583	1,697	1,953	-634
Fair value adjustment of investment properties	-11,474	-6,358	4,305	9,305	7,259
Fair value adjustment of inventory properties	437	-16	-6	-13	-23
Operating profit/loss	-10,085	-2,792	5,996	11,245	6,602
Interest income	220	54	-1	69	113
Interest expenses on interest-bearing liabilities	-1,079	-816	-665	-692	-586
Net currency translation gains/losses	-2,397	-1,539	-2,602	-718	300
Fair value adjustment of derivative financial instruments	152	80	462	421	518
Other financial items	99	-751	-1,876	220	450
Profit/loss before tax	-13,090	-5,764	1,314	10,544	7,397
Income tax expense	17	-254	-261	-346	-50
Deferred tax expense	3,385	1,336	-423	-2,270	-1,661
Profit/loss for the period	-9,688	-4,681	631	7,929	5,686
Other comprehensive income	4,986	2,291	4,567	2,022	1,707
Total comprehensive income/loss	-4,703	-2,390	5,198	9,951	7,393
<i>Profit/loss for the period attributable to:</i>					
Parent Company's shareholders	-5,595	-3,159	-182	4,307	2,797
Non-controlling interests	-4,094	-1,523	813	3,622	2,889
<i>Comprehensive income/loss for the period attributable to:</i>					
Parent Company's ordinary shareholders	-2,757	-1,909	2,602	5,540	3,781
Parent Company's preference shareholders	29	29	29	29	29
Non-controlling interests	-1,975	-511	2,567	4,381	3,583
Average number of ordinary shares outstanding	132,040,000	132,040,000	132,040,000	132,040,000	132,040,000
Average number of preference shares outstanding	58,593,750	58,593,750	58,593,750	58,593,750	58,593,750
Earnings/losses per ordinary share (basic and diluted)	-22	-15	61	41	28

Consolidated Balance Sheet

SEK million	31 December 2022	30 September 2022	30 June 2022	31 March 2022	31 December 2021
ASSETS					
Investment properties	351,337	343,456	342,077	321,223	305,668
Intangible assets	16,915	17,297	17,137	16,723	16,604
Machinery and equipment	358	350	334	307	228
Other non-current financial assets	15,777	14,917	13,170	12,964	3,513
Total non-current assets	384,387	376,021	372,718	351,217	326,013
Inventory properties	573	826	835	864	846
Rent and trade receivables	403	252	248	233	207
Other current assets	5,011	1,522	2,018	1,633	7,446
Derivative financial instruments	645	312	323	335	-
Prepayments	1,763	1,032	1,016	1,073	725
Cash and cash equivalents	11,322	7,325	9,165	19,109	20,488
Total current assets	19,716	11,269	13,605	23,246	29,711
TOTAL ASSETS	404,103	387,289	386,322	374,463	355,724

SEK million	31 December 2022	30 September 2022	30 June 2022	31 March 2022	31 December 2021
EQUITY AND LIABILITIES					
Equity	168,808	164,573	167,813	163,358	147,094
Interest-bearing liabilities	185,082	174,905	174,316	167,842	148,193
Lease liabilities	1,405	1,366	1,087	1,560	853
Derivative financial instruments	51	139	114	255	0
Deferred tax liabilities	24,463	26,128	26,699	25,667	23,252
Other non-current financial liabilities	1,100	1,046	1,014	887	878
Total non-current liabilities	212,101	203,584	203,230	196,211	173,176
Interest-bearing liabilities	14,418	11,712	7,559	7,211	28,313
Lease liabilities	90	79	74	73	38
Trade payables	928	561	835	676	691
Other current payables	4,737	4,204	4,291	4,636	4,078
Derivative financial instruments	75	2	1	1	6
Accrued expenses	2,946	2,574	2,520	2,297	2,329
Total current liabilities	23,195	19,132	15,279	14,894	35,455
TOTAL EQUITY AND LIABILITIES	404,103	387,289	386,322	374,463	355,724

Consolidated Cash Flow Statement

SEK million	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Operating activities					
Profit/loss before income tax	-13,090	-5,764	1,314	10,544	7,396
Adjustments to reconcile profit before tax to net cash flows:					
Value adjustment on investment properties	11,773	6,365	-4,299	-9,292	-7,092
Net valuation gain or loss derivative financial instruments	-150	150	-462	-421	-517
Finance expenses – net	819	629	743	720	737
Other adjustments	3,453	692	4,705	367	-1,250
Working capital changes					
Increase/decrease(+) in rent receivables	-509	225	50	-550	-256
Increase/decrease(-) in trade and other payables	693	-103	-373	-537	4,051
Cash generated from operations	2,988	2,194	1,678	832	3,069
Interest paid	-782	-876	-661	-375	-858
Interest received	341	-21	9	12	36
Paid income tax	-280	-57	-275	-389	-99
Net cash flows from operating activities	2,266	1,240	752	80	2,147

SEK million	Q4 2022	Q3 2022	Q2 2022	Q1 2022	Q4 2021
Investing activities					
Purchase of investment properties	-4,432	-547	-6,153	-161	-81,659
Capital expenditure on completed investment properties	-2,302	-2,910	-2,271	-2,260	-1,670
Disposals of investment properties	128	57	468	10	417
Deposits paid for signed acquisitions	-122	-1	-460	-87	5,287
Transactions with associates and joint ventures	-216	125	-196	-50	-127
Settlement of derivative financial instruments	–	–	–	230	–
Purchase of quoted equity investments	–	-775	-1,339	–	–
Other cash flows from investing activities	3	-14	-19	-2,377	-3,313
Net cash flows from investing activities	-6,940	-4,065	-9,971	-4,695	-81,065
Financing activities					
Proceeds from interest-bearing liabilities	17,641	5,527	6,069	21,336	35,886
Repayment of interest-bearing liabilities	-9,218	-4,028	-6,421	-24,672	12,614
Dividends paid to non-controlling interest	742	6,643	-24	-986	–
Dividends paid to preference shares	-29	-29	-29	-29	-29
Proceeds from non-controlling interests	–	–	-232	7,926	20,347
Proceeds from issuance of hybrid bonds	-317	-6,783	–	–	9,081
Repayments on hybrid bonds	-88	-181	-458	-561	-74
Other cash flows from financing activities	-154	-22	38	-78	-198
Net cash flows from financing activities	8,577	1,126	-1,093	2,935	77,627
Cash and cash equivalents at the beginning of the period	7,323	9,165	19,109	20,488	20,629
Net change in cash and cash equivalents	3,903	-1,699	-10,312	-1,679	-1,290
Net currency exchange effect in cash and cash equivalents	95	-141	369	300	1,148
Cash and cash equivalents at the end of the period	11,322	7,325	9,165	19,109	20,488



Helping Homeless Children

To improve the rights and welfare of children in street situations in Ethiopia and Rwanda, and to address the root causes of street life, A Home for a Home launched a programme to first register children living on the streets then begin to reintegrate them into their families or other appropriate caregivers. The programme goal is to help 10,500 children directly and 59,000 indirectly by 2026.

[More information about the programmes](#)



Sustainability Report 2022

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About the Sustainability Report

At Heimstaden, we report our sustainability work on an annual basis in accordance with the Global Reporting Initiative (GRI) Universal Standards, the Swedish Annual Accounts Act Chapter 6 Section 11, and the Eu Taxonomy Regulation. We have identified the topics that are material for our company, stakeholders, and the planet, reporting on at least one indicator per topic. The GRI Content Index can be found on [pages 128 to 130](#) of this report and the statutory Sustainability Report index can be found on [page 131](#). Omitted information is reported in the GRI Content Index.

This is Heimstaden's sixth Sustainability Report, and the fourth compiled in accordance with GRI reporting principles. The report covers the fiscal year 2022 and is published in Swedish and English, both accessible at corporate.heimstaden.com. The last report was published on 28 February 2022 and covered the fiscal year 2021. The main point of contact for the report is Katarina Skalare, Chief Sustainability Officer.

Changes in the report

This year, we will disclose our share of EU Taxonomy alignment and the progress of our Science Based Targets.

EU Taxonomy Regulation

Heimstaden's reporting on its EU Taxonomy eligibility and share of alignment may be found in the EU Taxonomy section on [page 121](#).

Climate-related disclosures

The report includes climate-related disclosures in line with the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), which can be found on [page 131](#). Each year, a detailed report of Heimstaden Bostad's climate-related work is also provided through CDP, the organisation that runs the global disclosure system.

Heimstaden Bostad's latest CDP report covers the 2021 fiscal year and the report earned a score of B.

UN Global Compact

In 2019, Heimstaden AB signed the UN Global Compact and committed to following the Compact's 10 principles in the areas of human rights, labour practice, the environment, and anti-corruption. The commitment includes Heimstaden AB and its subsidiaries. This report represents our Communication on Progress report to the UN and the GRI Content Index includes references to where the data is presented.





Reporting Principles

Scope and boundaries

For each topic, details of impact on the economy, environment, and people, actions taken to manage the topic, and target tracking and evaluation for each material area of sustainability are to be found in the sustainability notes on [pages 133–162](#).

Information and data given in the report concern the entire group, unless otherwise stated. Data regarding employees concern employees of Heimstaden AB and Heimstaden Bostad AB. Acquisitions of properties in 2022 have broadened the scope of the report.

This report only covers energy and water purchased by Heimstaden; we are unable to access energy and water data when our customers have their own energy or water supply contracts.

Data collection and consolidation

Data provided in the report has been compiled from various systems for all countries since 2019. We have updated our base year to 2020 to align with our Science Based Targets.

Employee data

Heimstaden launched a new Group-wide system during 2021, from which all employee data presented in this report is collected. The employee KPIs presented in the report are reported in accordance with GRI and based on the headcount principle. The figures are correct as of the last day of the reporting period, unless otherwise stated.

In addition, Heimstaden also reports on workers who are not employees, in accordance with the new GRI Standards Disclosure 2-8. The workers who are not employees are insourced consultants. The indicator is compiled per the end of the reporting period and is based on headcount.

Health and safety data covers employees from Heimstaden Bostad and Heimstaden. Heimstaden is currently investigating different options for collecting health and safety data for contractors, sub-contractors, and consultants working on our sites. The report covers actual figures and does not include frequency KPIs on health and safety.

This is the first year Heimstaden is reporting on its annual total compensation ratio, in accordance with the updated GRI Standards. The ratio covers permanent employees as reported under Disclosure 2-7. Full-time equivalent (FTE) pay rates are used for each part-time employee. The type of compensation included in the calculation is base salary.

Energy data

Energy data is collected locally in each country in different systems and consolidated in a group-wide system for both the Annual and Sustainability Report. Heimstaden, the tenant or a Housing Owner Association could be the contracting party responsible for providing energy for the tenant space. This varies from country to country, thus affecting the amount of energy Heimstaden purchases in each country. The table below gives an overview of who has the energy contract in the tenant space in each country.



We use conversion factors from our local energy suppliers to convert liters of oil and cubic metres of natural gas into MWh. For the fuel mix of district heating, we take a similar approach, using emission factors from local energy suppliers.

In the Czech Republic, data for the year’s total energy use is not yet available from the supplier when compiling the annual report. Energy use for the Czech Republic in 2022 has instead been estimated based on the previous year’s total energy use and corrected for 2022 weather conditions

In general, this report covers electricity used in the common parts of a building while electricity used in apartments is only

covered to a minor extent. Energy use for heating is often procured by Heimstaden and is therefore included in the reporting for Sweden, Germany, Norway, the Czech Republic, Denmark, Poland, Iceland and Finland. Heating produced with heat pumps is reported under electricity. In the Netherlands and the UK, our customers usually have their own energy contracts, therefore we lack access to such data for most of the properties. For this reason, our reporting includes heating data for a limited subset of our properties in the Netherlands and the UK. See the table below for more detailed information.

Overview of Energy Contracts

Countries	Heating in tenant space		Electricity in tenant space	
	Share of sqm where Heimstaden has the contract	Share of sqm where the tenant has the contract	Share of sqm where Heimstaden has the contract	Share of sqm where the tenant has the contract
Sweden	99%	1%	0%	100%
Norway	32%	68%	11%	89%
Denmark	30%	70%	0%	100%
Netherlands	4%	96%	0%	100%
Germany	71%	29%	0%	100%
Czech Republic	88%	12%	0%	100%
Iceland	100%	0%	0%	100%
Finland	86%	14%	17%	83%
United Kingdom	0%	100%	0%	100%
Poland	0%	100%	100%	0%
Total Heimstaden	65%	35%	1%	99%

Energy performance certificates

Data on energy performance certificates (EPC's) is collected for all countries where Heimstaden operates. In countries where there is no equivalent EPC standard, Heimstaden estimates the EPC using methods equivalent to those in other European countries. The standards of EPCs and their grades differ greatly between the ten countries where Heimstaden owns properties. This creates challenges in comparing the performance between countries and in compiling an overview of Heimstaden's performance. A detailed overview of the EPC labels per country is provided in the table "Breakdown of EPC Labels per % of Square Metres per Country" on [page 142](#).

Emissions data

Data on greenhouse gases (GHG) in this report is collected and reported in accordance with the financial control approach of the GHG Protocol. Our reported Scope 1 emissions derive from fuel combustion where Heimstaden has contracted the energy supplier for property heating, from leakage of refrigerants, and from fuel used in company-owned service cars and service cars with a financial lease. Our reported Scope 2 emissions derive from purchased heating, cooling and electricity in our properties, where Heimstaden is the named contractee. Our reported Scope 3 emissions cover all categories applicable to Heimstaden's organisation. The Scope 3 emissions do not cover new acquisitions made during the reporting year. For more information on the Scope 1–3 emissions, see the sustainability notes 305-1 to 305-3 on [page 146](#). No offsets

or climate compensation is made to meet our climate targets. Instead, Heimstaden focuses on investing in measures that will reduce its own emissions.

Gases included in our calculations are mainly CO₂ and CH₄, but can also include refrigerants or CH₂ and N₂O used in the production of district heating. We obtain the emission factor for electricity (market-based) and district heating (both market-based and location-based) from our energy suppliers. The source we use for the emission factors for location-based electricity is the International Energy Agency (IEA), whereas we use factors from the Swedish organisations Energiföretagen and Hagainitivet for natural gas and oil. The global warming potential (GWP) rates from the IPCC's Fifth Assessment Report are used for refrigerants.

Supplier data

There are no significant changes in the structure of the supply chain or relationship with suppliers, including selection and contract termination. While we build our in-house organisation in new markets, we naturally gain more suppliers.

Water data

Water consumption data is collected on a regular basis. The reporting does not cover the complete water consumption from our Danish properties and no data for Iceland, since water consumption generally is not measured in Iceland. We are currently implementing processess to collect this in the up-

coming years. The water consumption for the Czech Republic is estimated based on the previous year's consumption.

Tax data

This report contains our second country-by-country reporting on tax and is based on 2021 figures.

Waste data

Waste generated by tenants is calculated by the number of tenants and the reporting is based on 2021 figures.

Comparability

Heimstaden's energy, emission, and water intensity KPIs are based on data from comparable properties, requiring a full year of reported energy, emissions, or water usage for the reporting year. Energy, water, and emissions from new property acquisitions and divestments during the reporting year will be included in the absolute figures when data is available.

Baseline recalculation

For each acquisition and divestment, Heimstaden's total GHG emissions may change significantly. Heimstaden has set 2020 as the base year and developed a policy for the base-year recalculations in line with the GHG Protocol. Recalculations of the base year are necessary to enable comparison of emissions and to track development on a like-for-like basis over a longer period. To be transparent, Heimstaden reports the original and recalculated figures.

Definitions

Comparable properties: Properties with the full year's energy data, where Heimstaden is the contractee for energy supply to these properties.

High-consequence work-related injuries: Accidents at work resulting in sick leave. Fatalities are not included in this consolidation.

Recordable work-related injuries: Incidents at work resulting in an injury, but no sick leave.

Young adult jobs: Jobs for employees who are younger than 25 years of age.

Social lease contract: Contracts under which local authorities or non-governmental organisations lease apartments from Heimstaden to rent them, in turn, to socio-economically challenged people such as homeless people, recently arrived migrants, or people with various disabilities.

Affordable housing contracts: Contracts where the maximum rent level as well as the maximum income level of tenants are regulated by the authorities.

Climate Roadmap

Climate strategy

Climate research has shown that Central Europe will have more frequent heat waves, forest fires, and droughts, while Northern Europe will get significantly wetter and winter floods could become more common. In addition, urban areas will be exposed to heat waves, flooding, or rising sea levels. This will have a medium- and long-term impact in markets and cities where Heimstaden owns properties.

Heimstaden supports climate research and its sense of urgency, committing to group-wide climate targets in line with the Paris Agreement’s ambition to limit global warming to 1.5°C. As a European residential company, Heimstaden supports the EU target of being climate neutral by 2050. To ensure that efforts to reduce our climate impact are sufficient, Heimstaden Bostad, where most of the properties are located, has committed to the Science-Based Targets initiative (SBTi). The previous climate target has been revised in 2022 to include emissions in Scope 3 category 13 from downstream leased assets¹, which consists mostly of energy use in apartments where tenants have their own energy supply contract.

Heimstaden Bostad AB commits to reduce absolute Scope 1, Scope 2, and Scope 3 category 13 GHG emissions, covering downstream leased assets¹ 42% by 2030 from a 2020 base year.

¹ Tenant use of energy.

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

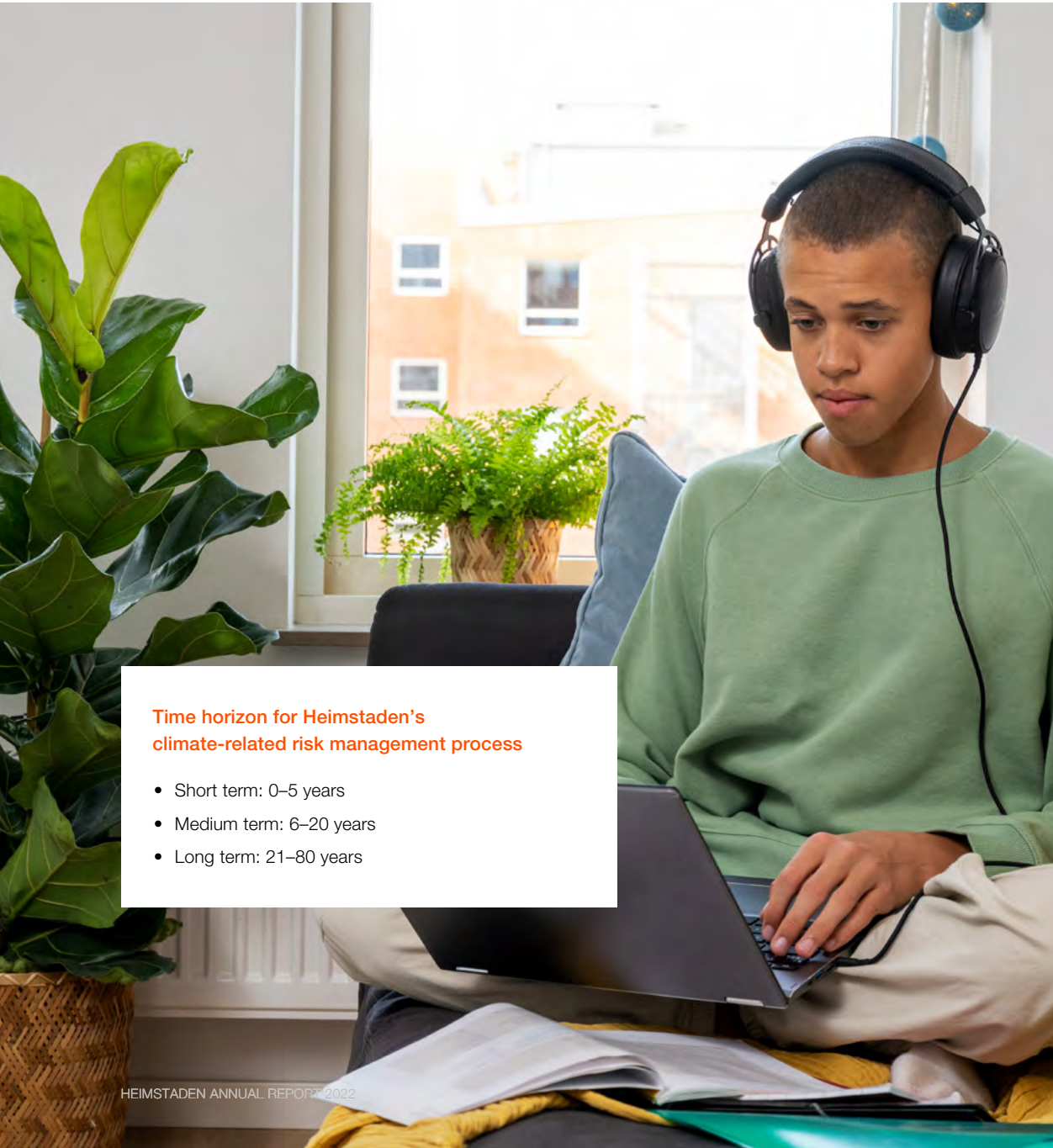
Heimstaden Bostad AB commits that 27% of its category 1 suppliers (covering purchased goods and services) by expenditure, will have Science Based Targets by 2027.

The targets have been verified by the SBTi in 2022. To reach our climate targets, we have developed a road map and intend to invest over SEK 7 billion during the nine years in which our targets are active.

The investment will increase as we grow and is expected to result in annual savings/income of about SEK 420 million, generating a potential yield on investment of 5.6%. Measures that cost the most generate the most emissions reduction potential, but we will work on smaller steps as well, since every effort counts. Heimstaden has established local carbon emission pathways in all the countries where it operates. The climate impact and carbon emission pathways in local markets vary due to differences in national climate policies, the energy mix, EPC scheme implementation, and differences in properties’ energy performance.

