

Q1 2022

Heimstaden
BOSTAD



Highlights

316 billion

Investment Properties, SEK

8.0 billion

Profit, SEK

44.5%

Net loan-to-value (LTV)

3.9x

Interest coverage ratio (ICR)

- Allianz Real Estate invested SEK 7.9 billion in the Swedish portfolio bought from Akelius, forming a joint venture.
- Repaid the Akelius acquisition bridge facility.
- Sharpened climate targets and committed to invest almost SEK 7 billion to reduce our 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.

See page 41 for definitions of alternative performance measures.

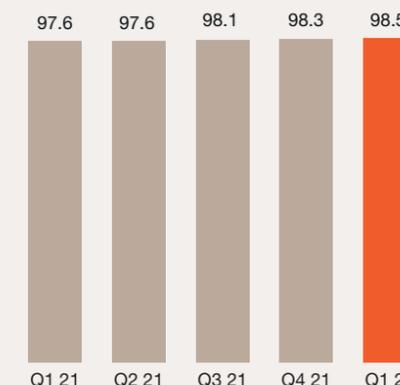
Rental Income

SEK million



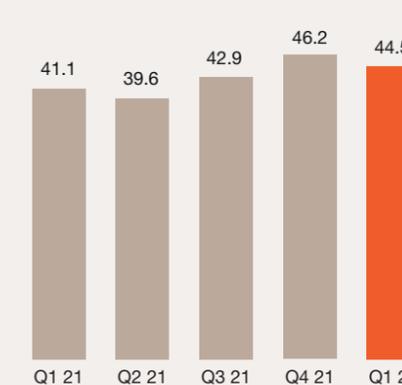
Real Economic Occupancy

%



Net LTV

%



		Q1 2022	Q4 2021	Q1 2021	2021
Financials					
Rental income	SEK m	3,014	2,391	2,014	8,608
Growth y-o-y	%	49.6	42.4	40.9	36.0
Net operating income	SEK m	1,829	1,397	1,232	5,386
Net operating income margin	%	60.7	58.4	61.2	62.6
Profit for the period	SEK m	8,010	5,861	3,691	18,951
Capital expenditures	SEK m	2,245	1,594	1,308	5,356
Portfolio Metrics					
Fair value of investment properties	SEK m	315,843	300,584	179,558	300,584
Homes	Units	148,764	148,295	114,041	148,295
Real economic occupancy, residential	%	98.5	98.3	97.6	97.9
Like-for-like rental income growth y-o-y	%	5.6	3.3	1.6	2.5
Credit Metrics					
Net Loan-to-Value (LTV)	%	44.5	46.2	41.1	46.2
Net debt / Net debt + Equity, S&P method	%	50.2	52.2	48.9	52.2
Net debt / Total assets	%	38.4	39.8	37.3	39.8
Interest Coverage Ratio (ICR)	Multiple	3.9	4.1	3.2	4.1
Interest Coverage Ratio, S&P method	Multiple	2.7	2.8	2.6	2.8

Strong Operational Performance Despite Turbulent Times

Russia's attack on the Ukrainian people affects us all. Although the war casts a big shadow, it is heart-warming to see how people at Heimstaden support the Ukrainians. Through A Home for a Home, we acted swiftly and donated EUR 1.5 million to SOS Children Villages crisis fund. Our fantastic colleagues in the Czech Republic worked around the clock to provide hundreds of equipped homes to the refugees. This was followed by similar initiatives from colleagues around Europe. This is what Friendly Homes is all about, and it makes me proud to be a part of a company that does what it can to help in a crisis situation.

After last year's continued growth, we are well positioned as the second largest European residential real estate company, in line with our long-term strategy to expand our portfolio and operational footprint in markets with strong fundamentals. We have a scalable platform across ten countries, providing 150,000 Friendly Homes to more than 300,000 customers.

The macro- and geopolitical situation has also caused increased energy cost and inflation, with operational and financial effects across sectors. Nevertheless, we experience the lowest vacancy in the portfolio for years, and a continued strong demand for rental housing in all the countries we operate.

We have further sharpened our ambitious climate goals, after including scope 3 emissions involving energy reduction from tenants. The target is in line with the Paris Agreement, and after finalising the joint venture with Allianz in January, we have committed almost SEK 7 billion to reduce emissions with 42% by 2030.

Despite turbulent times, we still see promising conditions for growing our business and are closely monitoring and analysing the situation, while focusing on our core business which is to provide excellent service to our customers along with strong financial and operational results.



Patrik Hall, CEO Heimstaden Bostad



A Home for a Home

As we enter the second year of our partnership with SOS Children's Villages, we have launched the 2022 program portfolio with strengthened focus on strategic support for systemic change and results-based management.

The portfolio is focused on programs for family strengthening and social integration, to prevent children being separated from their families, or when they are, to minimize the stigma of growing up without parental care. We also support SOS Children's Villages' operational abilities by investing in digitalization to increase data quality and speed of analysis, enabling better planning and faster response.

In our local programs, our aim is to maximize impact by utilizing our unique assets and expertise. For example, together with authorities and SOS, we look at new models to support youth leaving alternative care and vulnerable mothers, by combining the safety of a home with the support of trained professionals.



Portfolio highlights

55,000	25	15	27	130
Children reached	Countries	co-created local programmes	Global SOS programmes	2022 donation: SEK 130 million

Heimstaden Bostad's Climate Goals: Raising the Bar

In 2021 we launched ambitious climate goals. In the first quarter, we further sharpened the climate targets and have committed a total investment of almost SEK 7 billion to reduce our greenhouse gas emissions with 42% by 2030.

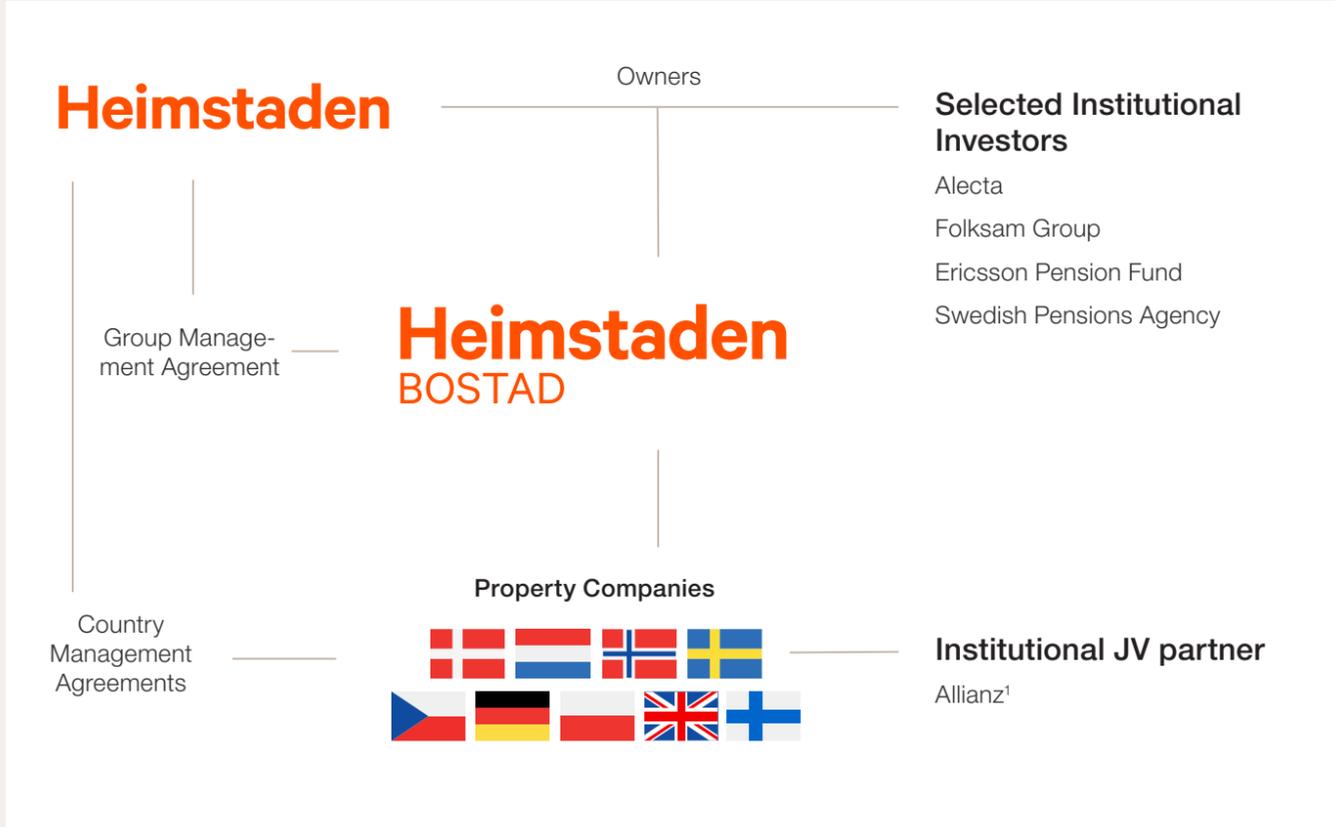
Selected highlights from our climate roadmap:

- Intensity energy figures per sqm improved in all countries except Germany, where we recently built an energy organization that will focus on energy improvements.
- Exchanged old gas boilers in Germany, leading to an energy reduction up to 30% per property.
- Replaced all oil tanks with efficient natural gas boilers in the Netherlands.
- Completed insulation projects impacting 1,400 flats in the Czech Republic, resulting in an energy reduction of around 9,500 GJ/year.

"In addition to the two scopes of direct and indirect emissions we covered in our previous targets, we now include a third scope with energy reduction from tenants, and by 2025 +70% of goods we purchase will come from suppliers that set science based targets. After changing the base year from 2019 to 2020, we have set a reduction target of 42% as required by Science Based Targets Initiative to be in line with the Paris Agreement."