“Our previously communicated pathway budget to reach the targets based on our 2020 portfolio of over SEK 7 billion by 2030 is under revision, and an updated budget in line with current portfolio size and recent growth will be presented during 2023.”





**Time horizon for Heimstaden's
climate-related risk management process**

- Short term: 0–5 years
- Medium term: 6–20 years
- Long term: 21–80 years

Heimstaden will reduce its GHG emissions, and in many cases operating costs, while at the same time increase the number of energy-efficient buildings and adaptation to climate change. The company has a team of technical energy specialists with the necessary tools and processes to track energy across our local markets and share best practices between countries for technical investments and for local solutions to optimise energy use and to reduce carbon emissions. This approach is optimal for achieving the best possible results, combining local experience and day-to-day operational know-how with group-wide specialist competence.

Heimstaden has an evergreen philosophy. Therefore, it is important the company monitors areas that have a significant long-term impact, such as sustainable choices of materials and products, and climate-related risks and opportunities. Our Sustainable Mindset is one of Heimstaden's four strategic cornerstones and is supported by a comprehensive long-term sustainability strategy. The strategy is evaluated annually and includes monitoring and management of both the social and environmental factors that have the greatest impact on the company, and the factors that the company has the greatest impact on. An assessment of appropriate strategies for new and changed conditions is also carried out. Climate-related projects are a central part of Heimstaden's sustainability focus, covering areas such as investments in climate change mitigation and adaptation measures, the supply chain, ESG in acquisitions, and access to capital. The current and future property portfolio and investments will be continuously monitored and assessed in terms of climate impact. See [pages 36–37](#) for further details on sustainability in the Corporate Governance section.

Climate risk management

Heimstaden's climate-related risk management process is integrated into the company's overall cross-disciplinary risk management process. The climate risk process covers all stages of the value chain from a short-, medium- and long-term perspective, namely direct operations, upstream, and downstream.

Heimstaden follows TCFD's recommendations and divides climate-related risks into two main categories: transition risks and physical risks. Transition risks refer to the political, regulatory, and technological risks that a transition to a society with lower carbon emissions may entail. Physical risks can be acute or chronic and can include direct damage to assets or indirect damage, such as interruptions to the supply chain. The risks have been identified and analysed by using different climate scenarios. See section Scenario Analysis on [page 120](#) for a full table of physical and transitional risk (long-term and short-term).

Heimstaden ensures a relevant risk management process by defining certain risk sub-categories, which identify risks and opportunities for all stakeholders. The risks have been processed by a dedicated risk team that includes experts from all business departments. Heimstaden has an ongoing risk management improvement project covering all relevant risk areas. Part of the process is to develop key financial metrics that will be used to measure and manage climate-related risks and opportunities.

The Chief Sustainability Officer (CSO) chairs the Executive Sustainability Committee with responsibility for developing the sustainability strategy and ensuring its implementation across the

Company. The CSO is a member of the Heimstaden Executive GRC Committee and is a key stakeholder regarding climate-related matters and other ESG-related risks and opportunities. The Board of Directors is ultimately responsible for Heimstaden’s risk management, including climate-related risks. The Executive GRC Committee is a cross-disciplinary advisory forum chaired by the Chief Legal Officer (CLO), which meets on a regular basis. For more information, please read the Corporate Governance section on [page 28](#).

A crucial part of a growing business is the ability to identify, assess, and manage the impact of various risks on earnings performance and the company’s financial position. The objective of Heimstaden’s risk management process is to work proactively with the company’s risk exposure, helping to create the right balance between managing identified threats and enhancing opportunities. For identified risks, the Board of Directors and the Group Management Team have prepared responses such as guidelines and instructions, and allocated responsibilities with follow-ups on an ongoing basis. Heimstaden assesses risks based on their likelihood and impact. Material risks are then presented to the Board of Directors. Heimstaden’s environmental and climate-related risks are presented in the Risk Management section on [pages 36–37](#).

Opportunities

Transition to a low-carbon society also presents opportunities for Heimstaden. By switching to renewable energy sources, investing in renewable electricity generation, and continuing to work on energy efficiency and biodiversity measures, we will reduce our GHG emissions and, in many cases, our operating costs. At the same time, we will increase the number of energy-efficient buildings in the portfolio and to adapt climate

Heimstaden’s focus:

- Improve EPCs
- Energy-efficiency measures
- Heat system optimisation, fuel shifts, and technical investments
- Transition to fossil-free energy solutions
- Investments in photovoltaics and e-mobility
- Biodiversity measures
- Various partnerships
- Customer nudging projects

change. Such results are key to achieving our goals and attracting investors. An increased focus on the materials used, recycling of building materials, and waste management in property development projects will lead to lower emissions and reduced water use, also creating positive financial results.

There will be opportunities to seek public funding to meet climate and energy objectives and to support the transition to clean energy, such as the various EU support schemes and initiatives to accelerate energy-efficiency investments. Heimstaden assesses funding opportunities for transition projects, such as testing new technologies, and the development of new products and customer services.

Long-term potential climate effects in markets where Heimstaden owns properties:



Northern Europe
getting significantly wetter, so floods could become common.

Central Europe
more frequent heat waves, forest fires, and droughts.



Urban areas
exposed to heat waves, flooding, and rising sea levels.

Source: [Consequences of climate change \(europa.eu\)](#).

Challenges on our path

Heimstaden is transparent about its status, and we acknowledge that there is a lot to do to address and manage climate challenges fully, not least because of our growth in European countries where there is a high proportion of fossil fuel in the energy mix.

Climate actions

The Climate target is in line with the Paris Agreement ambition to limit global warming to 1.5°C.

Heimstaden calculates its Scope 1, Scope 2, and Scope 3 GHG emissions in line with the GHG Protocol methodology. A compilation of Heimstaden’s GHG emissions in Scope

1, Scope 2, and Scope 3 can be found in sustainability notes 305-1 to 305-3 on [page 146](#).

A description of environmental and climate-related projects for 2022 is presented in the Energy section on [pages 139–142](#) and the Greenhouse Gas emissions Section on [pages 145–146](#).

Scenario Analysis

Heimstaden’s strategy to identify relevant climate-related risks and opportunities is based on data from the UN’s Intergovernmental Panel on Climate Change (IPCC) Risk Concentration Pathway (RCP) 2.6 scenario (stringent mitigation) and its RCP8.5 scenario (very high GHG emissions), from a short-term (2040) and long-term (2100) perspective. An RCP of 2.6 represents a strong climate policy with reduced emissions, negative emissions by 2100, and a global temperature increase of 0.5–1.5°C. Conversely an RCP of 8.5 represents a weak climate policy, continued high emissions and a global temperature increase of 3.5–5.0°C.

To support the risk management process, Heimstaden has used data from the European Commission and European Summary Data from the Swedish Meteorological and Hydrological Institute (SMHI) covering elevated average temperatures, rising sea levels, extreme heat, and heavy rains with both RCP scenarios. The analysis has been mapped against the results of regional climate modelling system RCA31 and RCA41 for the IPCC’s short-term (2040) and long-term (2100) perspectives.

Climate risk and vulnerability assessments

In 2022, we have developed a methodology for carrying out climate risk and vulnerability assessments (hereinafter CRVA) at property level. This methodology is carried out in accordance with the criteria of the EU Taxonomy Regulation. The CRVA has been used for properties that had taxonomy-aligned

turnover, investments (capex), or operating costs (opex) during 2022.

We have assessed risk scenarios that extend beyond 2050. To ensure comparability and uniformity of the variables, we have used the same data source in all countries. The analysis has been conducted at the county/regional level using the global datasets on historical weather patterns and future climate scenarios, locational vulnerability, and climate impacts provided by the Climate Change Knowledge Portal (CCKP).

Properties that have a high exposure to climate risks will undergo a vulnerability analysis. The climate exposure and level of vulnerability are then combined and result in a final property risk score. We will prioritise mitigating measures for properties where we see an urgent need, or where we expect the level of risk to be very high, within the next five years.

Focus going forward

We will continue to implement the CRVA in our country organisations in 2023, as well as continue to improve the quality of the methodology and educate our colleagues on climate risks and climate adaptation measures. Our ambition is to fully integrate CRVA into our country organisations and have its results included in the ongoing property maintenance plans. Taking this systematic approach to working with climate risks is, in our belief, the best way to protect our tenants and properties from harmful climate risks.

Scenario Analysis

	Short-term 2040		Short-term 2040		Long-term 2100		Long-term 2100					
RPC	2.6		8.5		2.6		8.5					
	Regulatory		Technological		Market		Reputation		Acute		Systemic	
Elevated average temperature	the value of financial assets is affected		energy-efficiency technical solutions		changed market price for services and goods due to increased cost for CO ₂ emissions		energy requirements in environmental certifications		deteriorating human health		increased demand for property maintenance	
	increased tax and insurance costs		fossil-free heating systems		emission reduction requirements in new builds		poorer housing		threatened ecosystems and biodiversity loss		deteriorating water quality	
	increased costs for CO ₂ emissions								less products and timber from forestry			
Rising sea level	difficulties in insuring affected properties		increased demand for damage control systems		some properties might be unable to rent out		pricing of land and properties affected		property-related damage		some locations become uninhabitable	
Extreme heat	legislation on heat control in relation to customers' health		increased need for cooling systems				customer satisfaction decline		forest fires		health problems, increased mortality, drought, and water scarcity	
Heavy rain	legislation on property flooding control		demand for water and storm-resistant technical solutions				customers' personal assets are destroyed		momentary floods		recurring floods that destroy assets and customers' belongings	
									strong flows			

Heimstaden’s categorisation and analysis of scenarios used the Rossby Centre’s climate scenarios conducted by SMHI and estimated climate scenarios also conducted by SMHI.

Source: <http://www.smhi.se/klimat/framtidens-klimat/klimatscenarier>.

¹ The Rossby Centre regional atmospheric climate model.



EU Taxonomy Regulation

In the fiscal year 2021, we determined that 100% of Heimstaden turnover, investments (capex), and operating costs (opex) are eligible for the EU Taxonomy Regulation (the taxonomy regulation). Following the review of our financial activities in 2022, we have made assessments that shows that parts of our turnover, capex, and opex are aligned with the taxonomy regulation. All our reported properties have been assessed against the Technical Screening Criteria in the environmental objectives for climate change mitigation.

Heimstaden has activities in the following categories of the taxonomy regulation:

- 7.1 Construction of new buildings
- 7.2 Renovation of buildings
- 7.3 Installation, maintenance, and repair of energy-efficiency equipment
- 7.4 Installation, maintenance, and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)
- 7.5 Installation, maintenance, and repair of instruments and devices for measuring, regulation, and controlling energy performance of buildings
- 7.6 Installation, maintenance, and repair of renewable energy technologies
- 7.7 Acquisition and ownership of buildings
- 9.3 Professional services related to energy performance of buildings

Since Heimstaden’s operations consist of owning, developing, and managing residential properties, activity 7.7, Acquisition and Ownership of Buildings, is the most applicable economic activity within the taxonomy regulation when it comes to turn-

over. Heimstaden also sells properties to some extent. This turnover is allocated to activity 7.1 Construction of New Buildings. Heimstaden Bostad constructs new buildings for its own use: during the construction phase of an asset all capex and opex is allocated as a 7.1 activity; after completion they are allocated as a 7.7 activity. For more about Heimstaden’s position on this, please see the section Interpretation of new builds in relation to eligible activities (7.1 or 7.7) below. Activities 7.1-7.7 and 9.3 have been identified when screening eligibility and alignment within the capex and opex KPIs.

Heimstaden is covered by both environmental objectives, (1) climate change mitigation, and (2) climate change adaptation. Heimstaden has decided that all activities should be allocated to environmental objective 1 where turnover for activity 7.1 and 7.7 can be included. However, for some of the investments completed during the year, Heimstaden could have allocated investments to environmental objective 2. But because the taxonomy regulation does not allow double counting, we deem it most appropriate that these investments are reported under environmental objective 1.

Analysis of Taxonomy KPIs

In short, we conclude that we are 16%% aligned within our turnover-generating activities for 2022. For this year’s capex and opex we are 11% and 4% aligned. For complete tables for turnover capex, and opex KPIs, see [pages 171–173](#).

Summary of taxonomy-eligible and taxonomy-aligned economic activities

	Taxonomy-eligible in %	Taxonomy-alignment in %
Turnover ¹	100	16%
Capex ²	100	11%
Opex	100	4%

For complete tables on turnover, capex and opex see [page 171](#).

Being around 15% in aligned turnover generally indicates that Heimstaden’s properties have similar energy efficiency compared to the general real estate market due to the definition of the technical screening criteria (top 15% in PED in relation to comparable building stock). The proportion aligned capex indicates that Heimstaden is investing in order to improve the energy efficiency in parts of the building stock. Heimstaden assesses that the proportion of taxonomy alignment will increase in the coming years and that Heimstaden will be able to ensure an increased share of capex and opex in alignment with the taxonomy regarding investments linked to category C investments.

Relevant judgment on the taxonomy-eligibility and alignment of our activities

All eligible turnover, capex and opex have been assessed based on the technical screening criterias in the respective economic activity for environmental objective 1. For the proportion of aligned turnover, all properties have first been assessed in accordance to the substantial contribution criteria. In order to evaluate the significant contribution to environmental

objective 1 Heimstaden has developed methods to evaluate the properties based on the criteria of top 15% where possible. As Heimstaden operates in several countries, there has been varying availability of data at national level. These methods have been applied to the properties that are not classified with EPC A. Below follows an account of some of Heimstaden’s most significant interpretations and positions, when assessing the eligibility and alignment with the taxonomy.

Interpretation of new builds in relation to eligible activities (7.1 or 7.7)

In Annex I of the taxonomy regulation, economic activities in sector 7 (Construction and Real Estate Activities) are described, but there are some uncertainties on how to interpret these activities. Activity 7.1 covers construction of new buildings and activity 7.7 covers the acquisition and ownership of buildings. Additionally, the criteria in order to respond to the Do Not Significant Harm (DNSH) requirements differ depending on the economic activity under evaluation, while criteria 7.1 are more extensive and detailed in comparison.

The uncertainty occurs when a company builds a property for its own use. Turnover related to a new build that is kept within the company is to be reported as 7.7. However, it is not clear whether the capex and opex related to such a building is to be reported as 7.7 or 7.1. It can be argued to be categorised as 7.1 Construction of New Buildings since it does involve the construction of a new building as per the activity description. On the other hand, the turnover of these buildings is considered 7.7 and therefore it can be argued that expenditures on building these properties also relates to 7.7.

Heimstaden has decided to take the position of combining the two relevant activities for new builds, depending on the level of control in the planning and construction of the properties.

If Heimstaden initiates the process of building the new property, the capex and opex is to be categorized as economic activity 7.1 Construction of New Buildings. Capex and opex are in such cases categorised as category C by the regulation (i.e., investments related to the purchase of output from taxonomy-aligned economic activities). In these cases, it is regarded that the developer hired by Heimstaden does have eligible and potentially aligned turnover in relation to activity 7.1, and that Heimstaden is purchasing that output.

However, if Heimstaden does not initiate the building process, it is to be reported as capex and opex related to economic activity 7.7 Acquisition and Ownership of Buildings.

Assessment of DNSH (Do Not Significant Harm)

When assessing alignment, Heimstaden has ensured that no significant harm is done to other environmental objectives for the economic activities, respectively. Heimstaden has ensured that suitable climate risk assessments are prepared for all buildings that have aligned turnover, capex and opex. For economic activity 7.1 where Heimstaden reports aligned capex for 2022, it has been more difficult to assess the fulfilment of DNSH in environmental objective 5, “Pollution prevention and control”, and the criteria referred to in appendix C. Heimstaden follows national legislation, which means that Appendix C is fulfilled to some extent, and Heimstaden Bostad works to further develop routines to ensure that no substances according to f) and g) in Appendix C are used in its processes.

Individually taxonomy-eligible and aligned capex and opex

For capex and opex that are related to activity 7.7 and where a building has been assessed as non-aligned with the taxonomy regulation, Heimstaden has further screened the investments individually to see if those investments potentially could be seen as taxonomy-aligned through other economic activities than 7.7, i.e., related to activities 7.2-7.6 and 9.3 and according to the category C in the delegated act. However, Heimstaden has not been able to fully screen all investments for alignment due to difficulties in ensuring that suppliers meet the alignment criteria. This will be further processed in upcoming years.

¹ This figure discloses the share of taxonomy-aligned turnover. That is properties classified with EPC A and properties belonging to the top-15% of the best energy performing buildings (PED) in the national building stock. However, Heimstaden operates in several countries where the 15% limit value is yet to be defined. This suggests that the figure for aligned turnover for Heimstaden may increase when the threshold value have been defined in all markets.

² The figure discloses the share of taxonomy-aligned capex for 2022. However, as part of our climate roadmap, we intend to invest over SEK 7 billion during the nine years in which our climate targets are active.

Minimum safeguards

We have made our assessment of minimum safeguards in line with the most recent guidance from the Platform for sustainable finance. This includes ensuring that we have processes in place on Group level for anti-corruption, fair competition, taxation, and human rights. On the latter, we have worked during the year to complete our previous work on adherence to the six steps within the OECD Due Diligence Guidance, including embed responsible business conduct into policies and management systems; identify and assess adverse impacts; cease, prevent or mitigate adverse impacts; track implementation and results; communicate how impacts are addressed; and provide for or cooperate in remediation when appropriate. Please read more about our work on [page 154](#) in our sustainability report.

In addition, we did not have any convictions in court on any of these topics, nor have we been contacted by the OECD National Contact Point or the Business and Human Rights Resource Center with regards to human rights allegations. For details on our human rights due diligence process, please refer to our Human Rights statement, which can be found on our website.

Reporting principles

The turnover included in the taxonomy regulation report follows the same definition as in the Annual Report and consists of rental- and service income (this can be reconciled with the line-item rental- and service income in the consolidated comprehensive income statement on [page 134](#)). The allocation of

turnover related to the different activities has been made at a building level. Assessment of the alignment criteria on the turnover generating activities 7.1 and 7.7 has also been based on every building. All turnover for 2022 has been allocated to 7.7. Acquisition and ownership of buildings, this since no sale for properties has been done during the year. Aligned turnover, i.e. the numerator, derives from both rental- and service income.

Capex refers to additions to tangible and intangible assets during the financial year before depreciation and revaluations (including devaluations) for the financial year and excluding changes in fair value. Examples of this can be major renovations, insulation projects, digital measurement, solar panels, and the installation of charging stations for electric vehicles. (For this year’s capex please refer to acquisitions and investments on [pages 121–123](#)).

Opex refers to direct costs that are not capitalised assets. These costs refer to building renovation, short-term leases, maintenance and repair, and all other direct expenses related to the daily maintenance of tangible fixed assets – performed by the company itself or a third party hired for this purpose – and required to ensure the continuous and efficient functioning of these assets. Opex does not correspond to total operating expenses, but only to expenses associated with the asset’s continuous and appropriate function. For example, maintenance and repair of our properties are included, while expenses for energy, water, and property tax are excluded.

For capex and opex, the numerator in the KPIs consists mostly of investments and expenditures that are associated with our turnover generating activity 7.7 Acquisition and Ownership of Buildings that are eligible and/or aligned.

Furthermore, we have identified individually taxonomy-eligible and taxonomy-aligned capex and opex that relates to the purchase of output from taxonomy-eligible or aligned economic activities and certain individual measures enabling the target activities to become low-carbon or to lead to GHG reductions. These individual measures correspond to economic activities listed in the activities 7.1-7.6 and 9.3 in the Climate Delegated Act Annex I (climate mitigation objective) and Annex II (climate adaptation objective). To avoid double counting the capex and opex KPIs, we counted only once those investments relating to purchased outputs and those individual measures that we already treat under category A (i.e., investments related to our turnover generating activities in 7.7).

For the aligned share of capex, the majority of it relates to investments on completed investment properties, but also for investment properties under construction in accordance with our policy choice on how to classify investments in relation to activity 7.1. All of this capex is classified as investment properties in the financial report and most of it allocated to economic activity 7.1 and 7.7. However investments that are deemed as aligned according to “category c” in the delegated act relates to economic activities 7.1-7.6. No aligned capex comes from any capex plan.

Most of the aligned share of opex is maintenance and repair expenditures for aligned investment properties within activity 7.7. There is also some aligned opex that is attributable to “category c”, which relates to activity 7.2-7.6 and 9.3.

Adjusted KPIs

In the taxonomy’s delegated act, section 1.2 of Annex I, it is mentioned that adjusted KPIs for turnover and capex must be submitted if an undertaking has issued environmentally sustainable bonds or debt securities that aim to finance specific identified taxonomy-aligned activities. Heimstaden has interpreted environmentally sustainable bonds as referring to the EU Green Bond Standard, which is a framework that is not yet available. Heimstaden has issued bonds, which are not in line with the taxonomy’s framework for green bonds, which is why the disclosure requirement in that regard is not deemed to be applicable for this year’s reporting.

Furthermore, Heimstaden assesses that the issued bonds or other debt obligations are not intended to finance specific taxonomy-aligned activities, which is why the disclosure requirement for adjusting our KPIs for capex or turnover does not apply either.

Environmental Management System

Heimstaden works with significant environmental aspects throughout its value chain, covering production, supply chain, our organisation, tenants, the communities in which we operate, and the business partners we cooperate with. Heimstaden's Environmental Management System originates from the Environmental Management Principles that state the company's environmental impact and its governance, legal compliance, and systematic process to track and follow up on performance and to ensure responsibilities and education. There is a clear common thread between Heimstaden's environment work, sustainability strategy, goals, and Environmental Management System. Heimstaden's biggest environmental focus is on our operations, as we impact the environment when we acquire, operate, maintain, develop, and renovate properties. Comparatively, in our organisation we have a lesser environmental impact, but this work in the organisation is still significant as it increases employee engagement.