Katarina Skalare
Chief Sustainability Officer

Simplified Company Structure



Heimstaden Bostad is a leading European residential real estate company. It is owned by the industrial investor Heimstaden, together with long-term institutional investors who share a philosophy for evergreen and sustainable investments.

¹ Heimstaden Bostad/Allianz joint venture owning part of the Swedish portfolio.



Maridalsveien 128,
Oslo Norway

Quarterly Review

Figures in brackets refer to the previous quarter.

Income

Rental income increased by 26% to SEK 3,014 million (2,391), driven primarily by the acquisition of the Akelius' portfolios, which closed 1 December, 2021. Service income increased to SEK 326 million (229), mainly due to higher heating consumption.

Like-for-like rental income growth was 5.6% (3.3%). The comparable portfolio made up 65% (60%) of rental income.

Residential real economic occupancy improved to 98.5% (98.3%), excluding 1.7% (1.3%) in vacancy due to refurbishments and other non-market related vacancy.

Operating expenses

Utility expenses increased by SEK 57 million due to seasonality, mainly related to higher heating consumption in Sweden and the Czech Republic. Due to different rental regimes between markets, these costs impact net operating income margins differently. See Note 3 for more details.

Repair and maintenance expenses including group eliminations decreased by SEK 26 million. Costs for facility and property management increased by SEK 31 million.

Capital expenditures and Repair & Maintenance

Total expenditure in standing assets increased to SEK 1,256 million (1,152), corresponding to 0.40% of fair value (0.38%), while investments in properties under construction, excluding forward purchase contracts, increased to 0.39% of fair value (0.25%), due to a larger amount of forward funding acquisitions. For more details, see page 11.

SEK million	Q1 2022	Q4 2021	2021
Income statement items			
Expenses for repair & maintenance ¹	263	299	828
Balance sheet items			
Capitalised repair & maintenance	689	515	1,823
Tenant improvements	313	338	1,013
Investment properties under construction	1,243	741	2,520
Capital expenditures	2,245	1,594	5,356

¹ Excluding group eliminations, see Note 3.

Net operating income

Net operating income grew by 30.9% to SEK 1,829 million (1,397), resulting in a net operating income margin of 60.7% (58.4%), mainly driven by acquisitions and positively impacted by the seasonality in utility costs.

Change in fair value of investment properties¹

	Q1 2022		Q4 2021	
	%	SEK million	%	SEK million
Sweden	1.1	1,053	4.4	3,892
Germany	4.9	3,513	0.3	209
Denmark	2.0	1,350	1.8	1,063
Netherlands	3.6	987	5.3	1,303
Norway	5.4	1,091	-0.4	-81
Czech Republic	5.4	994	3.6	572
United Kingdom	9.5	144	6.0	60
Finland	8.8	90	1.7	16
Total	3.0	9,224	2.5	7,034

¹ For more information regarding Fair Value assessments, see Note 7.

Net gain from fair value adjustments on investment properties was SEK 9,224 million (7,034) corresponding to 3%. The yield requirement in the valuation averaged to 2.93%, down from 3.06% at the end of the previous quarter.

Interest expenses

Interest rate expenses increased to SEK 468 million (401), and the average interest rate to 1.1% (1.0%), mainly due to replacing the bridge facility with long term financing. At the balance sheet date the interest rate hedge ratio was 76% (77%). The interest coverage ratio for the last 12 months decreased to 3.9x (4.1x).

Foreign currency

Heimstaden Bostad is exposed to currency fluctuations in EUR, DKK, NOK, CZK, PLN and GBP. Currency translation differences from the consolidation of subsidiaries resulted in other comprehensive income of SEK 1,917 million (gain 1,652), which was partially offset by SEK 658 million in foreign exchange loss (gain 515), mainly related to foreign currency bonds in the parent company. For more details, see note 6.

Cash Flow

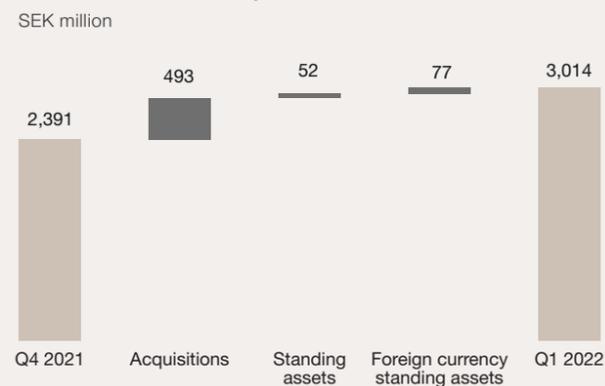
SEK million	Q1 2022	Q4 2021
Operating activities	440	2,051
Investing activities	-4,931	-80,991
Financing activities	1,020	82,902
Currency effects	283	1,271
Change	-3,187	5,232
Period opening balance	19,508	14,276
Closing balance	16,322	19,508

Cash flow from operating activities before changes in working capital was SEK 1,250 million (negative 1,652). Working capital decreased by SEK 810 million (increase 3,703), resulting in net cash flows from operating activities of SEK 440 million (2,051).