“During 2022, we began the implementation of Heimstaden's Environmental Management System and over the coming years this will be applied across the entire company.”





Stakeholder Engagement

We map and analyse stakeholder expectations of our operations because we regard it as a prerequisite for achieving our targets and generating value that is sustainable in the long term. When identifying stakeholders for engagement, we have focused on those with whom we have a long-term relationship and who are affected by, and/or have an impact on, our operations. The principal stakeholders we have identified are customers, suppliers, lenders and investors, employees, public entities, and shareholders.

Materiality analysis

To address stakeholder expectations and evaluate issues that are important to Heimstaden, we conduct materiality assessments through dialogues with our stakeholders as well as considering Heimstaden's business strategy and vision, and its impact on people, environment, climate, economy, and society. Stakeholder dialogues are conducted regularly as part of our day-to-day activities, helping us to carry out an ongoing assessment of our impacts. To see the details of how we engage with our stakeholders, please refer to the table on [page 126](#).

Heimstaden's materiality analysis is based on GRI standards for sustainability reporting. The GRI topics and their definitions can be found on www.globalreporting.org. By prioritising our most significant impacts, we have identified the following mate-

rial GRI areas for our reporting: GRI 206 Anti-Corruption; GRI 201 Economic Performance; GRI 207 Tax; GRI 302 Energy; GRI 305 Emissions; GRI 306 Waste; GRI 401 Employment; GRI 403 Occupational Health and Safety; and GRI 413 Local Communities. In addition to the areas that have been prioritised as material from a GRI perspective, Heimstaden applies a structured and long-term approach to water use and human rights and reports accordingly.

In terms of the severity, likelihood, and scale of our impacts, our customers – tenants at Heimstaden – form one of our largest stakeholder groups. We launched the Sustainability Survey in the fourth quarter of 2021 to measure their opinions on sustainability, evaluate how they perceive our activities, and how they are impacted by us. The project had two phases: 1) a qualitative stage running from December 2021 to February 2022, consisting of interviews with a small sample of our customers across all our markets; and 2) a quantitative stage involving a digital survey in seven markets, conducted in June-July 2022. The digital survey reached 83,810 households, which is about 55% of Heimstaden's households. Please refer to table on the Stakeholder Engagement on [page 126](#) to see the summarised results of the survey. These results will inform our continuous evaluation of material topics and help us to set new focuses and thresholds in the upcoming years.

Stakeholder Engagement

Stakeholders	Shareholders	Public Bodies	Employees ¹	Lenders and investors	Suppliers	Customers
Engagement technique	<ul style="list-style-type: none">Owner dialogues and meetingsBoard meetingsAnnual General MeetingMeetings with shareholder representatives	<p>PUBLIC SECTOR</p> <ul style="list-style-type: none">Dialogue forums for urban planning and dialogues with developersDialogue forums on social aspects – safe neighbourhoods, crime prevention, and environment in the local communityDialogues with municipalitiesDialogues when entering new markets <p>NOT-FOR-PROFIT SECTOR</p> <ul style="list-style-type: none">Engagement and attendance at meetings with special-interest and industry organisationsNetwork meetingsPartnerships with not-for-profit organisations <p>UNIVERSITIES & HIGH SCHOOLS</p> <ul style="list-style-type: none">Career fairsCompany presentations and workshops for studentsProject/thesis assignmentsInternships	<ul style="list-style-type: none">Personal development plan (PDP) discussionsLeadership developmentEmployee surveysWork health and safety groupOperational planningInternal conferencesRegular one-on-ones (weekly, bi-weekly, or monthly depending on leader and need)Trainings, mentorships	<ul style="list-style-type: none">Individual meetings with banks and investorsFinancial statementsCapital market presentationsBond and Green Bond issuance	<ul style="list-style-type: none">As part of the regular procurement processes for framework agreements, when placing orders, and in direct meetings with suppliersWhen performing sustainability due diligence, especially for risk categories of products/services	<ul style="list-style-type: none">Customer service and ongoing dialogues regarding property managementCustomer surveys:<ul style="list-style-type: none">Yearly Customer Score Card SurveyRolling Customer Satisfaction survey (CSAT) in five phases: contract signing, move-in, service, living, and move-outCSAT for New DevelopmentSustainability SurveyLocal events and interactionsOffice visitsMagazines and newslettersDigital Help CentreChat with customer serviceMyHome Digital Customer portal
Stakeholder expectations	<ul style="list-style-type: none">A long-term stable profit where consideration is given to people, ethics, and the environmentCustomer satisfactionCommunity engagement and social responsibilitySustainable growthTransparent reporting	<ul style="list-style-type: none">Community engagement and social responsibilitySafe and secure neighbourhoodsReduction of GHG emissionsMeasures to mitigate and adapt to climate changeJob and internship opportunities	<ul style="list-style-type: none">Responsible and ethical business practicesStable and long-term employer that offers good employment terms and work environmentLeadership presenceLocal community engagement	<ul style="list-style-type: none">Responsible business conductClimate change mitigation and adaptationSocial responsibilityCustomer satisfactionSustainability reportingDisclosure of ESG-related information under the Sustainable Finance Disclosures Regulation (SFDR)	<ul style="list-style-type: none">Specifications concerning the supplier's work conditions, work environment, human rights, and environmental workCollaboration for increased sustainability	<ul style="list-style-type: none">Pleasant and safe living environmentHomes powered by renewable energy and energy efficiencyAccess to clean recycling roomsInformation and communicationAffordable apartments
Our actions in 2022 to meet stakeholder expectations	<ul style="list-style-type: none">Acquired new homes in Germany, UK, Finland, Sweden, and Denmark.Improved reporting capacity to be in line with new GRI standards and the EU Taxonomy Regulation.Sharpened our climate targets to reduce our GHG emissions by 42% by 2030, covering Scope 1, 2 and Scope 3 category 13, downstream leased assets²	<ul style="list-style-type: none">Housed more than 500 Ukrainian families who came as refugeesDonated over SEK 130 million to SOS Children's Villages to give children a safe home and a good start in life.118 internships and summer jobs provided to students.Committed to investing >SEK 7 billion to achieve our climate targets	<ul style="list-style-type: none">Improved employee benefits package in order to increase wellbeing82% of employees have taken all mandatory trainings (GDPR, Code of Conduct, IT Awareness). Integrated a new sustainability module in the mandatory onboardig training for all new employeesClosely tracked employee wellbeing through Winningtemp employee surveysLaunched skill sharing programme where employees can use their skill-sharing to the benefit of SOS Children's VillagesDeveloped Grow@Heimstaden – a concept for talent developmentLaunched new leadership trainings (Leading@Heimstaden) and trainings for new managers (New@Leading)	<ul style="list-style-type: none">Reviewed all company policies and Codes of Conduct, creating in-depth manuals and handbooks where necessaryMaintained Fitch rating of 'BB+'Provided requested ESG-related data on external web page	<ul style="list-style-type: none">New supplier requirements and Procurement Manual for clearer purchasing guidelines, in all our countries of operationIndustry collaborations and supplier dialogues for increased sustainability in the solar panel supply chainRevised Business Partner Principles, which suppliers will be required to signSet up a contract management system in SwedenNew role in Group Procurement, with a focus on sustainable supply chains, to engage procurement departments in all our countriesSet a new Supplier Engagement target, demanding that 27% of our suppliers, in terms of expenses within Scope 3 category 1, shall have set science based climate targets by 2027	<ul style="list-style-type: none">Conducted customer surveys in all our markets regarding customer satisfaction and expectations of HeimstadenIntroduced a new customer survey – Sustainability Survey – to investigate customers' perceptions and expectations regarding sustainabilityA wide portfolio of apartments in different price ranges – expanded to 158,326 homes in 2022Launched MyHome customer portal in selected markets, ongoing roll-out to other marketsCarried out various projects to improve living conditions of customers – e.g., improved energy systems, outdoor environments, recycling rooms, and much more

¹ All information regarding employees pertain to employees of Heimstaden AB and Heimstaden Bostad AB.
² Tenant use of energy.



In the GRI Index on [pages 128–130](#) we have linked our material sustainability areas to the Sustainable Development Goals and their sub-targets.

UN Global Compact

Heimstaden AB joined the UN Global Compact initiative for responsible business in 2019, whereby it committed to follow the Compact’s 10 principles in human rights, labour, the environment, and anti-corruption. The commitment also covers Heimstaden Bostad.



Memberships and undertakings

- SABO (Public Housing organisation in Sweden, associated member)
- Sweden Green Building Council
- Fastighetsägarna (Swedish organisation for real-estate companies)
- Norsk Eiendom (Norwegian organisation for real-estate companies)
- Ejendom Danmark (Danish organisation for real-estate companies)
- Association of Real Estate Agents (Czech Republic)
- Rental Housing Association (Czech Republic)
- Association for the Development of the Moravian-Silesian Region (Czech Republic)
- Association for Real Estate Market Development (Czech Republic)
- Chamber of Commerce of the Moravian-Silesian Region (Czech Republic)
- Nordic Chamber of Commerce in the Czech Republic
- Association of Industry and Transport (Czech Republic)
- IVBN (Dutch organisation for real-estate companies)
- BeBo – Swedish Energy Agency’s network for residential property owners committed to energy efficiency
- Studentbostadsföretagen (Swedish student housing association)
- LFM 2030 (Local path chart towards a climate-neutral construction and property management sector in Malmö, Sweden by 2030)
- The Rotterdam Climate Agreement (Netherlands)
- Polski Związek Firm Deweloperskich (PZFD) (Polish Association of Developers)
- Skandynawsko-Polska Izba Gospodarcza (SPCC) (Scandinavian-Polish Chamber of Commerce)
- VNW – Verband norddeutscher Wohnungsunternehmen (Association of North German Housing Companies).
- ZIA – Zentraler Immobilien Ausschuss (Central German Real Estate Association)
- VBKI – Verein Berliner Kaufleute und Industrieller (Berlin Merchants and Industrialists Association)
- IHK – Industrie- und Handelskammer (Chamber of Commerce and Industry in Germany)
- UKAA – United Kingdom Apartment Association (British Build to Rent organisation)

GRI Index

GRI 1 used	GRI 1: Foundation 2021
Applicable GRI Sector Standard(s)	Not applicable

					Omission		
GRI Standard	Disclosure	Location	SDG sub-target	Principle of the Global Compact	Requirements omitted	Reason	Explanation
General Disclosures							
GRI 2: General Disclosures 2021	2-1 Organisational details	113					
	2-2 Entities included in the organisation's sustainability reporting				2-2	No list available	
	2-3 Reporting period, frequency, and contact point	113–114					
	2-4 Restatements of information	113					
	2-5 External assurance				2-5	We are preparing for external assurance in 2024	
	2-6 Activities, value chain, and other business relationships	13–15					
	2-7 Employees	164–165					
	2-8 Workers who are not employees	149					
	2-9 Governance structure and composition	28–39					
	2-10 Nomination and selection of the highest governance body	28–39					
	2-11 Chair of the highest governance body	28–39					
	2-12 Role of the highest governing body in overseeing the organisation	28–39					
	2-13 Delegation of responsibility for managing impacts	28–39					
	2-14 Role of the highest governance body in sustainability reporting	28–39			8		
	2-15 Conflicts of interest	28–39					
	2-16 Communication of critical concerns	28–39			3-6, 10		
	2-17 Collective knowledge of the highest governance body	28–39					
	2-18 Evaluation of the performance of the highest governance body					2-18 a, b, c	We do not have an evaluation process in place yet
	2-19 Remuneration policies	28–39			10		
	2-20 Process to determine remuneration	28–39					
	2-21 Annual total compensation ratio					2-21 b	No increase could be calculated since the role with the highest compensation did not receive a salary raise yet
	2-22 Statement on sustainable development strategy	8			7, 8, 9		
	2-23 Policy commitments	28–39					
	2-24 Embedding policy commitments	28–39					
	2-25 Process to remediate negative impacts	28–39					
	2-26 Mechanisms for seeking advice and raising concerns	28–39			3, 4, 5, 6		
	2-27 Compliance with laws and regulations	28–39			1-10		
	2-28 Membership associations	127					
	2-29 Approach to stakeholder engagement	125					
	2-30 Collective bargaining agreements	152–153			3		

					Omission			
GRI Standard	Disclosure	Location	SDG sub-target	Principle of the Global Compact	Requirements omitted	Reason	Explanation	
Material Topics								
GRI 3: Material Topics 2021	3-1 Process to determine material topics	113						
	3-2 List of material topics	113						
	3-3 Management of material topics	113						
Specific Disclosures								
Economic performance 2016	201-1 Direct economic value generated and distributed	133–134	8.1, 9.1, 9.2, 11.1					
Anti-corruption 2016	205-3 Confirmed incidents of corruption	135–136	16.5	2, 6, 10				
Tax 2019	207-1 Approach to tax	137–138	12.6					
	207-2 Tax governance, control and risk management	137–138						
	207-3 Stakeholder engagement and management of concerns related to tax	137–138						
	207-4 Country-by-country reporting	137–138						
Energy 2016	302-1 Energy consumption within the organisation	139–142	7.1-7.3, 9.4, 12.2	8, 9				
	302-3 Energy Intensity	139–142						
Water	303-5 Water consumption (2018)	143–144	6.4, 12.2	8, 9				
Emissions 2016	305-1 Direct (Scope 1) GHG emissions	145–146	9.4, 11.1, 11.6, 13.2	7, 8, 9				
	305-2 Energy indirect (Scope 2) GHG emissions	145–146						
	305-3 Other indirect (Scope 3) GHG emissions	145–146						
	305-4 GHG emissions intensity	145–146						
Waste 2020	306-3 Waste generated	147–148	11.6, 12.4, 12.5	7, 8				
Employment 2016	401-1 New employee hires and employee turnover	149–151	5.5, 8.5, 8.6, 8.8, 10.3, 16.7	3-6				

GRI Standard	Disclosure	Location	SDG sub-target	Principle of the Global Compact	Omission		
					Requirements omitted	Reason	Explanation
Occupational health and safety 2018	403-1 Occupational health and safety management system	152–153	3.4, 8.8				
	403-2 Hazard identification, risk assessment and incident investigation	152–153					
	403-3 Occupational health services	152–153					
	403-4 Worker participation, consultation and communication on occupational health and safety	152–153					
	403-5 Worker training on occupational health and safety	152–153					
	403-6 Promotion of worker health	152–153					
	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	152–153					
	403-9 Work-related injuries	152–153					
Human rights	406-1 Incidents of discrimination (2016)	154–157	8.7, 8.8, 10.3, 12.7	1-6			
	414-1 New suppliers that were screened using social criteria (2016)	154–157					
Local community 2016	413-1 Operations with local community engagement, impact assessments and development programmes	158–162	4.4, 4.6, 8.6, 10.2, 11.3, 17.17	1, 6, 8			

TCFD Index

	Chapter	Page
Governance		
a) Describe the Board's oversight of climate-related risks and opportunities	Governance, Risk management	36–37
b) Describe management's role in assessing and managing climate-related risks and opportunities	Governance, Risk management	36–37
Strategy		
a) Describe the climate-related risks and opportunities the organisation has identified over the short, medium and long term	Scenario Analysis	120
b) Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy and financial planning	Climate Road Map, Scenario Analysis	117–120
c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario	Climate Road Map, Scenario Analysis	117–120
Risk Management		
a) Describe the organisation's processes for identifying and assessing climate-related risks	Climate Risk Management	118
b) Describe the organisation's processes for managing climate-related risks	Climate Risk Management	118
c) Describe how processes for identifying, assessing and managing climate-related risks are integrated into the organisation's overall risk management	Climate Risk Management	118
Metrics and Targets		
a) Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process	Climate actions, Greenhouse Gas Emissions	119 , 145
b) Disclose Scope 1, Scope 2 and, if appropriate, Scope 3 GHG emissions and the related risks	Greenhouse Gas Emissions	145
c) Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets	Greenhouse Gas Emissions	145

Statutory Sustainability Report Index

Find our statutory Sustainability Report according to the Swedish Annual Accounts Act on the following pages:

Topic	Area	Page
Environmental issues	Policy, review procedures and policy results	139 , 143 , 145 , 147
	Risks and risk management	36–37
	Key performance indicators	139 , 143 , 145 , 147
Social issues and employees	Policy, review procedures and policy results	149 , 152 , 158
	Risks and risk management	36–37
	Key performance indicators	149 , 152 , 158
Human rights	Policy, review procedures and policy results	154
	Risks and risk management	36–37
	Key performance indicators	154
Anti-corruption	Policy, review procedures and policy results	135
	Risks and risk management	36–37
	Key performance indicators	135

Topic Disclosures



Economic Performance

201-1 Direct economic value generated and distributed



Anti-Corruption

205-3 Confirmed incidents of corruption and actions taken



Tax

- 207-1 Approach to tax
- 207-2 Tax governance, control and risk management
- 207-3 Stakeholder engagement and management of concerns related to tax
- 207-4 Country-by-country reporting



Energy

- 302-1 Energy usage within the organisation
- 302-3 Energy intensity



Water

303-5 Water consumption



Greenhouse Gas Emissions

- 305-1 Direct (Scope 1) GHG emissions
- 305-2 Energy indirect (Scope 2) GHG emissions
- 305-3 Other indirect (Scope 3) GHG emissions
- 305-4 GHG emissions intensity



Waste

306-3 Waste generated



Employment

401-1 New employee hires and employee turnover



Occupational Health and Safety

- 403-1 Occupational health and safety management system
- 403-2 Hazard identification, risk assessment and incident investigation
- 403-3 Occupational health services
- 403-4 Worker participation, consultation and communication on occupational health and safety
- 403-5 Worker training on occupational health and safety
- 403-6 Promotion of worker health
- 403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships
- 403-9 Work-related injuries



Human Rights

- 406-1 Incidents of discrimination and corrective actions taken
- 414-1 New suppliers that were screened using social criteria



Local Community

- 413-1 Operations with local community engagement, impact assessments and development programs



Economic Performance

201-1 Direct economic value generated and distributed



Impact on economy, environment, and people

Through long-term, profitable growth generated with consideration for people and the planet, we build trust among our employees, customers, shareholders, suppliers, banks and credit rating agencies. Their trust in us is crucial for our continued growth, while a competitive offering to employees is critical for our success. Heimstaden makes contributions to local societies in all our markets through corporation tax, VAT, and social security payments. Our co-owners are institutional investors, and a large part of our profit is re-invested in people's future pensions.

Actions taken to manage the topic

Our strategy is to acquire, develop, and manage residential properties for rent over the long term. Investment decisions are therefore premised on positive growth in the population and the economy, which generates long-term demand for residential properties in the locations where we operate.

Our Financial Policy serves as a framework for the management of the company's financial risks, such as liquidity, refinancing, foreign currency and interest rates.

Target tracking and evaluation

We continuously measure and assess the effectiveness of our financial governance and review our financial goals as part of our ongoing business. We measure our progress by:

- Acquisition volumes
- Raised equity volumes
- Access to debt markets and ensuring a strong rating for Heimstaden
- Investment and asset management performance

Our Group policies implemented are:

- Financial Policy

The policy applies company-wide and in all our markets and is approved by the CEO.

GRI 201-1 Direct economic value generated and distributed (company-wide)

SEK million	2022	2021	2020
DIRECT ECONOMIC VALUE GENERATED			
Tenants			
Rental income	14,432	9,685	6,992
Economic value generated from rental income	14,432	9,685	6,992
ECONOMIC VALUE DISTRIBUTED			
Employees			
Salaries (incl. social costs and pensions)	-946	-749	-575
Cost for employees	-946	-749	-575
Society			
Suppliers (incl. VAT)	-16,780	-7,463	-3,769
Corporate tax (current tax)	-842	-501	-395
Deferred tax	2,028	-4,691	-1,892
Economic value to society	-15,595	-12,655	-6,056
Owners			
Dividends (payout year)	-12,910	-3,836	-1,232
New share issue (capital injections)	34,211	52,110	13,596
Transactions with the shareholders	21,302	48,274	12,364
ECONOMIC VALUE RETAINED	19,193	44,556	12,731

The calculation is based on reported financials in the Annual Report and is in accordance with GRI guidelines. The intention is to show in a simple way how Heimstaden creates value for its stakeholders and in the economic systems within which the organisation works. The table provides an overview of the directly measurable monetary value Heimstaden adds to stakeholders and how the company thereby contributes to the development of society. Big changes are related to the acquisition of Akelius.





Anti-Corruption

205-3 Confirmed incidents of corruption and actions taken



Impact on economy, environment, and people

Heimstaden’s values make it crucial to conduct our operations responsibly and with a high level of business ethics. Failure to respect the norms of corporate responsibility may increase the improper use of natural resources, the risk of human rights violations in our supply chain, accidents and work-related health problems for our people and barriers to attracting talent to ensure growth and service delivery. Costs may increase due to turnover and/or skill-shortage. Any detected cases of corruption or suspicion thereof may cause economic losses in terms of fines or penalties. This in turn will affect our brand and reputation, increasing the risk of losing customers as well as investor trust, capital and interest.

Because of continuous investor dialogues combined with stricter demands for compliance in these areas, in 2021 we installed a Group Governance, Risk and Compliance (GRC) function that has helped us increase the awareness and focus on these areas in the organisation.

Actions taken to manage the topic

In accordance with Heimstaden’s UN Global Compact commitment, we work actively on anti-corruption measures throughout our compliance management system which involves policies internally and across the length of our value chain. People & Cul-

“People & Culture are responsible for ensuring tools are available for educating employees on our Code of Conduct, culture and values, diversity, inclusion and belonging and anti-corruption. ”

ture are responsible for ensuring tools are available for educating employees on our Code of Conduct, culture and values, diversity, inclusion and belonging and anti-corruption, as well as how to report any breaches using our whistleblowing tool and our employee engagement tool.

Each manager is responsible for ensuring employees are properly trained and informed. To ensure training is delivered, People & Culture follow up on completion rates on a quarterly basis. Whistleblowing and other incidents related to these areas trigger immediate action and are reported quarterly.