Cash flow from investing activities was negative SEK 4,931 million (80,991) and included acquisitions of SEK 161 million (81,659) and capex on investment properties of SEK 2,245 million (1,610).

Cash flow from financing activities was SEK 1,020 million (82,902), which included new senior unsecured bond issues for SEK 20,757 million (40,330), no hybrid bond issues (6,072), bond repayments for SEK 5,239 million (8), and bridge facility repayment for SEK 17,661 million. During the period, commercial papers of SEK 4,310 million were issued.

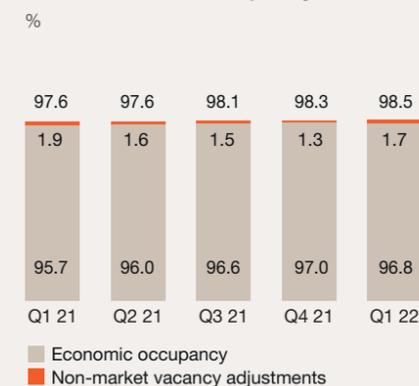
Rental Income Development



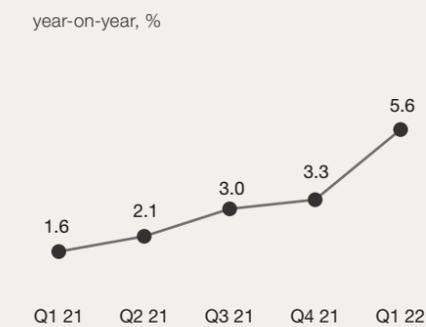
Property Cost Development



Real Economic Occupancy



Like-for-Like Rental Income Growth



Net Operating Income and Margin



Investment Properties

Fair value of investment properties increased to SEK 316 billion, up from SEK 301 billion at 31 December, mainly through fair value gain of SEK 9 billion. The portfolio includes 148,764 homes across eight markets. Residential units made up 93% of fair value and 62% of residential income comes from regulated units.

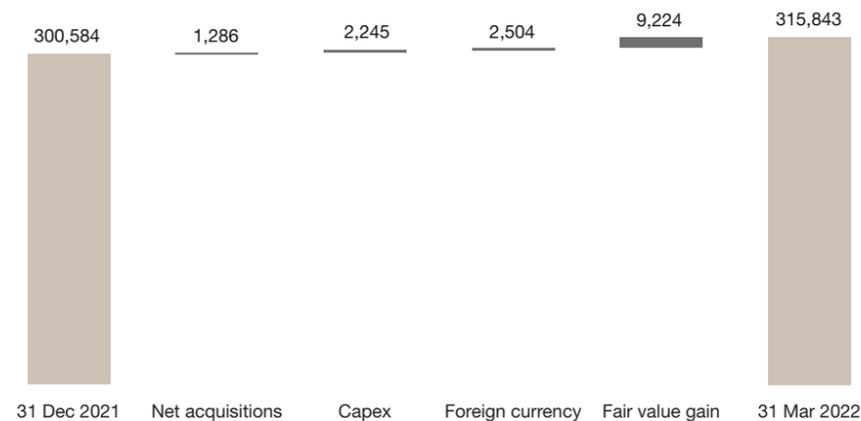
Valuation of Heimstaden Bostad's portfolio is performed by independent external valuers for each quarter. For more details, see Note 3.1 on page 59 in the 2021 Annual Report.

Significant Transactions

- Joint Venture with Allianz closed on 19 January.
- Share purchase agreement signed for 38 properties including 806 residential units and 21 new attic apartments under construction at a value of SEK 1.7 billion in Jönköping, Sweden. The transaction was closed on 1 April.
- Acquisition of a turnkey forward funded 464-home residential project in Edinburgh. The transaction was valued at SEK 1.5 billion and completion is scheduled for mid-2024.

Fair Value Development

SEK million



Investment Property Portfolio

Country	Fair Value, SEK m	Fair Value /sqm, SEK	Homes, units	Residential, %	Regulated Income, %	Real Economic Occupancy, %
Sweden	99,448	32,218	43,419	91.5	100.0	99.2
Germany	74,844	44,164	25,387	92.1	100.0	98.2
Denmark	69,243	38,036	18,437	95.1	18.1	99.0
Netherlands	28,668	27,267	13,314	98.3	66.0	99.7
Norway	21,342	97,588	4,411	85.1	0.0	95.7
Czech Republic	19,528	7,513	42,695	95.8	32.0	96.4
United Kingdom	1,659	72,011	60	88.4	0.0	98.8
Finland	1,111	20,438	1,041	95.4	0.0	95.2
Poland ¹	-	-	-	-	-	-
Total	315,843	30,000	148,764	93.0	62.5	98.5

¹ Investments in Poland are made through forward purchase contracts and are not recognised as investment properties until turnkey delivery. See Note 7 for more details.

Signed Acquisitions

Heimstaden Bostad expands and improves its portfolio through acquisitions of standing assets and newbuilds. The current pipeline of signed acquisitions amounts to SEK 13.0 billion and 8,457 homes.

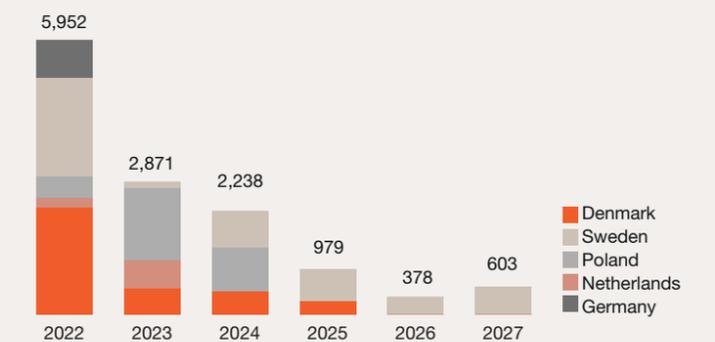
Newbuild investments are structured either as forward purchase or forward funding. In a forward purchase transaction, Heimstaden Bostad commits to buying new turnkey investment properties, which are not recognised on the balance sheet until delivery.

In a forward funding transaction, we incur capex throughout the development phase based on construction milestones, but do not take on direct development risk. To mitigate counterparty risk, we perform thorough due diligence and only partner with robust and experienced counterparties.

Heimstaden Bostad has forward funding contracts with a total capital expenditure commitment of SEK 5.6 billion. The total pipeline of signed acquisitions, including standing assets and newbuilds, amounts to SEK 13.0 billion. For more details, see Note 13.

Signed Acquisitions

SEK million



Sweden

99.4 billion

Investment Properties, SEK

0.1 billion

Acquisitions, SEK

1,021 million

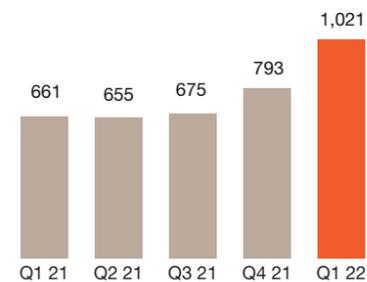
Rental Income, SEK

Rental Income was SEK 1,021 million (793), a 29% increase. Net operating income increased by 48% from the previous quarter to SEK 457 million (308), driven by the full effect of acquisitions made in the previous quarter as well as seasonally lower utility cost, which resulted in an improved net operating income margin of 44.7% (38.9%).

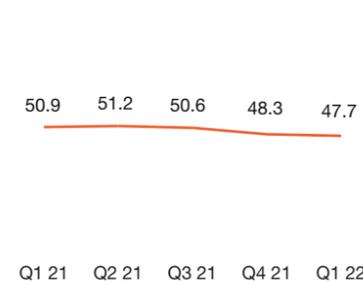
Like-for-like rental income growth compared to the same period last year was 3.0% (2.4%) and the comparable portfolio comprised 65.1% (93%) of rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	1,021	793	661	2,784
Net operating income	SEK m	457	308	301	1,344
Net operating income margin	%	44.7	38.9	45.5	48.3
Like-for-like rental income growth	%	3.0	2.2	2.5	2.5
Real economic occupancy	%	99.2	99.4	99.1	99.2
Fair value of investment properties	SEK m	99,447	97,056	51,470	97,056
Fair value change	SEK m	1,053	3,892	1,019	8,038
Capital expenditures	SEK m	1,103	841	402	2,528
Average valuation yield requirement	%	2.7	2.8	3.3	2.8

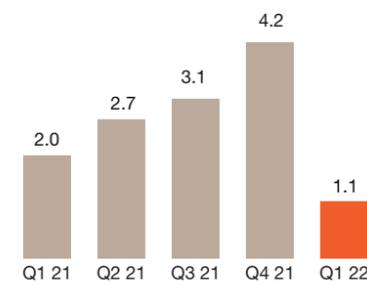
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Germany

74.8 billion

Investment Properties, SEK

0.0 billion

Acquisitions, SEK

493 million

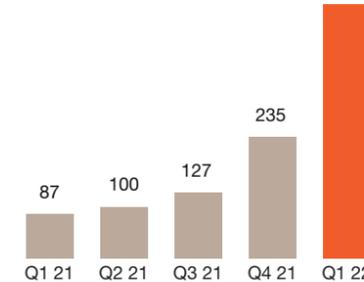
Rental Income, SEK

Rental income increased to SEK 493 million (235), driven by the full effect of acquisitions made in the previous quarter. Net operating income increased by 106% to SEK 357 million (173), resulting in a net operating income margin of 72.4% (73.7%). Real economic occupancy increased 0.1% in the quarter driven by recent acquisitions.