Heimstaden provides mandatory e-learning courses for all employees, to be conducted every 18 months. In addition, People

& Culture run culture and values workshops to highlight business ethics guidelines, human rights and working conditions among employees. In the onboarding process, all new hires sign the Code of Conduct and are required to perform mandatory trainings during their first month of employment.

The Purchasing function and internal clients are responsible for setting purchasing function and contractor requirements, as well as monitoring compliance with the Business Partner Principles. For this purpose, we have implemented a self-assessment covering topics such as environment and human rights.

Target tracking and evaluation

GRI 205-3 Confirmed incidents of corruption and actions taken (company-wide)

	2022	2021	2020	2019
Number of reported cases	0	0	0	2
Number of confirmed cases	0	0	0	0

Heimstaden has a whistleblower function where employees and external stakeholders can report any irregularities and violations of the Code of Conduct. The system is owned and managed by a neutral third party. Our Whistleblower Policy specifies how reported cases are to be processed, followed up and communicated. Our vision is to have zero annual confirmed cases company-wide. During the year, zero cases were reported through the whistleblower function, whereof zero cases qualify as whistleblower cases. We started the follow-up at Group level in year 2019 making year 2019 our baseline.

Our Group policies implemented are:

- Anti-Corruption
 - Code of Conduct
 - Business Partner Principles
- Sanctions Policy
 - Whistleblower Policy and Whistleblower Manual
 - People & Culture Policy

The policies apply company-wide and in all our markets. The Code of Conduct is approved by the Board of Directors, Anti-Corruption, Business Partner Principles, Sanctions Policy, Whistleblower Policy and Whistleblower Manual, People and Culture Policy are approved by the CEO.





Tax

- 207-1 Approach to tax
- 207-2 Tax governance, control, and risk management
- 207-3 Stakeholder engagement and management of concerns related to tax
- 207-4 Country-by-country reporting



Impact on economy, environment, and people

At Heimstaden, we view tax as a social responsibility. Taxes make up most of a government’s revenue and provide the resources to build a sustainable society. We believe it is important that tax is paid in the country where value is created, in due time and in accordance with local tax rules.

We also think that it is self-evident to live up to requirements and expectations regarding tax transparency. We work continuously with stakeholders to follow their interests and to identify potentially new requirements in the tax area, including new initiatives by the OECD and other international bodies. If there is uncertainty about a tax matter, Heimstaden often initiates a dialogue with the concerned tax authority to clarify how the matter should be handled correctly.

An integral part of our business is to be transparent with the relevant tax authorities and fully compliant in terms of the administration and payment of taxes. Simultaneously, tax is a cost that can help reduce our business risk, when managed effectively to the level required by law, fulfilling our obligations towards stakeholders.

As we are a multinational group, all subsidiaries carry out their operational business activities in their respective jurisdictions.

However, our subsidiaries will never be entities that engage in illegal tax planning, which we consider unacceptable.

Actions taken to manage the topic

Heimstaden’s handling of tax is ultimately regulated by the group’s tax policy and special local tax policies where applicable. The policy covers governance principles, risk profile, relations with the relevant authorities, organisational roles and responsibilities, and structures and routines for tax communication.

The policy is owned by the CFO and, where applicable, by the local financial manager. The policy covers all levies paid to respective countries’ tax authorities and applies to all subsidiaries and employees in Heimstaden Group from the date of adoption.

We have a low risk profile when it comes to tax with a large local presence. Our goal is to always have a correct handling and reporting of tax risks. Effective tax risk management in connection with acquisitions requires tax to be part of the Group’s due diligence processes. Identification of tax issues involving acquisitions is principally managed by the investment teams, who work closely with local external counsel to review, carry out due diligence and advise on a robust integration into

the group’s approach to taxes, supported by local or Group Tax resource where relevant.

The CFO has the operational responsibility for the Group’s tax position across all territories and has delegated the day-to-day responsibility for tax to the respective local finance manager and finance department. Significant tax matters are routinely addressed in Audit & GRC Committee meetings, in which the Group auditor is also present. Careful monitoring of Transfer Pricing is an integral part of mitigating any negative impact on our tax footprint.

In the event of late filings or non-adherence to statutory deadlines, reasonable efforts shall be made to correct the situation in consultation with Group Tax. Unintentional errors in submissions to tax authorities shall be corrected and communicated to the relevant tax authorities as soon as they have been identified.

Any person suspecting serious business irregularities can alert Group Tax or use our Whistleblowing function, which is explained further in the section Human Rights on [page 154](#).

Heimstaden intends this section to satisfy any statutory responsibilities it may have to disclose its approach to the management of taxes.

Target tracking and evaluation

Group Legal and Tax evaluate the management approach by reporting tax at Group level, monitoring and providing Group oversight of tax, and assisting with tax advice.

In some countries the Group employs local tax counsels to take part and oversee recurring tax reporting to local authorities. In other countries there is a close collaboration with external counsel to meet tax reporting requirements, ensuring compliance in line with the tax policy.

Heimstaden prepares and intends to have Transfer Pricing documentation updated on an annual basis, consisting of a Group Master File and Local File for each country in which the Group operates. This standardised framework is transparent on key tax drivers on an aggregated level and is also disclosed to stakeholders such as local tax authorities, where relevant.

Heimstaden files an aggregated country-by-country report at Group level undertaking relevant notification procedures to tax authorities in each country. Heads of Finance at a country level together with Group Tax ensure an annual review of the results to identify any material discrepancies between aggregated revenues and the country-by-country tax position. The country-by-country reporting on tax is shown in the table below.

GRI 207-4 Country-by-country reporting (company-wide)

SEK million	2021									
	Sweden	Norway	Denmark	Nether-lands	Germany	Czech Republic	Iceland	Poland	Finland	UK
Number of employees (Headcount)	459	147	244	118	132	715	21	9	0	3
Revenues from third-party sales	2,925	777	2,623	1,143	805	1,572	120	0	16	1
Revenues from intra-group transactions with other tax jurisdictions	1,851	222	273	337	124	614	15	0	0	9
Profit/loss before tax	1,849	282	6,803	8,140	1,070	2,767	338	0	86	-5
Tangible assets other than cash and cash equivalents	63,372	5,672	66,648	27,335	67,609	17,997	4,498	0	1,014	975
Corporate income tax paid on a cash basis	74	63	76	185	-64	125	0	0	2	36
Corporate income tax accrued on profit/loss	74	82	261	125	-37	64	1	0	2	0

The table contains country-by-country reporting for year 2021 for all countries in which Heimstaden operated during the year. Data from FY 2021 is the most recent available data. See the table section for data on previous year. Data related to the acquisition of properties from Akelius in December 2021 is not included in this overview.

Our Group policies implemented are:

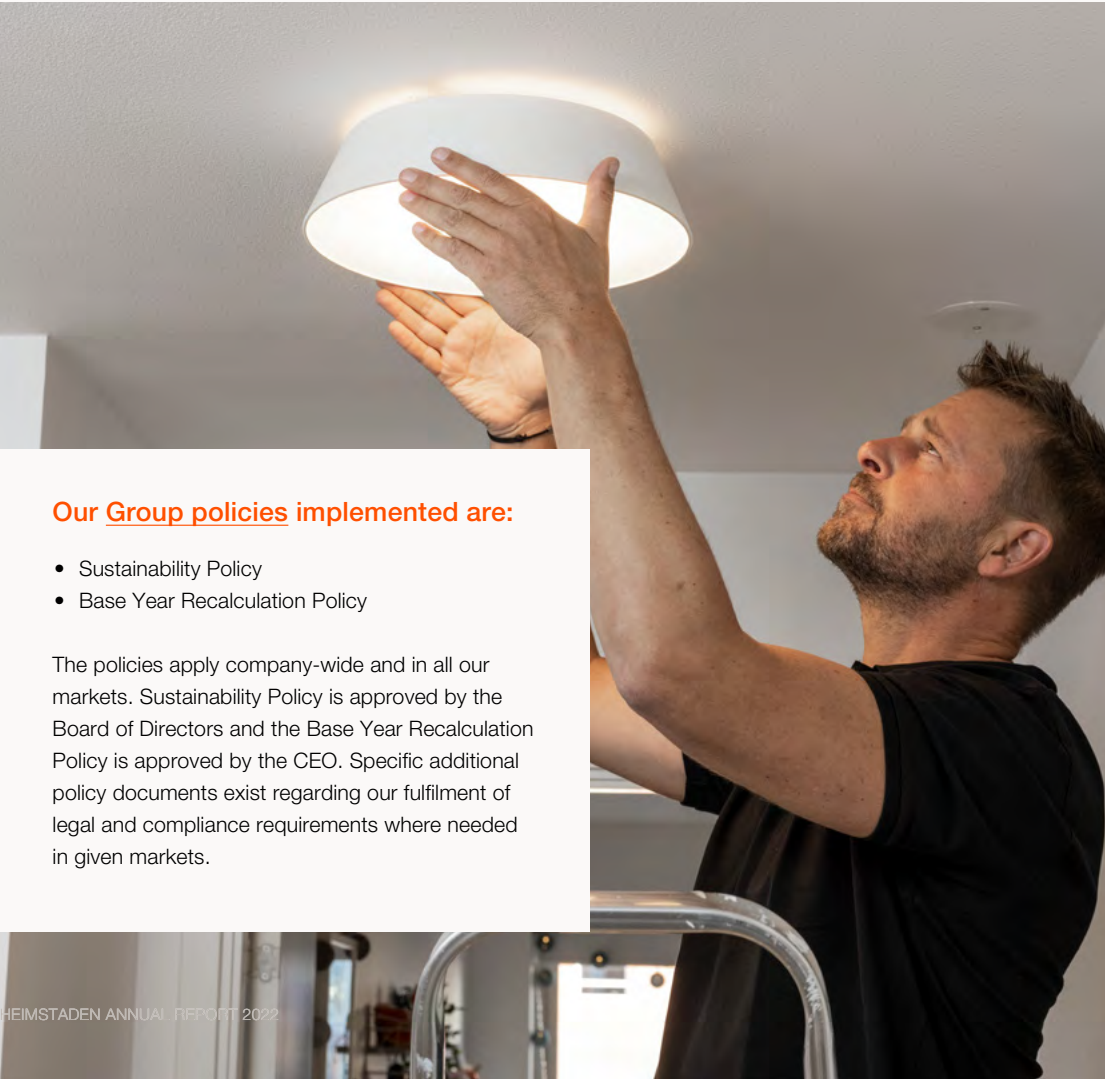
- Tax policy

The policy applies company-wide and in all our markets and is approved by the CEO.



Energy

302-1 Energy usage within the organisation
302-3 Energy intensity



Our Group policies implemented are:

- Sustainability Policy
- Base Year Recalculation Policy

The policies apply company-wide and in all our markets. Sustainability Policy is approved by the Board of Directors and the Base Year Recalculation Policy is approved by the CEO. Specific additional policy documents exist regarding our fulfilment of legal and compliance requirements where needed in given markets.

Impact on economy, environment, and people

We use energy for heating and electricity in our properties. Operating our buildings has a direct impact on energy usage and energy cost. In some countries, the energy cost is directly transferred to the customer on a yearly basis as a part of the property’s operating cost. By implementing energy-efficiency measures, we can lower energy usage, climate impact, and costs for Heimstaden and customers. The amount of fossil fuel we use has a negative impact on the environment, which we can counteract in selected buildings by fuel shifts to more efficient solutions or renewable energy sources. In all countries, we purchase renewable electricity to lower the negative environmental impact of fossil fuels. When acquiring properties, we include them in the renewable electricity supply when possible. Unfortunately, we cannot control energy usage in all our properties, as explained in the Reporting Principles section. In 2022, we have assessed our solar suppliers to track if there is any risk of human rights being abused in the supply chain, as we have seen from experience that materials used in solar photovoltaic cells have come from regions where human rights could be negatively affected.

Energy-efficiency measures and fossil-free energy are considered important to our stakeholders and affect our customers’ ability to live sustainably. This is also an important topic for Heimstaden’s owners, resulting in the Board of Heimstaden

“By implementing energy-efficiency measures, we can lower energy usage, climate impact and costs for Heimstaden and the customers.”

Bostad, where most of the properties are located, deciding to set a science-based target. Actions to achieve the target are defined in a Climate Roadmap, which is approved by the Board of Heimstaden Bostad.

Actions taken to manage the topic

Our energy focus is based on Heimstaden’s business strategy and underlying sustainability strategy.

In the Climate Roadmap section, you can read about our climate governance, strategy and Heimstaden Bostad’s SBTs. We work continuously on energy-efficiency improvements throughout our organisation in all countries and train our staff in energy-efficient operations. Energy-efficiency measures are prioritised according to the expected impact on energy usage and GHG emissions at a reasonable cost. When making acqui-

sitions, we always screen properties, resulting in an action plan for energy-related measures.

We reduce the amount of purchased energy through the following actions:

- We certify all of our own developments in Sweden with Sweden Green Building Council's 'Miljöbyggnad Silver' certification. In UK and Poland, several turnkey developments are certified with BREEAM (level: very good) and in Denmark with DGNB. These projects cover approximately 1% of our total portfolio.
- Operational energy efficiency of our buildings is a very important part of our business. On average 5–10% of the energy use in the buildings could be saved over a two-year period just by running the buildings in the right way. To achieve this, Heimstaden has implemented a Group function focused on energy management as well as resources in our local organisations, which ensures that we have the right capabilities in place.
- We focus in several markets on thermal insulation of walls and attics, and window replacement projects, which reduces energy consumption and improves the indoor environment for the customers. Some of the areas we focus on in our different markets, depending on the local conditions, are replacement of old inefficient centralised heating systems and boilers with efficient new ones, installation of heat pumps for heat recovery, smart control systems, efficient controlled fans and hydraulic balancing.
- During 2022, we conducted a major mapping of our 20 multi-family homes in the Netherlands, to make them more energy efficient. Some examples of the short-term actions identified include adapting the settings of the temperature heating curves, insulating pipes, replacing valves, and pressure testing and commissioning. The mapping will also be

- used to planning optimisation and the replacement of technical installations in the coming years.
- We have a target to install photovoltaic cells on all new construction projects (when applicable).

Among the topics on which we assess our energy suppliers are the environment and human rights, which you can read more about in the Human Rights section.

Target tracking and evaluation

In Sweden, Norway, Denmark, Germany, Netherlands, Finland, Iceland, and Poland, we are compiling energy statistics monthly or quarterly to detect deviations in energy usage and to act on them where needed. In the other countries, we compile energy data annually at a minimum to ensure there is ample progress to reach our targets in time, as described in the Reporting Principles. That gives us the chance to implement more actions if needed. We are constantly working to improve data quality through new digital solutions and performing a quarterly quality check on energy data.

Our Climate Target is in line with the 1.5°C ambition of the Paris Agreement, meaning we are committed to reducing Scope 1, 2 and 3 category 13 GHG emissions by at least 42% by 2030, using 2020 as the reference base year. The baseline will be recalculated every year as described in our Baseline Policy. Climate Roadmap actions are ongoing, with the intention to invest over SEK 7 billion to implement the measures needed to reach the target. Fuel shifts and energy reduction will be a key measure, where we aim to reduce the amount of energy purchased by 2% per square metre annually until 2025 in comparable property portfolios, with 2019 as the baseline. The results for 2022 are described in the adjacent table GRI

1,224,225, 302-3 Energy consumption in the properties in MWh.

Normally, trimmings and one calendar year of operation are required before energy-efficiency measures are fully effective. In addition to this operational phase, most energy investments

require planning. In some cases, they require permission from the authorities, which can also mean that a project start can be delayed by several months to as much as one year from the original decision on implementation.

GRI 302-1, 302-3 Energy consumption in the properties in MWh (company-wide)

	2022	2021	2020
Heating	999,881	784,079	637,522
Of which renewable heating	474,466	371,090	279,163
District cooling	271	326	203
Electricity	103,872	76,507	71,536
Of which renewable electricity	100,880	74,268	68,240
Total energy consumption (heating, cooling, electricity)	1,104,024	860,912	709,261
Electricity production (Solar power)			
Installed capacity (photovoltaic cells), kWp	2,011	1,262	374
Estimated energy production, MWh	1,535	595	456

The data for 2022 includes the purchased energy by Heimstaden in Sweden, Norway, Denmark, Netherlands, Germany, Finland, Poland, Iceland, and UK. For Czech Republic the energy consumption from year 2022 is not yet available and therefore estimates are used, based on the energy consumption figures from 2021. Properties where customers have their own energy contract are not included, as it is not possible for Heimstaden to obtain the energy data. In 2022, the total energy consumption has increased in absolute numbers due to our growing business and the acquisition of Akelius property portfolios in Sweden, Germany and Denmark and more properties. However, we decreased the energy usage per sqm with 11% in 2022 versus 2021. For more information, please see the Energy intensity section on [page 141](#).

Energy intensity¹

		2022	2021	2020
Energy in kWh/sqm/year		138	161	145
Weather-corrected energy in kWh/sqm/year	Target: Reduce energy intensity by 2% annually (weather corrected)	147	165	-
Annual change in energy intensity in kWh/sqm/year (weather corrected).		-11%	-	-

¹ Based on comparable properties, for more information see the reporting principles on [page 114](#).

The energy performance is based on energy consumption within Heimstaden properties as per the above table. The denominator consists of the net leasable area of those properties where Heimstaden has the energy contract, and the numerator consists of energy use for an entire year. Properties where customers have their own energy contract are not included, as it is not possible for Heimstaden to obtain the energy data. Also, properties that lack energy data for an entire year (such as acquisitions and divestments during the reporting year) are excluded from the intensity figures. Between 2021 and 2022 the weather corrected energy use per square metre decreased with 11% due to our energy efficiency measures and tenant engagement.

EPC labels

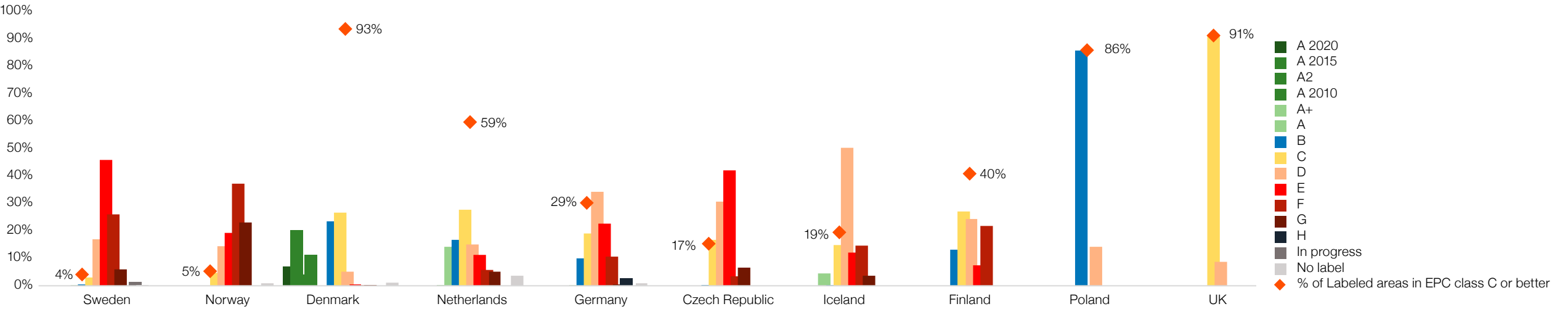
The EPC labels for Heimstaden are shown in table and graph “Breakdown of EPC labels per % of square metres per country” on [page 142](#). The implementation of the EPC label system varies between the countries, which is described in the table.

The graph below describes how EPC classes of our buildings are distributed in each market. The way in which EPC system is applied and how levels for letter grading of buildings are calculated and defined vary according to the different countries’ legislation. This means that a direct comparison among the countries’ different classifications cannot be made. In addition to this variation in the grading system, the outcome is also affected by the age of the building stock in each country.



Breakdown of EPC labels per % of square metres per country

Country	Sweden		Norway		Denmark		Netherlands		Germany		Czech Republic		Iceland		Finland		Poland		UK	
EPC label	% of EP	% of sqm covered	kWh/(m² year)	% of sqm covered	kWh/(m² year)	% of sqm covered	kWh/(m² year)	% of sqm covered	kWh/(m² year)	% of sqm covered	CI value	% of sqm covered	kWh/(m² year)	% of sqm covered	E number kWh/(m² year)	% of sqm covered	kWh/(m² year)	% of sqm covered	SAP Assessment score	% of sqm covered
A 2020					20	7%														
A 2015					<30 + 1000/A	20%														
A2					<50 + 1600/A	4%														
A 2010					<52.5 + 1650/A	11%														
A+							<105	0,3%												
A	≤50	0,0%					<160	14%	<50	0,1%			<85 + 600/A	4,4%	E number ≤ 75	1,3%				
B	≤75	0,4%			<70+ 2200/A	24%	<190	17%	<75	10%	<75	0,4%	<95 + 1000/A	0,1%	76 ≤ E number ≤ 100	3%	<75	86%		
C	≤100	3,1%	< 110 + 1500/ A	4,7%	<110+ 3200/A	27%	<250	28%	<100	19%	<100	17%	<110 + 1500/A	15%	101 ≤ E number ≤ 130	17%			69–80	91%
D	≤135	17%	< 135 +2200/ A	15%	<150+ 4200/A	5,1%	<290	15%	<130	34%	<150	31%	<135 + 2200/A	50%	131 ≤ E number ≤ 160	42%	<130	14%	55–68	9%
E	≤180	46%	< 160 +3000/ A	19%	<190+5200/A	0,4%	<335	11,3%	<160	23%	<200	42%	<160 +3000/A	12%	161 ≤ E number ≤ 190	22%				
F	≤235	26%	< 200 + 4000/ A	37%	<240+ 6500/A	0,0%	<380	5,8%	<200	11%	<250	3,5%	<200 + 4000/A	15%	191 ≤ E number ≤ 240	5,4%				
G	>235	6,1%	>200	23%	>240+ 6500/A	0,3%	>380	5,2%	<250	0,4%	>250	6,6%	>200	3,7%	241 ≤ E number	10%				
H									>250	2,9%										
In progress		1,2%																		
No label		0,3%		0,9%		1,0%		3,7%						0.00%						
Label areas coverage of total area in %																				
% in (A to C) area	100,0%		100%		100%		100%		100%		100%		100%		100%		100%		91%	
% in (G to H) area	3,5%		4,7%		93%		59%		29%		17%		19%		21%		86%		0%	
	6,1%		23,2%		0,3%		5,2%		3,3%		6,6%		3,7%		10%		0%		0%	





Water

303-5 Water consumption



Impact on economy, environment, and people

Water must be treated as a scarce resource, since water scarcity may occur due to a changing climate, causing altered weather patterns including droughts, floods, increased pollution, and increased human demand and overuse of water. Heimstaden’s own water use is a minor part of the total water use in our properties; the majority of usage comes from our customers’ activities such as personal hygiene, washing, and cooking. Nevertheless, we still have a responsibility to support our customers in living sustainably by offering responsible water management and water-efficient equipment.