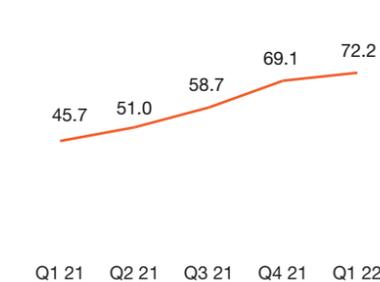
Like-for-like rental income growth compared to the same period last year was 24.9% (negative 13.0%), positively impacted by removal of temporary rent freeze in Berlin. The comparable portfolio comprised only 23% (5%) of rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	493	235	87	550
Net operating income	SEK m	357	173	47	380
Net operating income margin	%	72.4	73.7	53.7	69.1
Like-for-like rental income growth	%	24.9	18.8	-13.0	3.2
Real economic occupancy	%	98.2	98.1	98.8	98.2
Fair value of investment properties	SEK m	74,844	70,651	14,347	70,651
Fair value change	SEK m	3,513	144	624	1,754
Capital expenditures	SEK m	133	154	0	188
Average valuation yield requirement	%	2.3	2.6	2.0	2.6

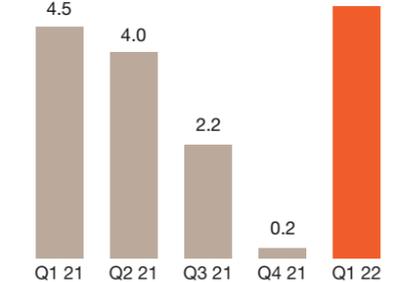
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Denmark

69.2 billion

Investment Properties, SEK

0.3 billion

Acquisitions, SEK

728 million

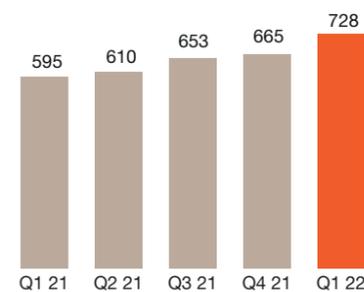
Rental Income, SEK

Rental Income was SEK 728 million (665), a 9.5% increase, driven by the full effect of acquisitions made in the previous quarter. Net operating income increased by 9.6% to SEK 502 million (458), resulting in a net operating income margin of 68.9% (68.9%). The margin remained stable due to stable repair and maintenance costs.

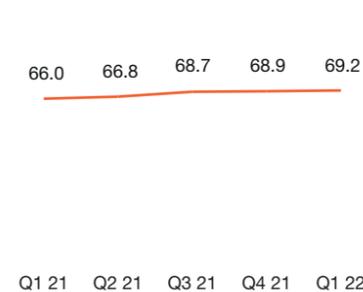
Like-for-like rental income growth compared to the same period last year was 6.9% (1.0%) and the comparable portfolio comprised 56% (59%) of rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	728	665	595	2,523
Net operating income	SEK m	502	458	403	1,738
Net operating income margin	%	68.9	68.9	67.8	68.9
Like-for-like rental income growth	%	6.9	4.9	1.0	2.6
Real economic occupancy	%	99.0	99.2	97.2	98.2
Fair value of investment properties	SEK m	69,243	66,636	55,032	66,636
Fair value change	SEK m	1,350	1,063	1,790	6,033
Capital expenditures	SEK m	452	-183	358	917
Average valuation yield requirement	%	3.5	3.5	3.9	3.5

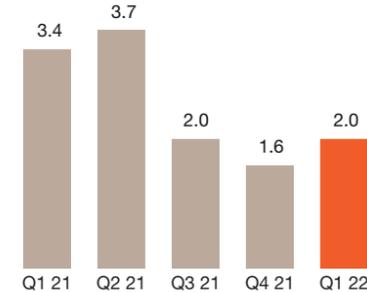
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Netherlands

28.7 billion

Investment Properties, SEK

0.0 billion

Acquisitions, SEK

299 million

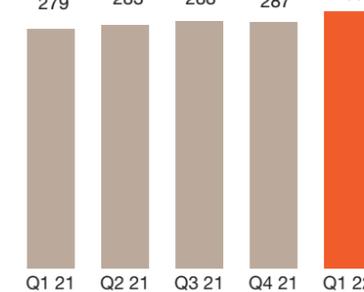
Rental Income, SEK

Rental income grew 4.2% to SEK 299 million (287). Net operating income increased to SEK 180 million (165), with stable cost but increased revenue, which resulted in a net operating income margin of 60.1% (57.4%).

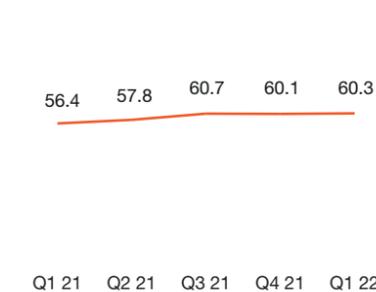
Like-for-like rental income growth compared to the same period last year was 3.7% (2.7%) and the comparable portfolio comprised 100% (78%) of rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	299	287	279	1,137
Net operating income	SEK m	180	165	165	683
Net operating income margin	%	60.1	57.4	59.3	60.1
Like-for-like rental income growth	%	3.7	3.0	2.7	3.2
Real economic occupancy	%	99.7	99.6	99.3	99.6
Fair value of investment properties	SEK m	28,668	27,324	23,686	27,324
Fair value change	SEK m	987	1,303	-243	2,831
Capital expenditures	SEK m	141	230	115	644
Average valuation yield requirement	%	3.0	2.9	3.5	2.9

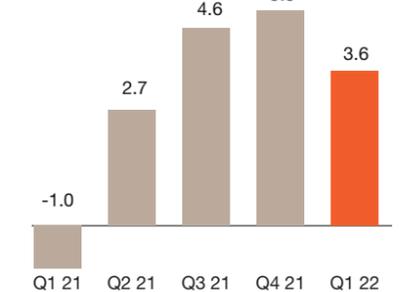
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Norway

21.3 billion

Investment Properties, SEK

0.0 billion

Acquisitions, SEK

182 million

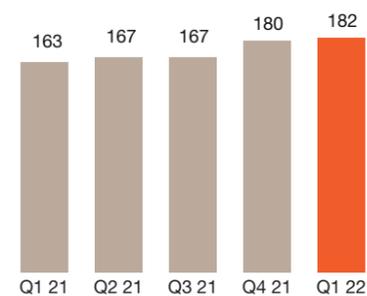
Rental Income, SEK

Rental income was stable at SEK 182 million (180). Net operating income increased by 8.3% to SEK 104 million (96) due to lower repair and maintenance expenses, which resulted in a net operating income margin of 57.1% (53.3%).

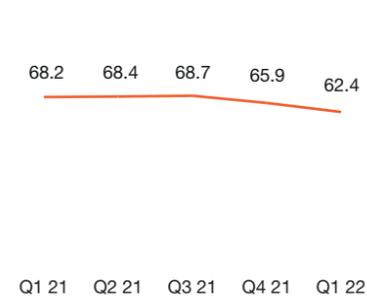
Like-for-like rental income growth compared to the same period last year was 4.1% (negative 1.3%) and the comparable portfolio comprised 100% (100%) of rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	182	180	163	677
Net operating income	SEK m	104	96	116	446
Net operating income margin	%	57.1	53.3	71.2	65.9
Like-for-like rental income growth	%	4.1	3.7	-1.3	1.3
Real economic occupancy	%	95.7	96.6	92.5	94.5
Fair value of investment properties	SEK m	21,341	18,951	18,999	18,951
Fair value change	SEK m	1,091	-225	744	294
Capital expenditures	SEK m	83	178	45	315
Average valuation yield requirement	%	2.6	2.8	2.7	2.8

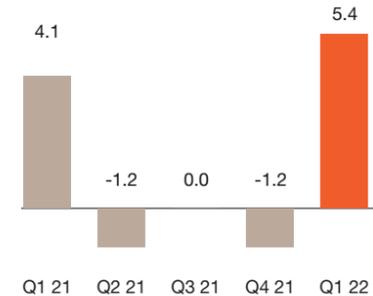
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Czech Republic

19.5 billion

Investment Properties, SEK

0.0 billion

Acquisitions, SEK

320 million

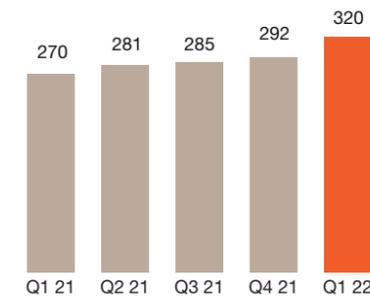
Rental Income, SEK

Rental income was SEK 320 million (292), which corresponds to a 9.6% increase, driven by higher market rent.

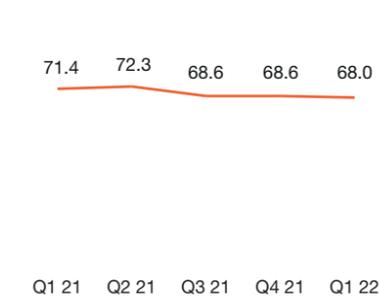
Net operating income increased to SEK 224 million (179), resulting in a net operating income margin of 70.1% (61.5%). The higher margin is driven by stable property management costs but increased rental income.