Actions taken to manage the topic

Heimstaden’s environmental focus is based on our strategic pillars, underlying sustainability strategy and sustainability policy. We have set a target to reduce our water use by at least 1% per square metre annually through to 2030. In Sweden, Norway, Denmark, Germany, Netherlands, Finland, and Poland, we are following up water usage monthly or quarterly to detect variations in water usage and to act on them. We compile water data per country annually as a minimum requirement to ensure there is ample progress to reach our targets in time. When we renovate apartments, the mixer taps, toilets,

“We have set a target to reduce our water use by at least 1% per square metre annually through to 2030.”

and shower equipment are replaced with new efficient ones. At the end of 2021, Heimstaden Netherlands started a pilot programme for customer nudging, where we actively encourage our tenants to use less water. The four targeted buildings saved an average of 5% water during the half-year project. In a number of selected properties in Sweden, Norway, and the Netherlands we are evaluating smart metres with continuous leakage control that allow us to detect deviations immediately. We are also investigating the possibility of installing heat pumps that recover the heat from the wastewater systems in our buildings. In one of our new build projects in Sweden, we have a pilot installation that we will evaluate and use as a test platform for future installations in our existing stock.

Target tracking and evaluation

In Denmark and Czech Republic, water statistics are compiled only once annually, meaning water consumption figures for the full-year 2022 are not available for all the properties in the table below.

In these cases, the 2021 figures for water consumption are used. In Iceland, water is usually not measured and therefore not included.

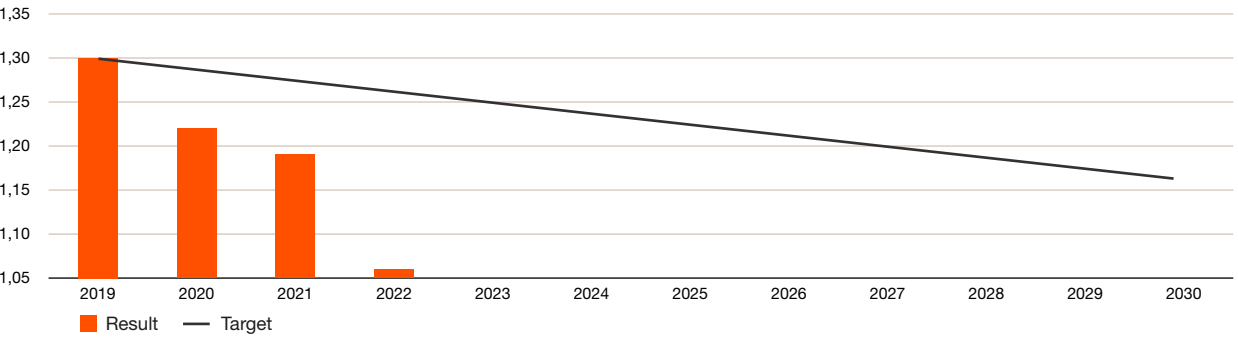
GRI 303-5 Water consumption (company-wide)

	2022	2021	2020
Total water consumption m ³	9,806,756	7,592,252	6,955,106
Building water intensity (per year) m ³ per sqm	1.06	1.2	1.2

Data for 2022 includes water use in Sweden, Norway, Netherlands, Germany and partly Denmark. For other properties, water consumption is not yet available and therefore water consumption values for 2021 are used for the Czech Republic and partly Denmark. Total water consumption for 2022 has increased due to new acquisitions.

The building water intensity in our stock has decreased significantly during 2022 versus 2021. This positive trend has been on-going for some years, and is a combined result from the technical measures that we have implemented and our tenants water saving behavior. Examples on measures done is that we have installed water efficient taps when replacing old ones, adding water saving equipment on existing showers and taps and the information campaigns that we have performed in order to engage our tenants to use water more efficient.

Building water intensity in m³ per sqm per year





Greenhouse Gas Emissions

- 305-1 Direct (Scope 1) GHG emissions
- 305-2 Energy indirect (Scope 2) GHG emissions
- 305-3 Other indirect (Scope 3) GHG emissions
- 305-4 GHG emissions intensity



Impact on economy, environment, and people
GHG emissions have a negative impact on the climate and the environment through rise in temperatures, air and water pollution, rising sea levels, and extreme weather events. This in turn affects people through forced displacements, water and food insecurity and a variety of health-related impacts. Focusing on reducing emissions is the only way forward, lowering the negative impact and increasing opportunities for external financing.

GHG emissions occur throughout our entire value chain, including our suppliers, contractors, and customers. Most of the Scope 1 and 2 emissions are generated by energy usage in our properties, while Scope 3 emissions mostly come from our tenants’ energy consumption, new construction, reconstruction, and renovation.

Our investors are frequently asking for our progress and actions taken to lower our GHG emissions. This is also an important topic for Heimstaden’s owners, resulting in the Board of Heimstaden Bostad, where most of the properties are located, deciding to set science-based targets. Actions to achieve the targets are defined in a Climate Roadmap, which is approved by the Board.

“Heimstaden Bostad commits to reduce absolute Scope 1, Scope 2 and Scope 3 category 13 GHG emissions covering downstream leased assets”y 2030 from a 2020 base year.”

Actions taken to manage the topic
Our environmental work is based on Heimstaden’s strategic pillars and underlying sustainability strategy.

The target boundary includes biogenic land-related emissions and removals from bioenergy feedstocks. In addition, Heimstaden Bostad commits to 27% of its suppliers by spend covering category 1 – purchased goods and services – having science-based targets by 2027. The target is in line with the 1.5°C Paris Agreement ambition. To be able to achieve our objectives in time, we have assigned a clear budget to the climate target, as described in the Climate Roadmap section on [page 117](#) and will evaluate emissions data annually to track our progress, as shown in the table Science Based Climate Target on [page 146](#).

Fuel shifts, energy efficiency, and customer nudging are our key actions to lower Heimstaden's emissions in all three scopes for our existing properties. Besides energy-efficiency measures described in the Energy Section on [page 139](#), the following actions reduce our GHG emissions:

- For the Czech Republic we are working to shift to more energy-efficient heating by replacing local boilers in each apartment with central heat pumps or gas boilers in the buildings. We also perform fuel shifts from fossil-based district heating to heat pumps running on renewable electricity.
- Renewable energy production is an important key action for us to achieve our climate goals. During 2022 in Sweden, we have installed solar photovoltaic cells and geothermal heat pumps.

In Sweden, Heimstaden reduces emissions in its own developments when certifying with Sweden Green Building Councils Environmental label Miljöbyggnad, Silver level, (20% less than Sweden's NZEB (Near zero-energy building), conducting Life Cycle Assessments (LCA) and requesting Environmental Product Declarations (EPD) that enable calculations on specific carbon equivalent (CO₂e) emissions. A sustainability program, with demands on developer and suppliers regarding emission reduction measures, has also been implemented for our own developments in Sweden. For turnkey developments in all countries we are implementing requirements for full LCA calculations on buildings larger than 5,000-sqm gross area and energy performance at least 10% lower than the national NZEB (legal requirement).

Target tracking and evaluation

We consolidate energy data per country at least annually to ensure there is ample progress to achieve our targets in time. This allows us to implement more actions if needed. The table GHG emissions Scope 1 and 2 on this page shows Heimstaden's GHG emissions for Scope 1 and 2, based on energy usage in the properties, fuel for vehicles and refrigerants. In our Scope 3 assessment we cover all the categories applicable to our organisation. In most cases we used emission factors based on standard values due to lack of measured data. Our ambition is to replace those assumptions step-by-step with measured data through our suppliers and contractors. See the GRI 305-3: Scope 3 emissions per country Table for more detailed information about our Scope 3 emissions.

Our [Group policies](#) implemented are:

- Sustainability Policy
- Base Year Recalculation Policy

The policies apply company-wide and in all our markets. Sustainability Policy is approved by the Board of Directors and Base Year Recalculation Policy is approved by the CEO

GRI 305-1, 305-2, 305-3, 305-4 GHG emissions Scope 1, 2 and 3 (company-wide)

	2022	2021	2020
Scope 1 in tonnes CO ₂ e	23,087	12,022	1,660
Scope 2 Market-based in tonnes CO ₂ e	170,012	195,935	175,258
Scope 2 Location-based in tonnes CO ₂ e	173,526	197,783	175,745
Biogenic emissions in tonnes CO ₂ e	399	448	393
Scope 3 in tonnes CO ₂ e	-	343,084	242,828
Scope 1 and 2 emissions in tonnes CO ₂ e / SEK million revenues (market-based)	13	23	25
Scope 1 and 2 emissions in kg CO ₂ e/sqm	24	40	36

Heimstaden's GHG emissions for Scope 1 and Scope 2 are based on the energy purchased (see Table Energy Consumption in the Properties on [page 140](#)) by Heimstaden within Heimstaden properties, fuel from vehicles owned or leased by Heimstaden, and refrigerants. Fuel for vehicles and refrigerants are only included since 2021, since we have not measured these before. Heimstaden's GHG emissions decreased in 2022 compared to 2021. However, total Scope 1 emissions are increasing compared to last year. This is mainly due to the acquired Akelius portfolio in Germany of which many properties use natural gas or oil for heating. We see a big reduction in the Scope 2 emissions. This is mainly due to the new emission factors for district heating that we received from Veolia regarding our Czech portfolio, which were much lower than what we previously estimated. The emissions for the Czech Republic from 2021 in the GRI 305-1, 305-2 tables have not yet been updated with the new emission factors, which is reflected in the big difference between 2021 and 2022. As the emissions in the Czech Republic are such a big share of the total emissions, this correction also impacts the total emission intensity figure for the year, which decreased. Scope 1 emissions came from natural gas and oil for heating, vehicles, and refrigerants. Scope 2 covers district heating and consumption of electricity in the properties. The calculations have been performed in accordance with the GHG protocol, applying the financial control approach. For 2022, emission factors from 2021 are used and have been obtained from Heimstaden's energy suppliers. Gases included in the calculations are mostly CO₂, but can also include CH₄, N₂O, and refrigerants used in the production of district heating. For the emission intensity figure the denominator consists of the lettable area in the properties where Heimstaden signs the energy agreement, and the numerator consists of GHG emissions during a whole year. Properties that lack data for an entire year (such as acquisitions and divestments during the reporting year) are excluded from the intensity figures. Data on Scope 3 2022 is not available yet since the mapping of our Scope 3 emissions will be performed during Q1-Q2 2022. Nevertheless, we have included category 13 to track progress in our science-based climate targets. For more detailed figures, please see the GRI 305-1, 305-2, 305-4: GHG emissions scope 1 and 2 Table.

Science-based climate target

Science-based climate target, 42% reduction by 2030	2022	2020 (recalculated)
Scope 1 in tonnes CO ₂ e	21,880	25,961
Scope 2 Market-based in tonnes CO ₂ e	168,484	167,984
Scope 3, category 13 in tonnes CO ₂ e	152,330	140,862
Total emissions included in target	342,694	334,807
% Reduction of CO ₂ e emissions compared to 2020, with a recalculated baseline	2%	
Share of spend from suppliers with science-based targets	5%	5%

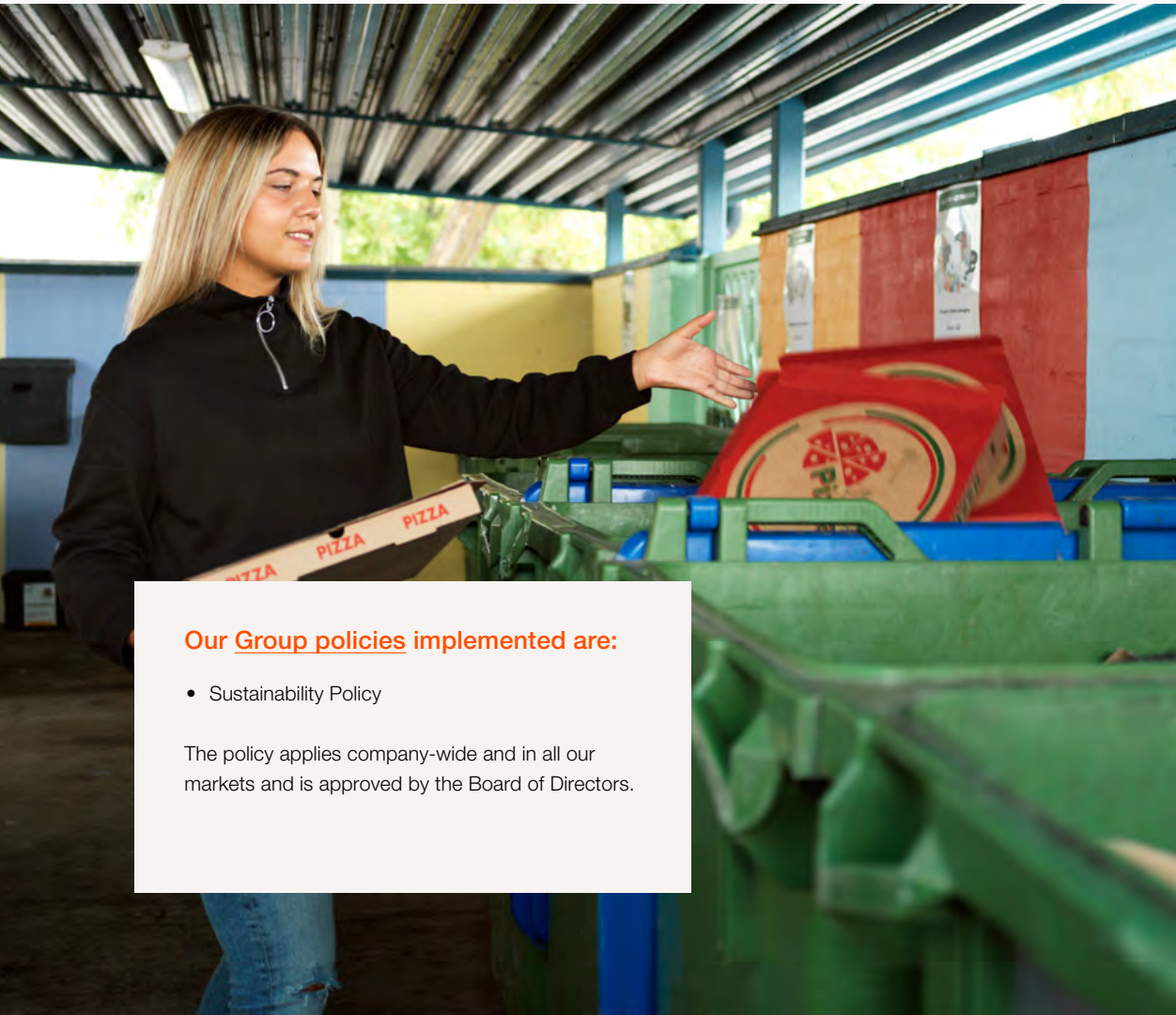
Compared with 2020, the emissions in Scope 1, Scope 2, and Scope 3 (category 13) increased with 2% in 2022. The increase in emissions is mainly due to the increase of emissions from the tenants' purchased energy, Scope 3. The emission factors from the Association of Issuing Bodies (AIB) for 2021 (used for 2022) were higher than those in 2020. According to AIB this was due to an increased level of production for all energy sources in 2021 compared to 2020. In Scope 1 and Scope

2 we see a 2% decrease in the emissions, this is related to our energy efficiency measures, switching to renewable electricity contracts and lower district heating emission factors in the Czech Republic compared to 2020. Note that the table contains a recalculated baseline due to acquisitions made after the base year. Read more about the method in the Reporting Principles on [page 114](#).



Waste

306-3 Waste generated



Our Group policies implemented are:

- Sustainability Policy

The policy applies company-wide and in all our markets and is approved by the Board of Directors.

Impact on economy, environment, and people

There has been a dramatic increase in annual resource extraction during the last century. Society can conserve natural resources and protect the environment by reducing usage and increasing the reuse and recycling of materials. In our organisation, waste is generated in new construction, reconstruction, renovation projects and property management. By reducing waste, we can have a positive impact on the costs linked to waste management as well as reduce emissions from waste. Waste also impacts people’s human rights and health through water and air pollution, alongside the increased risk of spreading infectious diseases.

Heimstaden’s Stakeholder Engagement Programme indicates that proper recycling of waste is one of the top three areas on which our customers want the company to focus. Actions in the organisation will be prioritised once the analysis of the programme’s findings is complete.

Actions taken to manage the topic

Heimstaden will lower the amount of waste produced in our projects and operations through proactive choices and assessing the potential of projects with contractors. In addition, our tenants produce waste. By offering waste-sorting bins, we can reduce the amount of unsorted waste while increasing recy-

cling and reuse. We inform our tenants via social media, with signs and through other channels on how to reduce and recycle waste. In Sweden, Heimstaden conducted a pilot project to investigate the waste facilities in properties and the opportunities for waste separation, resulting in better recycling and a financial profit. The pilot project led to an assessment of all waste facilities in Sweden during 2022 and steps to enable more waste separation in our properties. In Norway, we compile data annually on waste generated from operations, including smaller renovations and repairs. In Iceland we are working proactively on an information campaign with a municipality to prepare tenants and society on approaching waste regulations. During 2022 we initiated a Group project on waste management that will cover all Heimstaden markets.

We require the new construction contractors of Heimstaden’s own developments in Sweden to manage the reduction of packaging and to recycle filling mass and at least 80% of waste. Heimstaden also requires a report documenting how the contractor has planned its purchasing and production to reduce the generation of waste. Requirements on building waste in accordance with the EU Taxonomy are currently being implemented in our own development projects in all countries, and a waste report on turnkey developments.

Target tracking and evaluation

Heimstaden's data on waste is, to a large extent, based on assumptions and standard values, making it challenging to analyse our impact and prioritise actions. The EU Taxonomy requires a minimum of 70% waste recycling at building sites, and we ensure compliance with this through agreements with our developers. Our ambition is to collect this data at the end of development projects and in the future define more thresholds on waste management in projects. Collecting customers' waste management data differs from country to country where we operate. We work actively to improve our recycling stations and nudge Heimstaden's customers to reduce and separate waste, sharing experience and best-practice procedures both within the country and across borders.

GRI 306-3 Waste generated (company-wide)

	2021	2020	2019
Total weight of waste generated by the tenants in tonnes	100,741	99,171	39,066

Weight of waste generated by customers is a calculation based on the number of customers. Waste has therefore risen as we have acquired more properties every year. Waste generated by contractors in new construction and reconstruction is not included, because we do not have sufficient data at Group level yet. Data for 2021 is the latest available data.





Employment

401-1 New employee hires and employee turnover



Impact on economy, environment, and people

At Heimstaden, we seek to provide excellence in life quality at work and a Friendly Workplace through the engagement, involvement, satisfaction, and general well-being of our people. These efforts help to ensure we are an attractive employer that is able to recruit, develop, and retain skilled personnel.

The cost of staff turnover is high in terms of new recruitment as well as the need to rebuild skills and knowledge that are lost. Currently, we are monitoring turnover using KPIs that cover all turnover and voluntary turnover, with a target of below 15% for voluntary turnover. For the remaining turnover, we look into those departments showing unusual turnover numbers. As an example, if we terminate many employees due to poor performance in one department, it may indicate we need to work on improving the recruitment process, expectations management, and training, or it may be a leadership issue. We also investigate further if there are unusually high numbers of contingent workers over a long period of time, and if we then need to consider hiring in-house instead. The People & Culture department analyses these data to create action plans.

Work tasks can have an impact on the environment, for example when linked to material use and energy use. It is therefore important to train personnel and make sure they follow Group policies and local guidelines.

“Heimstaden AB has joined the UN Global Compact and we work actively in accordance to that commitment to establish favourable terms of employment and ensuring that there is no harm to human rights.”

We also have workers who are not employees, such as contingent workers. In 2022, we had 110 workers who were not employees. They are mainly found in our white-collar staff departments such as Finance, IT, Corporate Communications, and People & Culture. They can also be present in our operations as temporary substitutes or for hires within property management, administration, back office, customer care, facility management and letting. These positions are normally contracted for a fixed period of time with monthly or hourly remuneration. For Operations, the numbers tend to increase during summer holidays and for Group functions the need is more ad hoc.

Turnover is a paramount aspect for Executive Management

to monitor as it is a good indicator on how well we live up to our employee value proposition and pledge to offer a Friendly Workplace. In addition, it is one of the areas investors and the Board usually focus on.

All information regarding employees pertains to employees of Heimstaden AB and Heimstaden Bostad AB.

Actions taken to manage the topic

The People & Culture department is responsible for developing policies that address Heimstaden’s relations with our people as an employer and with the people in the external talent market interested in working for us. As legislation is amended and new requirements are added, efforts to set out, revise and maintain policies are performed annually. Managers and employees are at the same time jointly responsible for emphasizing and adhering to these policies.

In the Friendly Workplace section on [page 13](#), we describe all key ambitions and our definition of a Friendly Workplace. For each area, we work with KPIs that we monitor quarterly. This gives us a good indicator on how well we deliver to each promise. We are aware that our staff turnover is partly due to high workload caused by our growth and hence high rate of change and demands to continuously adapt our processes and structure to our growing business. Also, when growing through acquisitions, there is always a certain natural turnover as the culture of an acquired company does not always have an immediate fit with Heimstaden’s. Culture and value work are therefore a high priority and natural part of all our dialogues.

The ability to grow, develop, and take on new roles is important for today’s talent. Failure to provide employees with career paths and development opportunities increases turnover risk. In 2021, we launched an education platform in Workday that

has steadily increased our provision of training and raised the visibility on the opportunity for employees to apply for such training. Furthermore, since 2021 we are working towards implementing the Mercer framework for a 2023 launch to all employees that will display different vertical and horizontal career paths.

In 2022 our approximately 2000 employees together completed almost 10,000 digital and classroom courses. We currently use 250 licences to LinkedIn Learning, enabling access to 8,000 courses in various subjects. We have also successfully continued our leadership program, Leading@Heimstaden, by combining online and offline learning, developed a programme for new managers called New@Leading. We have continued our Leadership on the Go concept with focus on topics such as work health and safety, distance leadership, diversity, recruitment, and performance development.

Remuneration

The purpose of Heimstaden’s remuneration policy is to provide guidelines on how to work with compensation, benefits and rewards. It ensures that remuneration is fair, principles are transparent and that no unexplained differences occur when benchmarking salaries within or across departments. Employees should understand the basis on which salary is set and thus be able to influence their salary level by improving work performance, enhancing skills, and taking greater responsibility in the workplace.

Principles

- Remuneration is used to reward performance and to reinforce our desired culture and values.
- Four factors determine remuneration: market pay; individual experience and competence; performance and results; and adherence to our values.

- Our remuneration guideline ensures that we attract people who make a positive difference and that we retain and reward motivated employees who contribute to Heimstaden achieving its business strategy and goals.
- Remuneration is one part of our total employment package, which includes opportunities for personal development and flexibility in work-life balance, which contributes to the well-being of our employees.
- The remuneration package is made up of one or several components depending on employee role (base salary, short and long-term incentives, pension, insurances and other benefits).
- We do not strive to be the market leader in compensation, but offer competitive terms in our local markets.
- For certain positions there is the possibility of short or long-term bonus programs.
- We have an annual salary audit where we review differences based on gender or other factors. Employees are entitled to compensation according to local legislation during parental leave. Annual benchmarking does not yet take place in all markets, but is planned to be carried out in 2023.
- Change of role/job does not automatically lead to an adjustment of salary. A salary increase (or in the case of a demotion, salary decrease) can be made between the annual salary review only in the case of a promotion or other major permanent increase in job content and responsibility. This is always done in consultation with the responsible manager and the People & Culture department for final approval by the manager’s manager. When an employee returns from leave or studies for a longer period than one year, a review of the salary scale shall be conducted. At this juncture, any changes that might have occurred during the period of leave should be considered.
- All employees are eligible for base salary. Long-term incentives are usually discretionary cash bonuses reserved for

Group Management, country managers and other positions identified as critical to the company. Some executive management positions are eligible for stock programmes (Chief Executive Officer, Chief Investment Officer, Chief Operations Officer, Chief Finance Officer, Chief Asset Management Officer) as well as select positions in business development. Short-term incentives are usually annual discretionary bonuses or commission. The former is used mainly in country management roles or select business-critical positions. Commission is mainly used in our Letting department. From time to time, annual discretionary bonuses can be granted to all employees who are not part of other programs.

Roles and responsibilities in the annual salary review

CEO/COO

- Concludes and annually reviews Heimstaden guidelines for remuneration to adapt it to business objectives and strategy.
- Concludes the final remuneration framework.

Country Manager

- Concludes and annually reviews that the country is aligned with Heimstaden Group guidelines for remuneration to adapt it to business objectives and strategy.
- Is the approver for the annual local salary review.

People & Culture

- Conducts external benchmarks.
- Conducts equal pay analysis.
- Leads and coordinates the salary process.
- Initiates the salary review in Workday.
- Supports and informs managers related to the salary process.
- Distributes salary documentation, overview and mapping.

- Initiates actions to develop and improve salary framework for the business.
- Informs and updates payroll and pension providers about salaries.

Manager

- Ensures that salaries are set in accordance with the salary policy, the local structure and that they comply with existing agreements and the local business plan (within approved budget).
- Ensures that employees are aware of the content of the salary policy.
- Approves salary according to the grandparent principle.
- Sets objectives and follow-up through development reviews (Reflect & Act) with employees.
- Motivates and informs employees through one-on-one salary conversation/letter.

Employee

Develops their work performance and thus contributes to their own salary development and to the company achieving its overall business objectives.

Target tracking and evaluation

Our employee engagement survey is sent out monthly in all countries. Where we see areas of concern we can intervene and initiate an anonymous dialogue with the employee, or we contact the manager for a follow-up. We measure the Group temperature in terms of leadership and job satisfaction, as well as total temperature in terms of management, job satisfaction, meaningfulness, autonomy, work situation, participation, personal development, team spirit, commitment, equal rights/treatment and security. See the Table Section for additional data about employees, including employee turnover.

Our Group policies implemented are:

- Code of Conduct for Employees
- People & Culture Policy

The policies apply company-wide and in all our markets. Code of Conduct is approved by the Board of Directors, and People & Culture Policy is approved by the Group Management and/or CEO and COO. Specific additional policy documents exist regarding our fulfilment of legal and compliance requirements where needed in given markets.

Winningtemp survey (company-wide)

	Target (by 2023)	2022	2021	2020	2019
Temperature (management, job satisfaction and overall temperature)	8.5 (scale 1 to 10)	7.9	7.9	7.8	7.0
eNPS (employee Net Promoter Score)	65 (scale -100 to +100)	16	28	34	40

All information regarding employees pertains to employees of Heimstaden AB and Heimstaden Bostad AB.

Occasionally we have experienced a low response rate in our Winningtemp surveys. In 2022, the average response rate has been 71% (68% in 2021 and 65% in 2020). We are working hard to improve this, for example by encouraging more feedback in our work teams and by actively responding to comments submitted by employees using the tool.

A key learning is the difficulty of keeping employees motivated to respond to similar questions they receive repeatedly. We respond to this by emphasising that their replies matter, we need the actual temperature of the company and we stress the importance attached to this priority area by country management, Group Management and the Board.

The challenge in introducing this tool in new markets is to create trust in the complete anonymity of the solution as well as establishing the routine of monthly feedback to the team. However, once trust is established it is not unusual to see result numbers drop during the first year. That is because employees who have previously not had the possibility to voice opinions on areas for dissatisfaction turn to the employee engagement tool to tell them, causing a lower result.

2022 was a year where our industry was affected by macroeconomic pressure, impacting our operations and generating the need for us to launch cost saving programs. We have initiated a program to streamline our operations with many reorganisations of roles and departments. We have also worked with the integration of the Akelius acquisition. All these simultaneous changes have put a strain on our organisation and on our employees.

Compensation

	2022
Ratio of the annual total compensation for the organisation's highest-paid individual to the median annual total compensation for all employees (excluding the highest-paid individual)	12.97

In the ratio we have included employees employed at 2022-12-31. All employees terminated during the year are not included. Employee types included are Permanent, Fixed Term and Mini Job. Mini job is a form a fixed term employment used in Germany.

Salary that has been included are those components that are included in Base Pay. Salaries are calculated on full-time pay rates. This means that employees that are working part-time have had their salaries increased to a full-time salary.



Occupational Health and Safety



- 403-1 Occupational health and safety management system
- 403-2 Hazard identification, risk assessment and incident investigation
- 403-3 Occupational health services
- 403-4 Worker participation, consultation and communication on occupational health and safety

- 403-5 Worker training on occupational health and safety
- 403-6 Promotion of worker health
- 403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships
- 403-9 Work-related injuries

Impact on economy, environment, and people

The well-being, health, and safety of our employees are of paramount importance to Heimstaden, our contractors and other stakeholders, including investors and banks. Poor well-being of workers lowers productivity and results in more cost for the company in relation to sick leave. For our people in property management operations, there is the risk of physical injury and risks related to psychosocial factors, including threats and harassment. In our offices, the dominant risks are stress, workload and ergonomics. In the Human Rights section on [page 154](#), you can read more about how we address the impact on employees and their human rights. In 2023, we will start looking into how to improve the monitoring and follow-up of

the well-being and health and safety of employees in subcontracted companies.

All information regarding employees pertains to employees of Heimstaden AB and Heimstaden Bostad AB.

Actions taken to manage the topic

Heimstaden's occupational health and safety work is based on our strategic Friendly Workplace pillar. We work systematically to eliminate the number of accidents to achieve our zero target by conducting regular proactive risk assessment and monthly accident/incident reporting. Each manager is responsible for the work health and safety of their team.

Many of our policies at Group level concern health and safety, including:

- People & Culture Policy
- Whistleblower Policy and Whistleblower Manual
- Business Partner Principles (based on the UN's 10 Global Compacts principles)

The policies apply company-wide and in all our markets. They are approved by the Group Management and/or CEO and COO. Specific additional policy documents exist regarding our fulfilment of legal and compliance requirements where needed in given markets.

In order to comply with the EU Whistleblowing directive, the reporting of Whistleblowing is handled by a neutral third party via a new digital platform, ensuring there is no traceability or retaliation risk. Everyone can anonymously report discrimination, harassment, corruption or any other irregularities that violate our values or policies.

403-1 Occupational health and safety management system

Heimstaden’s incident and accident reporting is done on one common platform where we follow up monthly on all reported incidents, on actions taken and on the responsibility for these actions. The report is sent to the Board of Directors quarterly. We follow all legal requirements including, for example, manager training in work health and safety responsibility, risk assessments and reporting on incidents and accidents internally and externally. Employees, contingent workers, interns and students are covered by our management of work health and safety. All employees can report incidents, but to safeguard integrity only the People & Culture department has access to reported accidents and incidents. We regularly remind managers of the importance of reporting incidents.

403-2 Hazard identification, risk assessment and incident investigation

We hold working environment meetings several times a year with employees and employer representatives. Everyone appointed to our working environment committees or as health and safety representatives must undergo specific training. The demands and requirements are not the same in all countries and the local country management is responsible for ensuring Heimstaden is aligned with work safety and risk prevention rules.

Operations in all countries are required to report workplace accidents and incidents to external local authorities, in addition to

internal Group reporting via local tools and processes. These are tracked monthly and reported to the Board of Directors quarterly. The measures that are identified are compiled into plans of action and delegated to suitable individuals. Progress is reviewed at a subsequent meeting.

In addition to the incident and accident reporting platform, we also use our employee engagement tool to monitor the psychosocial working environment in all countries. Managers shall review their team’s results at least quarterly and discuss strengths and areas for improvement. Responses are anonymous.

403-3 Occupational health services

There is no Health and Safety Committee at Group level at Heimstaden.

403-4 Worker participation, consultation and communication on occupational health and safety

Heimstaden’s communication with workers on health and safety is managed locally via the organisations’ intranet, Workday, and managers. Workers’ possibility to participate differs locally and is often managed through representatives, Winningtemp or their manager.

403-5 Worker training on occupational health and safety

Training given includes topics such as how to work on roofs, working with electricity, handling chemicals, heavy lifts, general safety and security. The direct report manager is responsible for assessing if there is a need for training among the employees. For those judged to need it, the training is mandatory to ensure a safe workplace. The frequency of training depends on the requirements for a certain certification. Training can be delivered by internal trainers on site or via e-learning. Training is free of charge for employees and takes place during work-

ing hours. Training sessions conducted are logged and documented in Workday, which enables automatic notifications (the functionality is not yet implemented in all markets) e.g., when a certificate expires and training needs to be retaken. The effect of training is not evaluated at Group level.

403-6 Promotion of worker health

Medical and healthcare services provided for employees differ locally, but company doctors’ consultations, and sports are the most common services provided. In some countries, there are also voluntary health promotion services addressing non-work-related health risks such as support to stop smoking. In 2021, Heimstaden adapted a hybrid working model as many employees found working from home improved their work-life balance and efficiency. The model enables remote work for up to 40% of the time, in roles where appropriate and approved by the manager.

GRI 403-9 Work-related injuries (company-wide)

	2022	2021	2020	2019
Fatalities	0	0	0	0
High-consequence work-related injuries (Accidents)	18	14	31	32
Recordable work-related injuries	67	23		
Incidents	69	23	14	20
Absence due to illness	5.7%	6.4%	5.3%	3.5%
Number of hours worked	3,906,757	2,764,865	-	-

As of 2021, we report work-related injuries according to GRI, divided into recordable work-related injuries and high-consequence work-related injuries (injuries that lead to absence). The number of incidents increased also due to the requirement to report Covid-19 illness (29 over 69) as an incident in Sweden during a certain time period in 2021. This is the most common incident of all. In previous years we have not separated injuries that lead to absence from those that do not. We define incidents as situations that could lead to a work injury, emergency or increase the risk of both. As we grow and enter new markets, it will take time before all processes are implemented and adapted by the organisation, hence we can expect that numbers will not entirely follow our growth trajectory. All information regarding employees pertain to employees of Heimstaden AB and Heimstaden Bostad AB. The decrease in sick leave compared to 2021 is likely due to the receding Covid-cases and to people being vaccinated to a higher degree. The high consequence related injuries are also attributable to us growing and working a lot to ensure that we capture and report injuries. The same applies for accidents and incidents.

403-7 Prevention and mitigation of occupational health and safety impacts that are directly linked by business relationships

Preventing occupational health and safety impacts is achieved by incident reporting, training in health and safety, benefits to promote worker health and by setting demands on health and safety in the Business Partner Principles.

Target tracking and evaluation

To safeguard a high level of quality in health and safety, we work continuously to improve our processes and by distributing information on working environment issues. Our target is 0% work-related absences due to illness and zero work-related injuries in 2023. The most frequently reported accidents are fall accidents, lifting accidents and head injuries.



Human Rights

- 406-1 Incidents of discrimination and corrective actions taken
- 414-1 New suppliers that were screened using social criteria



Impact on economy, environment, and people
Heimstaden supports the UN’s Universal Declaration of Human Rights, which recognises the right to housing. Heimstaden’s largest risks regarding human rights violations are most likely to be found in our supply chain, therefore we put a great emphasis on managing and controlling this part of our value chain. Regarding our people and relationships with customers, a key focus area is the right to non-discrimination. For us, equal treatment, diversity, equality and inclusion are strengths that create conditions for our development and ability to meet customers’ needs and wishes. Heimstaden AB has joined the UN Global Compact and thereby commits to follow the principles of human rights.

Actions taken to manage the topic
Heimstaden has set a target that all employees must sign the Code of Conduct and undergo regular training every 18 months. We also have a target that 100% of our contracted business partners must have signed our Business Partner Principles by 2023. Together with each manager, the People & Culture department is responsible for ensuring that employees are aware of and comply with the Codes of Conduct, policies and compliance procedures.

Human rights and non-discrimination
Heimstaden has zero tolerance for discrimination. Heimstaden

“Heimstaden has set a target that all employees must sign the Code of Conduct and undergo regular training, every 18 months. We also have a target that 100% of our contracted business partners must have signed our Business Partner Principles by 2023.”

operates in several markets with different common practices regarding collective bargaining agreements. We have collective agreements in our operations departments in the Czech Republic, Sweden, Iceland, and partly in Denmark and Norway, covering 63.3% of our total employees. Our non-discrimination work is based on preventing the seven types of discrimination: sex; gender identity or expression; ethnicity (and colour); religion or other belief; disability; sexual orientation; and age.

Grievance mechanism
Reporting Whistleblowing cases is managed by a neutral third

party via a new digital platform to ensure there is no traceability or retaliation risk. All stakeholders, both internal and external, can anonymously report discrimination, harassment, corruption or other irregularities that violate our values or policies. We have appointed Whistleblowing committees to handle incoming Whistleblowing cases.

Human rights in the supply chain

We strive to have a transparent supply chain. Integrating environmental, social and governance requirements into the supply chain is an important part of our sustainability work. Suppliers covered in this section refer to those providing goods and services. For recipients of donations and sponsorships, refer to the Local Community section on [page 158](#).

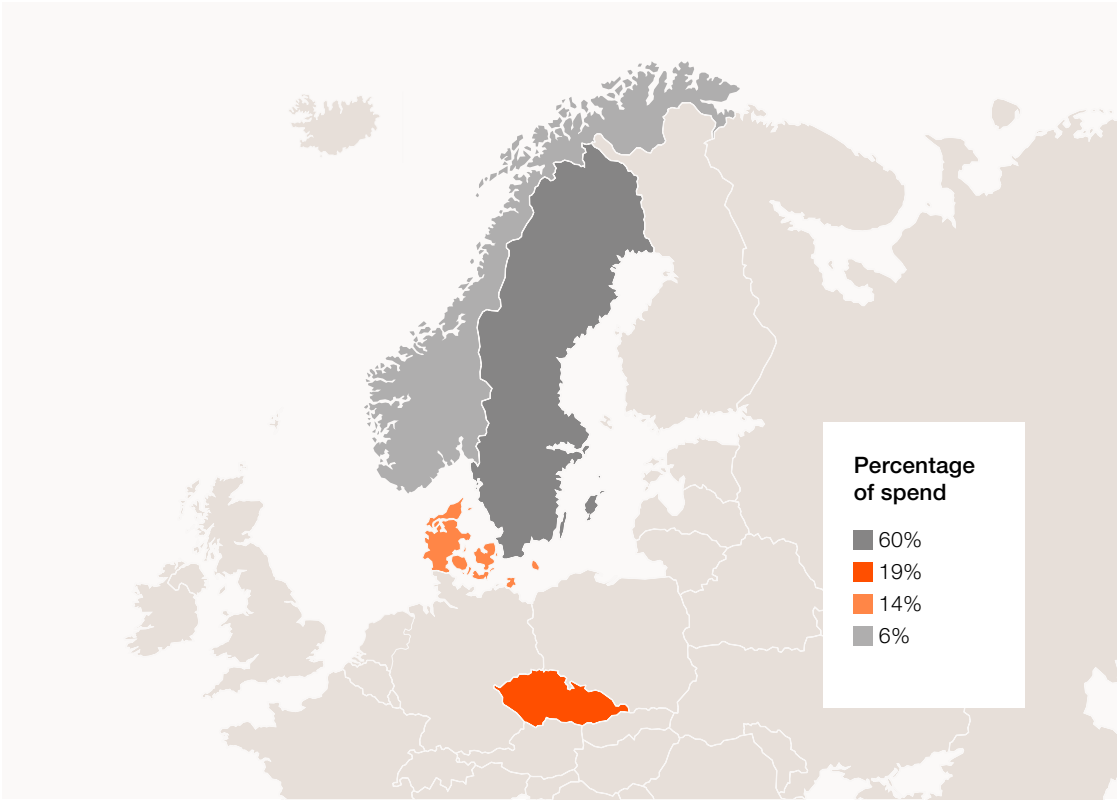
Heimstaden is a real estate company that rents out apartments in Sweden, Norway, Denmark, the Netherlands, Germany, Czech Republic, Finland, Iceland, Poland, and the UK. In Sweden, Denmark, the Czech Republic, Poland, and the UK, we have new construction projects ongoing. Therefore, our biggest suppliers by expenditure are construction companies and energy providers, most of which are located within the EU. The contract model we have with construction companies is a turnkey contract in which the construction company takes full responsibility for the materials it provides for us and for the subcontractors. As we grow our organisation in various markets, our supply chain will naturally grow as well. However, there are no significant changes in the structure of the supply chain or relationship with suppliers since the previous reporting year, including the selection and termination of suppliers.

Our Group policies related to human rights are:

- Code of Conduct for Employees
 - Business Partner Principles
 - People & Culture Policy
- Whistleblower Policy and Whistleblower Manual
 - Sustainability Policy

The policies apply company-wide and in all our markets. The Code of Conduct and Sustainability Policy are approved by the Board of Directors, and Business Partner Principles, People & Culture Policy, Whistleblower Policy and Whistleblower Manual are approved by the Group Management and/or CEO and COO.

Domicile of biggest suppliers by spend¹



¹ Based on data from Sweden, Denmark, Norway, Netherlands, and Czech Republic.

Of our 10 largest suppliers by spend, seven are located in Sweden, accounting for 60% of this spend in 2021. Our top 10 suppliers constituted 24% of our total spend in 2021. This is based on 2021 data from Sweden, Denmark, Norway, Netherlands and Czech Republic.

Heimstaden’s purchases by operating country in 2021

Operating country	Purchases made SEK million	Percentage of spend
Sweden	3,054	42%
Denmark	1,408	20%
Netherlands	1,155	16%
Czech Republic	930	13%
Norway	658	9%
Total	7,206	

Purchases made by Heimstaden in Sweden, Denmark, Netherlands, Czech Republic and Norway. This is based on purchasing data for FY 2021.

The procurement team at Heimstaden manages human rights in the supply chain by developing processes and procedures for setting demands and monitoring compliance among suppliers. We carry out the following due diligence in our purchasing process.

Governance

We updated our policies in 2022 and adopted new Business Partner Principles that we will require all our contracted business partners to sign. We also developed Procurement and Purchasing Guidelines that list requirements we place on our suppliers and steps that our employees shall follow while purchasing. For sponsorships, donations and other business relations, we have adopted new screening criteria and guidelines.

Human Rights Impact Assessments

So far, we have gathered most of the strategic suppliers in Sweden, Norway and Denmark in our supplier assessment system. They have a risk rating on Human Rights, Labour Rights, Business Ethics & Anti-corruption, Political Stability & Rule of Law, Environmental Performance, Economic Stability, Currency and Trade Ability. The self-assessment includes questions about:

- Approval of our Business Partner Principles
- Collective agreement
- Environment
- Human rights
- Business management
- Working conditions

- Anti-corruption

In Sweden, Denmark and Norway, we also conduct an annual sustainability risk assessment of new suppliers for centrally negotiated contracts relating to the environment, anti-corruption, work conditions, health and safety and human rights. If we do not receive satisfactory answers from our suppliers or their responses raise any red flags, we contact the supplier and ask for more information on that issue.

Actions to prevent, mitigate and remediate adverse impacts

Our actions in 2022 can be summarised as follows:

- We screened 100% of our suppliers for sanctions to detect, prevent and manage sanctions risk.
- We also, immediately after the war in Ukraine started, carried out a thorough screening of all our suppliers to support the sanctions that were implemented against Russia and Belarus.
- Annually we screen 100% of our new suppliers in Sweden, Denmark and Norway with framework agreements linked to the areas of human rights, anti-corruption, labour conditions, health and safety and environmental aspects.
- A new Sustainability Purchaser was appointed with a special focus on sustainability in the supply chain.
- A contract management system was implemented in Swe-

den to track all our agreements, which provides more transparency and control over our supply chains.

- We published a modern slavery statement on our website describing how we work to ensure there is no forced labour in our supply chain.
- We published a Human Rights Statement on our website to strengthen our commitment to human rights and be transparent about our processes.
- We identified solar panels as a risk category for procurement, following media reports on forced labour in the global solar supply chains. Accordingly, we engaged in dialogues with energy companies and other real-estate companies to build leverage in the industry, are investigating new solar suppliers and are engaging with current solar suppliers and sub-suppliers to ensure best practices in their operations.

Next steps

To ensure we source responsibly, we are continuously evaluating our procurement processes. Accordingly, we have identified concrete actions to take in the coming year:

- Extend Contract Management System to all the countries where we operate.
- Carry out a new risk assessment of our entire supply chain.
- Adopt a new supplier assessment system with the goal of rolling it out in all our country organisations.

Target tracking and evaluation

GRI 406-1 Incidents of discrimination (company-wide)

	2022	2021	2020	2019
Number of reported cases	0	0	1	1
Number of confirmed cases	0	0	0	0

Heimstaden complies with anti-discrimination legislation and has zero tolerance for discrimination cases. During the year, zero discrimination incidents were reported through our Whistleblower function. The reported cases in previous years were not of such a nature to justify a deeper investigation and were dismissed after the initial investigation. We started company-wide follow-up in 2019 making 2019 our baseline year.

Business Partner Principles

	2022	2021	2020	2019
Number of suppliers that have signed the Business Partner Principles	418	400	168	106
Spend of suppliers ¹ that have signed the Business Partner Principles	50%	50%	-	-

To date, 418 of our suppliers have signed our Business Partner Principles, which stands for about 50% of the spend in those countries. In 2023, we will focus on getting more suppliers to sign our Business Partner Principles and to introduce quarterly follow-ups.

¹ Includes only spend of suppliers in Sweden, Norway and Denmark.

GRI 414-1 New suppliers screened (Sweden, Norway, Denmark)

	2022	2021	2020	2019
Number of new suppliers	35	14	35	17
Of which screened	100%	100%	100%	100%

We started the screening in 2019 making 2019 our baseline year. During 2022, we screened 100% of our 35 new suppliers in Sweden, Denmark and Norway with framework agreements linked to the areas of human rights, anti-corruption, labour conditions, health and safety and environmental aspects. The results of our desktop screening showed that most of our new suppliers have communicated sufficient information on how they handle these issues.





Local Community

413-1 Operations with local community engagement, impact assessments, and development programs



Impact on economy, environment, and people

The vision of Heimstaden is to enrich and simplify lives through Friendly Homes. With over 150,000 homes spread across ten European countries, we recognise our impact on the economy, environment and people in the countries where we operate.

We acknowledge and want to be part of the solution to societal challenges such as housing shortages, social inequalities and climate change. We take our impact seriously and focus our efforts on the areas where we have most impact.

Actions taken to manage the topic

Our growth the recent years has required us to revisit our social sustainability strategy. A new Social Road Map is under development to meet the conditions in our different markets better. Below is a selection of ongoing activities to support the local communities in our markets and beyond.

A Home for a Home, our unique partnership with SOS Children's Villages, aims to give children the best foundation to grow and prosper. The programme focuses on four key areas, each aligning with our values and strengths to benefit growing children the most.

- Access to a safe home when growing up
- Access to a safe home when leaving care
- Access to activities for social integration
- Build a skillset to become self-sufficient

Our Head of Social Sustainability and Programme Manager for A Home for a Home is responsible for coordinating the focus areas and following up on the results. See the table on 'Operations with local community engagement, impact assessments and development programs' on [page 160](#) for project examples and the A Home for a Home section on [page 19](#) for more information about the partnership.

We believe inclusive societies are better societies, and therefore Heimstaden's goal is that at least 3% of all its apartments should be social lease contracts. Social lease contracts can be rental agreements with municipalities or NGOs who in turn offer the apartments to people with socio-economic challenges.

It is also important for us to create opportunities for young people to gain work experience and to have opportunities for internships. Our goal is to offer at least 100 jobs annually Group-wide to trainees and student employees, and summer jobs for younger people.

In some regions, we have hired Community Coordinators with a mandate to handle social issues in our neighbourhoods. Our Community Coordinators participate in meetings and dialogues with local authorities, emergency services and other property owners to create safe and secure living environments.

As seen in the table ‘413-1 Operations with local community engagement, impact assessments, and development programmes’ on [page 160](#), we have numerous activities in our country organisations to support the environment and vulnerable groups in society. For example, we support tutoring for children, housing for the homeless, crisis accommodation for people in acute need, housing for Ukrainian refugees, activities through sport clubs, cultural organisations, events to engage local communities and nudging activities to promote sustainable living among our customers.

Target tracking and evaluation

The Chief Brand and Marketing Communications Officer is responsible for conducting customer surveys in all operating countries. We use the results to set internal benchmarks and action plans, as well as short- and long-term targets for improving customer satisfaction. The customer satisfaction surveys measure four touch points in the customer journey: contract phase, move-in phase, tenancy and move-out phase. The results are gathered under the Service index and Take Customers Seriously index presented below.

Tracking and evaluation of our tenant’s opinions and needs are also collected through our recently launched Sustainability Survey, which is further explained in the Stakeholder Engagement section on [page 125](#).

Customer survey results

In the table below, the results for each country’s Service index and Takes customer seriously index are presented, with 2020 as the baseline year when we began measuring.

Service index (scale 0–100)

	2022	2021	2020
Sweden	78.3	78.4	78.4
Denmark	68.2	74.6	74.4
Norway	75.7	74.7	74.5
Netherlands	63.1	58.5	55.8
Czech Republic	70.8	68.8	67.2
Germany	63.1	63.4	-
Iceland	76.6	75.9	-
Finland	71.3	-	-

Takes customer seriously (scale 0–100)

	2022	2021	2020
Sweden	84.4	84.0	84.8
Denmark	63.9	75.6	76.5
Norway	83.6	83.0	84.4
Netherlands	58	59.0	52.8
Czech Republic	79.6	77.1	74.9
Germany	61.6	74.9	-
Iceland	90.8	-	-
Finland	68.7	-	-

Since implementing the surveys, customer feedback has been constantly improving. When we enter new markets, we see a significant improvement from the second year that we do the measurements. For further information, see the Customer Centred section on [page 11](#).

Local community targets and tracking (company-wide)¹

	Target	2022	2021	2020
Percentage social lease contracts	At least 3% of apartments by 2023	1.5%	1.6%	1.9%
Total number of social lease contracts ²		2,390	2343	1,943
Affordable housing contracts ³		2,131	-	-
Aparments for Ukrainian refugees ⁴		950	-	-
Share of regulated residential income		58%	61%	53%
Number of young adult jobs (student employees, summertime workers or trainees)	100 young adult jobs each year	118	110	77

All information regarding employees pertains to employees of Heimstaden AB and Heimstaden Bostad AB. We currently have social lease contracts in Sweden, Czech Republic, Netherlands, Germany, Norway, Denmark and Iceland. During 2021, we changed our method for calculating the indicator. The denominator of the KPI consists of the total number of homes, including vacancies. The numerator consists of the total active and signed social lease contracts at the end of 2021. During 2022 the share of social lease contracts decreased compared with 2021.

Our [Group policies](#) related to local community are:

- Code of Conduct
- Business Partner Principles
- Whistleblower Policy and Whistleblower Manual

The policies apply company-wide and in all our markets. The Code of Conduct is approved by the Board of Directors and the Business Partner Principles, Whistleblower Policy, and Whistleblower Manual are approved by the CEO.

¹ If we add up the number of social lease contracts, affordable housing and homes for Ukrainian refugees, we have achieved 3.4% ‘inclusive housing’.

² Due to local regulations, our ability to work with social lease contracts varies substantially between markets.

³ 2022 is the first year we report on number of Affordable housing contracts.

⁴ Apartments for Ukrainian refugees include homes set aside in Czechia and a refugee facility in Norway. In addition, we have set aside a smaller number of homes spread across our other markets.

GRI 413-1 Operations with local community engagement, impact assessments and development programmes

	Stakeholder engagement plans based on stakeholder mapping	Broad-based local community consultation committees and processes that include vulnerable groups	Local community development programmes based on local communities' needs	Partnerships and sponsorships	Environmental impact assessments and ongoing monitoring
Sweden	Customer survey Sustainability survey	Social lease contracts	A Home for a Home: Supporting youth leaving alternative care to become self sufficient Family strengthening programme that supports unaccompanied refugees who are reunited with their families Public affairs collaboration to raise political awareness of the vulnerable position in the housing market of youth leaving foster care Heimstaden supports Ukrainian refugees through cooperation with SOS Children's Villages Zero evictions vision – Prevent evictions through early collaboration with municipalities Heimodlat – Inspire customers to grow food and flowers in our courtyards and on their balconies. Create friendly neighbourhoods, work against loneliness	Umeå Basket's project 'Vara med' ('Be included') to reduce involuntary loneliness Business Improvement District (BID) Malmö and BID Sofielund – crime prevention initiatives in vulnerable areas Drivkraft (Driving Force) offers mentors for pupils and arranges weekly help with homework at several schools in Linköping VildaKidz (Wild Kids) provides year-round activities for socio-economically vulnerable children Sponsorship to Luleå women's hockey team Collaboration with a supplier of mobility services to benefit of our tenants in new built properties	Communicated with our customers on how they can reduce their energy consumption An ecosystem service analysis, and measures to keep, restore or increase the location's ecosystem values in our own development projects, also contribute to the surrounding community. In our own new developments, we take several measures to increase safety and inclusion During 2022 we mapped our waste facilities and developed signs and information material to support out tenants when separating waste
Norway	Customer survey Sustainability survey	Social lease contracts Refugee facility	A Home for a Home: Family partner – helping vulnerable families to stay together by coordinating support from different agencies Apartments for youth leaving foster care Apartments for family visits with Oslo Child Protection Services Collecting toys, bicycles and helmets to be delivered at Driva for Ukrainian refugees Children's day – a day for the kids filled with toys, games, food and drinks Gathering neighbours together for a Christmas celebration, with Christmas trees and treats Facilitated litter-picking for employees and tenants (Hold Oslo Ren)	Collaboration with the social business for job inclusion, Fretex, whereby tenants can leave unwanted clothes when moving out, which we take to Fretex who sells them in its secondhand stores Collaboration with the Red Cross where we have recycling options with boxes for cloth and textiles placed on several properties Support to City Mission Church	Communicated with our customers on how they can reduce their energy consumption

	Stakeholder engagement plans based on stakeholder mapping	Broad-based local community consultation committees and processes that include vulnerable groups	Local community development programmes based on local communities' needs	Partnerships and sponsorships	Environmental impact assessments and ongoing monitoring
Denmark	Customer survey Sustainability survey	Social lease contracts	A Home for a Home: Tutoring – offer tutoring to children who need support with their schoolwork and self-esteem	WeShelter works to improve conditions for the most vulnerable homeless people with shelters, peer-to-peer initiatives and financial advice Hellebro – an NGO working to improve conditions for young homeless people (18–29 years), offering a day care centre, shelter, office hotel and halfway houses Joannahuset – Denmark’s first crisis centre for children, where children and underage youth in vulnerable situations have a sanctuary, can talk to an adult and get a bed for the night Operation Julegaveregn (Operation Christmas Gift Showers) – a private initiative that since 2006 has raised money for Christmas presents for the approximately 1,500 children living in Danish orphanages and residential institutions Sommerfugleeffekten (The Butterfly Effect) – a private initiative with monthly workshops for hospitalised children at H. C. Andersen’s Children’s and Youth Hospital, where the children create content for a digital book. In addition to the e-book, two printed editions will be donated to all children’s hospitals. The first book was launched during Easter 2022 Collaboration with Hi Neighbour to increase community wellbeing	Communicated with our customers on how they can reduce their energy consumption An ecosystem service analysis, and measures to keep, restore or increase the locations ecosystem values in own development projects also contribute to the surrounding community. In own new developments we take several measures to increase safety and inclusion During 2022 we mapped our waste facilities and developed signs and information material to support out tenants when separating waste
Netherlands	Customer survey Sustainability survey	Social lease contracts Affordable housing contracts	A Home for a Home: Children’s Village 2.0 – support SOS with expertise in sustainable construction and maintenance when developing the next-generation children’s village in Guinea-Bissau	“Buurheld van het jaar-verkiezing” – after noticing that neighbours were very helpful to each other during Covid-19 pandemic, Heimstaden started a contest to find the best Neighbour of the Year PSV Handbal Eindhoven – together with PSV Heimstaden organises local events where tenants can join in as well, such as sports day, selling cookies for charity, etc Collaboration with Steenbreek for biodiversity and green spaces. This involves some social events, competitions and garden parties Support to Eendracht Arnhem – local football club, collaborate for local events and participation in sporting activities	Communicated with our customers on how they can reduce their energy consumption

	Stakeholder engagement plans based on stakeholder mapping	Broad-based local community consultation committees and processes that include vulnerable groups	Local community development programmes based on local communities' needs	Partnerships and sponsorships	Environmental impact assessments and ongoing monitoring
Germany	Customer survey Sustainability survey		City clean up – cleaning by Heimstaden's employees Donating furniture from formerly furnished apartments Safari afternoons – showing and educating our tenants about flower meadows and the ecosystem services they provide Arrange visit to our beehives – showing and educating our tenants about beekeeping and the ecosystem services they provide Urban gardening – urging and inspiring tenants to grow their own crops	Stadtbienen (Urban bees) – an initiative that promotes ecological beekeeping and the protection of wild bees in urban areas Plant my tree – for every new lease contract a tree will be planted Cooperation with Young euro classic - helping children to find new perspectives in music and art	Communicated with our customers on how they can reduce their energy consumption
Czech Republic	Customer survey Sustainability survey	Social lease contracts	A Home for a Home: Support for young families – helping vulnerable families to care for their children Half-way house supporting youth leaving foster care Community centres for older tenants and citizens Home with us – offering apartments and social support for young people leaving children's homes and foster families Crisis housing – providing equipped apartment within 48 hours to municipalities Beehives on rooftops to support local ecosystem services Homes for Ukrainian Refugees – providing 500 apartments for Ukrainian refugees, providing homes for them, furnished by our employees with furniture from IKEA Housing Fund – providing contributions to single seniors over 60 in the form of a discount on rent Citizen dialogue – facilitating dialogues for better neighbourhoods, foster relationships, with focus on minorities and socially excluded areas	Support for existing and nascent entrepreneurs by offering assistance and start-up facilities Tenants can receive grants for initiating activities that cultivates public spaces, leisure activities and activities that contribute to good neighbourly relations Support to the Centere for Employment Support in the Moravian-Silesian Region	Communicated with our customers on how they can reduce their energy consumption
UK			We plan to implement our social agenda in the UK in during 2023		
Finland					Communicated with our customers on how they can reduce their energy consumption
Iceland	Customer survey Sustainability survey	Social lease contracts	A Home for a Home: Support for siblings of chronically ill children	Housing sponsorship for trainers who motivate children to do more sports	
Poland			A Home for a Home: Family Strengthening		Communicated with our customers on how they can reduce their energy consumption

In all our organisations, except for United Kingdom, we have implemented local community engagement, impact assessments, or development programs. Resulting in a coverage of 99.9% of our units. We intend to implement similar initiatives in the United Kingdom.

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GRI 2-7 Employees

Total number of employees (Headcount)	2022			2021			2020		
	Women	Men	Total	Women	Men	Total	Women	Men	Total
Sweden	244	293	537	236	314	550	159	234	393
Norway	47	106	153	60	104	164	52	81	133
Denmark	99	212	311	95	177	272	50	76	126
Netherlands	67	94	161	58	75	133	10	13	23
Germany	170	165	335	147	136	283	50	67	117
Czech Republic	386	479	865	373	434	807	279	301	580
Poland	10	11	21	3	6	9	0	0	0
UK	6	7	13	3	0	3	0	0	0
Iceland	5	13	18	7	14	21	0	0	0
Finland	0	5	5	0	0	0	0	0	0
Heimstaden total	1,034	1,385	2,419	982	1,260	2,242	600	772	1,372

Total number of permanent employees (Headcount)	2022			2021		
	Women	Men	Total	Women	Men	Total
Sweden	228	282	510	219	299	518
Norway	39	97	136	51	99	150
Denmark	87	185	272	92	173	265
Netherlands	44	66	110	36	55	91
Germany	163	160	323	144	134	278
Czech Republic	246	140	386	253	246	499
Poland	10	11	21	3	6	9
UK	6	7	13	3	0	3
Iceland	5	13	18	7	14	21
Finland	0	5	5	0	0	0
Heimstaden total	828	966	1,794	808	1,026	1,834

¹ Anledningen till ökningen i Tjeckien är att flera anställda accepterat ett erbjudande om förtidspension och definieras därmed numera som timanställda.

Total number of temporary employees (Headcount)	2022			2021		
	Women	Men	Total	Women	Men	Total
Sweden	11	8	19	17	15	32
Norway	1	4	5	9	5	14
Denmark	2	6	8	3	4	7
Netherlands	18	18	36	22	20	42
Germany	6	3	9	3	2	5
Czech Republic	50	34	84	120	188	308
Poland	0	0	0	0	0	0
UK	0	0	0	0	0	0
Iceland	0	0	0	0	0	0
Finland	0	0	0	0	0	0
Heimstaden total	88	73	161	174	234	408

Total number of non-guaranteed-hours employees (Headcount)	2022			2021		
	Women	Men	Total	Women	Men	Total
Sweden	4	3	7	0	1	1
Norway	7	5	12	12	10	22
Denmark	10	19	29	4	14	18
Netherlands	5	9	14	6	1	7
Germany	0	2	2	0	1	1
Czech Republic ¹	88	293	381	58	252	310
Poland	0	0	0	0	0	0
UK	0	0	0	0	0	0
Iceland	0	0	0	0	0	0
Finland	0	0	0	0	0	0
Heimstaden total	114	331	445	80	279	359

Total number of full-time employees (Headcount)	2022			2021		
	Women	Men	Total	Women	Men	Total
Heimstaden total	662	905	1,567	654	1,063	1,717

Total number of part-time employees (Headcount)	2022			2021		
	Women	Men	Total	Women	Men	Total
Heimstaden total	254	134	388	328	197	525

Data regarding employees pertains to employees of Heimstaden Bostad and Heimstaden. Heimstaden Bostad does not own any properties in Iceland.

GRI 2-21 Annual total compensation ratio

Annual total compensation ratio	2022 Total
Ratio of the annual total compensation ratio for the highest-paid individual to the median annual total compensation ratio for all employees (excluding the highest-paid individual)	12.97

GRI 207-4 Country-by-country reporting

SEK million	Sweden		Norway		Denmark		Netherlands		Germany		Czech Republic		Poland		Finland	UK	Iceland
	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2020	2021	2021	2021
Number of employees (Headcount)	459	393	147	133	224	126	118	23	132	117	715	580	9	-	-	3	21
Revenues from third-party sales	2,925	2,567	777	708	2,623	1,526	1,143	1,029	805	10	1,572	1,465	0	0	16	1	120
Revenues from intra-group transactions with other tax jurisdictions	1,851	1,410	222	110	273	-138	337	143	124	0	614	0	0	0	0	9	15
Profit/loss before tax	1,849	-77	282	288	6,803	1,729	8,140	1,307	1,070	0	2,767	1,015	0	0	86	-5	338
Tangible assets other than cash and cash equivalents	63,372	22,688	5,672	5,603	66,648	36,215	27,335	23,378	67,609	1	17,997	13,864	0	0	1,014	975	4,498
Corporate income tax paid on a cash basis	74	112	63	60	76	133	185	80	-64	-1	125	32	0	1	2	36	0
Corporate income tax accrued on profit/loss	74	34	82	56	261	102	125	101	-37	0	64	111	0	0	2	0	1



GRI 302-1: Energy consumption in the properties

	Total			Sweden			Norway			Denmark			Netherlands			Germany			Czech Republic			Iceland		Finland	Poland	UK
	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2022	2022	2022
Heating (Non-renewable)																										
Fossil district heating	424,119	365,152	351,156	6,984	1,862	21,065	177	0	0	15,297	14,239	12,110	7,905	0	0	71,964	26,744	1,804	323,221	322,307	316,176	0	0	6,476	0	0
Natural gas	90,023	47,736	6,711	0	0	0	0	0	0	0	196	527	0	9,768	3,022	79,434	36,036	2,514	2,684	1,737	648	0	0	0	0	0
Oil	11,273	101	492	0	0	38	0	0	0	0	0	0	7,905	90	124	11,121	11	330	0	0	0	0	0	152	0	0
Total non-renewable	525,415	412,988	358,359	6,984	1,862	21,103	177	0	0	15,297	14,435	12,638	7,905	9,858	3,146	162,519	62,791	4,648	325,906	324,043	316,824	0	0	6,628	0	0
Of which non-renewable fuel (natural gas, oil)	101,295	47,837	7,203	0	0	38	0	0	0	0	196	527	0	9,858	3,146	90,555	36,047	2,844	2,684	1,737	648	0	0	152	0	0
Heating (Renewable)																										
Renewable and recycled district heating	472,564	368,903	277,246	369,016	287,52	218,474	11,592	15,259	12,477	44,047	39,363	28,811	0	0	0	5,706	1,945	196	8,056	17,774	17,288	26,011	7,042	8,137	0	0
Biogas	1,902	2,188	1,917	1,902	2,188	1,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total renewable	474,466	371,090	279,163	370,918	289,708	220,390	11,592	15,259	12,477	44,047	39,363	28,811	0	0	0	5,706	1,945	196	8,056	17,774	17,288	26,011	7,042	8,137	0	0
Of which renewable fuel (biogas)	1,902	2,188	1,917	1,902	2,188	1,917	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0
Total heating (non-renewable and renewable)	999,881	784,079	637,522	377,902	291,570	241,493	11,768	15,259	12,477	59,344	53,798	41,449	7,905	9,858	3,146	168,225	64,735	4,844	333,962	341,817	334,112	26,011	7,042	14,765	0	0
Cooling																										
District cooling	271	326	203	271	326	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricity																										
Electricity consumption	103,872	76,507	71,536	75,617	53,519	50,844	12,704	13,587	13,659	4,985	5,134	3,647	2,643	1,150	1,155	3,477	960	60	2,177	2,156	2,171	0.8	0.2	2,267	0.2	0.02
Of which renewable electricity	100,880	74,268	68,240	75,617	53,519	50,844	12,704	13,587	13,659	4,030	4,846	2,339	2,643	1,150	1,155	1,603	960	32	2,027	205	211	0.8	0.2	2,255	0.2	0.02
Total energy usage (heating, cooling, electricity)	1,104,024	860,912	709,261	453,791	345,415	292,540	24,472	28,846	26,136	64,329	58,932	45,096	10,547	11,008	4,302	171,702	65,696	4,904	336,139	343,973	336,283	26,011	7,042	17,032	0.2	0.02
Electricity produced (Solar power)	0	595	456		462	394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Installed capacity (photovoltaic cells), kWp	2,011	1,262	374	1,304	956	374	0	0	0	494	306	0	213	0	0	0	0	0	0	0	0	0	0	0	0	0
Estimated energy production, MWh	1,535	0	0	937	0	0	0	0	0	424	133	62	174	0	0	0	0	0	0	0	0	0	0	0	0	0

The data for 2022 includes the purchased energy by Heimstaden in Sweden, Norway, Denmark, Netherlands, Germany, Finland, Poland, Iceland, and UK. For Czech Republic the energy consumption from year 2022 is not yet available and therefore estimates are used, based on the energy consumption figures from 2021. Properties where customers have their own energy contract are not included, as it is not possible

for Heimstaden to obtain the energy data. In 2022, the total energy consumption has increased in absolute numbers due to our growing business and the acquisition of Akelius property portfolios in Sweden, Germany and Denmark and more properties. However, we decreased the energy usage per sqm with 11% in 2022 versus 2021. For more information, please see the Energy intensity section on [page 141](#).

GRI 305-1, 305-2, 305-4: GHG emissions Scope 1 and 2

	Total			Sweden			Norway			Denmark			Netherlands			Germany			Czech Republic			Iceland		Finland	Poland	UK
	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2020	2022	2021	2022	2022	2022
Scope 1 in tonnes CO ₂ e	23,087	12,022	1,660	357	340	10	10	343	-	312	253	108	1,726	2,027	653	19,550	7,596	604	1,092	1,426	285	37	37	2	-	-
Of which from property heating	21,436	10,341	1,660	-	-	10	-	-	-	0	40	108	1,620	2,027	653	19,264	7,391	604	550	883	285	-	-	2	-	-
Of which from vehicles	1,592	1,644	-	298	303	-	10	9	-	312	213	-	106	-	-	286	205	-	542	543	-	37	37	-	-	-
Of which from refrigerants	59	37	-	59	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scope 2 market-based in tonnes CO ₂ e	170,012	195,935	175,258	25,524	16,756	16,255	47	17	75	3,292	2,745	4,572	-	-	-	7,190	2,692	529	132,452	173,672	153,827	8	53	1,419	80	-
Scope 2 location-based in tonnes CO ₂ e	173,526	197,783	175,745	26,100	17,892	16,859	110	115	228	3,690	2,833	3,808	979	464	432	7,345	3,000	532	133,481	173,426	153,884	0.1	53	1,625	192	3.9
Biogenic emissions in tonnes CO ₂ e	399	448	393	399	448	393	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scope 3 in tonnes CO ₂ e	-	343,084	242,828	-	32,583	22,261	-	4,363	8,469	-	6,862	24,093	216,740	-	54,710	-	3,195	3,608	-	79,229	129,687	-	-	-	-	-
Scope 1 and 2 in tonnes CO ₂ e / SEK million (market-based)	13	23	26	6	6	7	0.07	1	-	1.2	1	3	1.4	2	1	10	19	11	72	155	128	0.2	1	7.1	-	-
Scope 1 and 2 emissions in kg CO ₂ e/sqm	24	40	36	9	8	8	0.5	-	1	5.1	5	9	22.3	28	19	14.9	27	41	57	88	65	0.2	-	13	-	-

Heimstaden’s GHG emissions for Scope 1 and Scope 2 are based on the energy purchased (see Table Energy Consumption in the Properties on [page 140](#)) by Heimstaden within Heimstaden properties, fuel from vehicles owned or leased by Heimstaden, and refrigerants. Fuel for vehicles and refrigerants are only included since 2021, since we have not measured these before. Heimstaden’s GHG emissions decreased in 2022 compared to 2021. However, total Scope 1 emissions are increasing compared to last year. This is mainly due to the acquired Ake-lius portfolio in Germany of which many properties use natural gas or oil for heating. We see a big reduction in the Scope 2 emissions. This is mainly due to the new emission factors for district heating that we received from Veolia regarding our Czech portfolio, which were much lower than what we previously estimated. The emissions for the Czech Republic from 2021 in the GRI 305-1, 305-2 tables have not yet been updated with the new emission factors, which is reflected in the big difference between 2021 and 2022. As the emissions in the Czech Republic are such a big share of the total emissions, this correction also impacts the total emission intensity figure for the year, which decreased. Scope 1 emissions came from natural gas and oil for heating, vehicles, and refrigerants. Scope 2 covers district heating and consumption of

electricity in the properties. The calculations have been performed in accordance with the GHG protocol, applying the financial control approach. For 2022, emission factors from 2021 are used and have been obtained from Heimstaden’s energy suppliers. Gases included in the calculations are mostly CO₂, but can also include CH₄, N₂O, and refrigerants used in the production of district heating. For the emission intensity figure the denominator consists of the lettable area in the properties where Heimstaden signs the energy agreement, and the numerator consists of GHG emissions during a whole year. Properties that lack data for an entire year (such as acquisitions and divestments during the reporting year) are excluded from the intensity figures. Data on Scope 3 2022 is not available yet since the mapping of our Scope 3 emissions will be performed during Q1-Q2 2022. Nevertheless, we have included category 13 to track progress in our science-based climate targets. For more detailed figures, please see the GRI 305-1, 305-2, 305-4: GHG emissions scope 1 and 2 Table. The Scope 1 emissions in 2021 have been corrected due to a previous miscalculation of the emissions from vehicles in Norway.

GRI 305-3: Scope 3 emissions per country in tonnes CO₂e

Category	Total			Sweden			Norway			Denmark			Germany			Netherlands			Czech Republic		Poland	Iceland
	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2021	2021
1. Purchased goods and services (related to new construction, reconstruction and property management, etc)	187,852	56,061	21,126	25,644	10,602	11,024	3,467	4,052	7,325	2,265	8,880	2,451	77	0	325	129,605	3,829	1	26,793	28,698	0	0
2. Capital goods (acquired newbuilds)	2,496	10,512	41,357	0	0	0	0	0	0	2,496	9,491	41,357	0	0	0	0	1,021	0	0	0	0	0
3. Energy- and fuel-related emissions (upstream emissions from electricity heating, and fuels)	15,703	12,857	1,995	2,905	2,336	1,680	490	307	134	517	333	167	1,351	179	7	611	205	7	9,817	9,497	0	12
4. Upstream transportation and distribution (service cars)	455	379	385	51	69	249	15	29	27	0	53	104	0	1	3	230	64	1	158	163	0	0
5. Waste management (transport and management)	178	2,242	1,281	81	218	829	19	1,521	91	2	47	347	3	2	11	37	14	2	36	622	0	0
6. Business travel (travel by car, air, train, taxi)	273	122	173	78	31	79	20	15	24	51	24	47	5	0	0	6	5	22	13	47	96	3
7. Commuting (employee trips to and from work)	0	0	293	0	0	164	0	0	34	0	0	52	0	0	0	0	0	43	0	0	0	0
8. Leased assets – leased by Heimstaden (leased offices, rental cars or other machines)	912	195	120	63	56	63	0	0	0	22	20	16	290	21	0	25	98	40	512	0	0	0
11. Use of sold products (no sold real estates 2019 and 2020)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12. End-of-life sold products (waste from demolishing of buildings sold)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13. Leased assets – by tenants (energy and waste from tenants)	134,876	160,278	15,456	3,421	8,949	7,227	351	2,545	1,677	1,510	5,245	5,985	1,468	3,405	413	86,226	49,474	153	41,900	90,660	0	0
15. Investments (Joint Ventures)	340	0	0	340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	343,084	242,828	82,185	32,583	22,261	21,316	4,363	8,469	9,313	6,862	24,093	50,527	3,195	3,608	760	216,740	54,710	269	79,229	129,687	96	15

Data for Scope 3 2022 is not available yet since the mapping of our Scope 3 emissions will be performed during Q1-Q2 2023. Category 9 Outbound transports, category 10 Processing of sold products and category 14 Franchise are not part of our organisation and therefore not included in Heimstaden's Scope 3 emissions. All acquired properties should be included in category 2 Capital Goods, according to the GHG Protocol, however, we have chosen to include only acquired newbuilds in this category, which is in

line with the UK GBC, Guide to Scope 3 Reporting in Commercial Real Estate. Calculations have been performed in accordance with the GHG Protocol, applying the financial control approach. We used external consultants as supervisors in this assessment, who also made the calculations.

GRI 306-3: Waste generated in tonnes

	Total			Sweden			Norway			Denmark			Germany			Netherlands			Czech Republic		Iceland
	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2019	2021	2020	2021
Total weight of waste generated by the tenants	100,741	99,171	39,066	24,579	27,215	25,554	2,269	2,000	2,267	9,712	14,597	10,992	1,010	1,107	197	14,931	12,300	56	48,240	41,952	

Weight of waste generated by tenants is calculated based on the number of tenants; the increase in waste is explained by the new properties we have acquired each year. Waste generated by contractors in new construction and reconstruction is not included because we do not have sufficient data at Group level yet. Data for 2021 is the latest available data.

GRI 401-1: New employee hires by age group, gender and country

Number of new employees	2022		2021		2020		2019	
	Women	Men	Women	Men	Women	Men	Women	Men
Sweden								
under 30	34	51	26	106	15	7	7	12
30–50	43	46	62	36	29	31	22	22
over 50	8	11	18	80	5	7	5	11
Norway								
under 30	14	16	8	17	6	13	5	6
30–50	6	18	7	13	10	11	2	8
over 50	2	0	2	14	0	1	1	0
Denmark								
under 30	14	31	21	69	8	8	7	13
30–50	12	42	35	18	11	15	14	20
over 50	6	18	13	57	5	8	2	10
Netherlands								
under 30	11	19	7	20	12	5	0	2
30–50	22	14	11	5	22	28	1	8
over 50	3	16	2	15	7	9	0	0
Germany								
under 30	17	11	21	143	1	1	0	0
30–50	39	42	94	21	5	7	0	0
over 50	6	17	28	81	0	0	0	0

Number of new employees	2022		2021		2020		2019	
	Women	Men	Women	Men	Women	Men	Women	Men
Czech Republic								
under 30	27	24	45	125	16	37	0	0
30–50	74	92	63	51	31	40	0	0
over 50	18	33	17	97	8	14	0	0
Poland								
under 30	2	5	1	3	0	0	0	0
30–50	8	2	2	3	0	0	0	0
over 50	0	0	0	3	0	0	0	0
UK								
under 30	0	1	0	3	0	0	0	0
30–50	3	7	3	0	0	0	0	0
over 50	0	0	0	0	0	0	0	0
Iceland								
under 30	0	0	0	3	0	0	0	0
30–50	0	3	2	1	0	0	0	0
over 50	0	0	1	2	0	0	0	0
Finland								
under 30	0	1	0	0	0	0	0	0
30–50	0	4	0	0	0	0	0	0
over 50	0	0	0	0	0	0	0	0
Total								
under 30	119	159	129	489	58	71	19	33
30–50	207	270	279	148	108	132	39	58
over 50	43	95	81	349	25	39	8	21

Data regarding employees pertains to employees of both Heimstaden Bostad and Heimstaden. Heimstaden Bostad does not own any properties in Iceland.

GRI 401-1: Total number of employee turnover by age group, gender and country

Number of employee turnover	2022		2021		2020		2019	
	Women	Men	Women	Men	Women	Men	Women	Men
Sweden								
under 30	23	47	18	32	5	3	4	3
30–50	34	47	10	22	8	16	11	11
over 50	10	14	4	21	10	7	4	10
Norway								
under 30	12	15	4	9	2	8	1	4
30–50	19	13	4	9	0	4	2	7
over 50	3	3	1	7	1	1	0	2
Denmark								
under 30	7	11	11	21	7	5	3	4
30–50	18	24	9	8	5	5	4	2
over 50	3	15	1	24	1	7	0	0
Netherlands								
under 30	10	6	2	11	0	0	0	2
30–50	14	17	6	3	1	4	2	4
over 50	4	8	3	10	0	1	0	0
Germany								
under 30	3	8	1	7	0	0	0	0
30–50	29	25	4	7	1	2	0	0
over 50	8	5	1	7	0	2	0	0

Number of employee turnover	2022		2021		2020		2019	
	Women	Men	Women	Men	Women	Men	Women	Men
Czech Republic								
under 30	18	24	34	71	5	17	0	0
30–50	53	66	30	24	19	18	0	0
over 50	30	22	7	30	5	7	0	0
Poland								
under 30	0	3	0	0	0	0	0	0
30–50	3	0	0	0	0	0	0	0
over 50	0	0	0	0	0	0	0	0
UK								
under 30	0	0	0	0	0	0	0	0
30–50	1	1	0	0	0	0	0	0
over 50	0	0	0	0	0	0	0	0
Iceland								
under 30	0	0	0	1	0	0	0	0
30–50	2	3	0	0	0	0	0	0
over 50	0	1	0	0	0	0	0	0
Finland								
under 30	0	0	0	0	0	0	0	0
30–50	0	0	0	0	0	0	0	0
over 50	0	0	0	0	0	0	0	0
Total								
under 30	73	114	70	152	19	33	8	13
30–50	173	196	63	73	34	49	19	24
over 50	58	68	17	99	17	25	4	12

Data regarding employees pertains to employees of Heimstaden Bostad and Heimstaden. Heimstaden Bostad does not own any properties in Iceland. During 2022, the turnover decreased to 15.7% compared with 2021 (22%) and 2020 (14%).

Proportion of EU Taxonomy-aligned economic activities

Proportion of turnover from products or services associated with Taxonomy-aligned economic activities				Substantial contribution criteria						DNSH criteria (Do No Significant Harm)						Minimum safeguards	Taxonomy-aligned proportion of turnover, year 2022	Taxonomy-aligned proportion of turnover, year 2021	Category (enabling activity)	Category (transitional activity)	
Economic activities	Code(s)	Absolute turnover	Proportion of turnover	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems						
		SEK million	%	%	%	%	%	%	%	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	%	Y/N	Y/N	
A. TAXONOMY-ELIGIBLE ACTIVITIES																					
A.1. Environmentally sustainable activities (Taxonomy-aligned)																					
Aquisition and ownership of buildings	7.7 (Annex I)	2,249	15.6%							-	Y	-	-	-	-		15.6%		-	-	
Turnover of eligible Taxonomy-aligned activities (A.1)		2,249	15.6%														15.6%				
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)																					
Aquisition and ownership of buildings	7.7 (Annex I)	12,184	84.4%																		
Turnover of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		12,184	84.4%																		
Total (A.1 + A.2)		14,433	100.0%														15.6%				
B. TAXONOMY NON-ELIGIBLE ACTIVITIES																					
Turnover of non-eligible activities (B)																					
Total (A + B)		14,433	100.0%																		

Proportion of CapEx from products or services associated with Taxonomy-aligned economic activities				Substantial contribution criteria						DNSH criteria (Do No Significant Harm)												
Economic activities	Code(s)	Absolute Capex	Proportion of Capex	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems	Minimum safeguards	Taxonomy-aligned proportion of Capex, year 2022	Taxonomy-aligned proportion of Capex, year 2021	Category (enabling activity)	Category (transitional activity)		
		SEK million	%	%	%	%	%	%	%	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	%	Y/N	Y/N		
A. TAXONOMY ELIGIBLE-ACTIVITIES																						
A.1. Environmentally sustainable activities (Taxonomy-aligned)																						
Construction of new buildings	7.1 (Annex I)	1,604	5.1%	100%	0%					-	Y	Y	Y	Y	Y	Y	5.1%		-	-		
Renovation of buildings	7.2 (Annex I)	92	0.3%	100%	0%					-	Y	Y	Y	Y	-	Y	0.0%		-	T		
Installation, maintenance and repair of energy efficiency equipment	7.3 (Annex I)	361	1.1%	100%	0%					-	Y	-	-	Y	-	Y	1.1%		E	-		
Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)	7.4 (Annex I)	10	0.0%	100%	0%					-	Y	-	-	-	-	Y	0.0%		E	-		
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	7.5 (Annex I)	20	0.1%	100%	0%					-	Y	-	-	-	-	Y	0.1%		E	-		
Installation, maintenance and repair of renewable energy technologies	7.6 (Annex I)	15	0.05%	100%	0%					-	Y	-	-	-	-	Y	0.0%		E	-		
Aquisition and ownership of buildings	7.7 (Annex I)	1,388	4.4%	100%	0%					-	Y	-	-	-	-	Y	3.0%		-	-		
Capex of eligible Taxonomy-aligned activities (A.1)		3,490	11,0%													11,0%						
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)																						
Construction of new buildings	7.1 (Annex I)	3,345	10.5%																			
Aquisition and ownership of buildings	7.7 (Annex I)	24,923	78.5%																			
Capex of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		28,268	89.0%																			
Total (A.1 + A.2)		31,758	100.0%													11,0%						
B. TAXONOMY NON-ELIGIBLE ACTIVITIES																						
Capex of non-eligible activities (B)																						
Total (A + B)		31,758	100%																			

Proportion of OpEx from products or services associated with Taxonomy-aligned economic activities				Substantial contribution criteria						DNSH criteria (Do No Significant Harm)						Minimum safeguards	Taxonomy-aligned proportion of Opex, year 2022	Taxonomy-aligned proportion of Opex, year 2021	Category (enabling activity)	Category (transitional activity)	
Economic activities	Code(s)	Absolute Opex	Proportion of Opex	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems	Climate change mitigation	Climate change adaptation	Water and marine resources	Circular economy	Pollution	Biodiversity and ecosystems						
		SEK million	%	%	%	%	%	%	%	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	Y/N	%	%	Y/N	Y/N	
A. TAXONOMY-ELIGIBLE ACTIVITIES																					
A.1. Environmentally sustainable activities (Taxonomy-aligned)																					
Renovation of buildings	7.2 (Annex I)	2.7	0.1%	100%	0%					-	Y	Y	Y	Y	-	Y	0.0%		-	T	
Installation, maintenance and repair of energy efficiency equipment	7.3 (Annex I)	5.7	0.2%	100%	0%					-	Y	-	-	Y	-	Y	0.2%		E	-	
Installation, maintenance and repair of charging stations for electric vehicles in buildings (and parking spaces attached to buildings)	7.4 (Annex I)	0.1	0.0%	100%	0%					-	Y	-	-	-	-	Y	0.0%		E	-	
Installation, maintenance and repair of instruments and devices for measuring, regulation and controlling energy performance of buildings	7.5 (Annex I)	1.0	0.0%	100%	0%					-	Y	-	-	-	-	Y	0.0%		E	-	
Aquisition and ownership of buildings	7.7 (Annex I)	122.7	3.5%	100%	0%					-	Y	-	-	-	-	Y	3.5%		-	-	
Professional services related to energy performance of buildings	9.3 (Annex I)	0.02	0.0%	100%	0%					-	Y	-	-	-	-	Y	0.0%		E	-	
Opex of eligible Taxonomy-aligned activities (A.1)		132	3.8%													3.8%					
A.2 Taxonomy-Eligible but not environmentally sustainable activities (not Taxonomy-aligned activities)																					
Aquisition and ownership of buildings	7.7 (Annex I)	3,366	96.3%																		
Opex of Taxonomy-eligible not but not environmentally sustainable activities (not Taxonomy-aligned activities) (A.2)		3,363.9	96.2%																		
Total (A.1 + A.2)		3,496	100.0%																		
B. TAXONOMY NON-ELIGIBLE ACTIVITIES																					
Opex of non-eligible activities (B)		0	0.0%																		
Total (A + B)		3,496	100.0%																		

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