		Q1 2022	Q4 2021	Q1 2021	2021
Rental income	SEK m	320	292	270	1,127
Net operating income	SEK m	224	179	197	773
Net operating income margin	%	70.1	61.5	72.8	68.6
Like-for-like rental income growth	%	6.5	N/A	N/A	N/A
Real economic occupancy	%	96.4	95.5	95.6	95.3
Fair value of investment properties	SEK m	19,529	17,932	14,913	17,932
Fair value change	SEK m	994	637	456	2,182
Capital expenditures	SEK m	93	196	61	502
Average valuation yield requirement	%	4.6	4.9	5.2	4.9

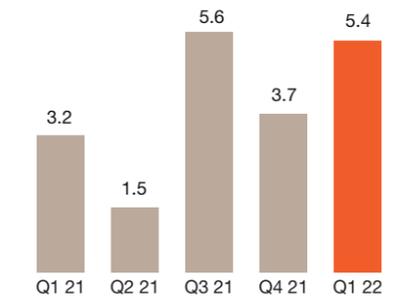
Rental income
SEK million



Net Operating Income Margin
Last twelve months, %



Fair Value Change
%



Finland

1.1 billion

Investment Properties, SEK

0.0 billion

Acquisitions, SEK

35 million

Rental Income, SEK

Heimstaden Bostad made its first investments in Finland in 2021, with two acquisitions consisting of 351 homes and 705 sqm commercial space. The properties are located in Helsinki Metropolitan Area and in Lahti.

Rental income amounted to SEK 35 million (11). Net operating income was SEK 8 million (7) resulting in a net operating income margin of 24.4% (58.7%), impacted by start-up costs. The portfolio had a SEK 90 million fair value gain in the period (16).



Helsinki, Finland

		Q1 2022	Q4 2021
Rental income	SEK m	35	11
Net operating income	SEK m	8	7
Net operating income margin	%	24.4	58.7
Like-for-like rental income growth	%	N/A	N/A
Real economic occupancy	%	95.2	98.2
Fair value of investment properties	SEK m	1,111	1,014
Fair value change	SEK m	90	16
Capital expenditures	SEK m	0	10
Average valuation yield requirement	%	5.4	5.8

United Kingdom

Heimstaden Bostad made its UK entry in 2021 with the acquisition of newbuild project Soho Wharf, in Birmingham for SEK 1.9 billion. In the first quarter of 2022 Heimstaden Bostad acquired a 464-home residential project in Edinburgh for SEK 1.5 billion. Completion is scheduled for mid-2024. The development is in the Bonnington regeneration area, 2 km north of Edinburgh's city centre, to which it will be connected by tram from 2023.

Per 31 March 2022, SEK 1,659 million had been recognised on the balance sheet as fair value of investment properties.

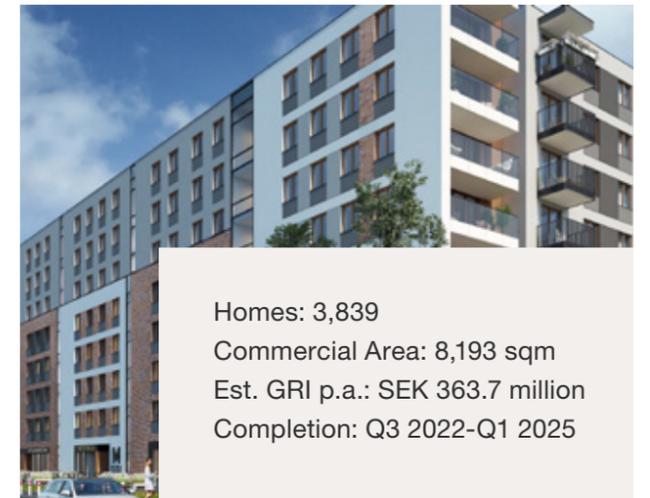


Homes: 1,413
Commercial area: 2,380 sqm
GRI p.a.: SEK 230 million

Poland

Heimstaden Bostad made its first investment in Poland in December 2020, followed by additional acquisitions in 2021. In May 2021, Heimstaden Bostad expanded its portfolio with the SEK 3.1 billion acquisition of a newbuild project for 2,496 homes throughout five of the largest cities in Poland: Warsaw, Krakow, Wroclaw, Poznan and Gdansk – economic hubs in their regions and encompassing Poland's most populated and prosperous areas.

All acquisitions in Poland are structured as forward purchase contracts and not recognised as investment properties until turnkey delivery. As of 31 March 2022, Heimstaden Bostad had a pipeline of 3,839 homes with a value of SEK 5.7 billion in Poland.



Homes: 3,839
Commercial Area: 8,193 sqm
Est. GRI p.a.: SEK 363.7 million
Completion: Q3 2022-Q1 2025

Funding Overview

Owning, managing, and developing residential real estate require 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 adheres to a conservative financial policy that supports our long-term strategy and maintains a well-diversified financing structure with a robust balance sheet and strong credit metrics.

Capital market activity

Issued SEK 20,757 million in senior unsecured bonds with a maturity of two to seven years. The majority of the proceeds from the issues were used to repay the remaining amount under the bridge financing provided for the acquisition of Akelius.

At the end of the period, Heimstaden Bostad had SEK 86,480 million in senior unsecured bonds and SEK 33,666 million in hybrid bonds outstanding and listed on Euronext Dublin and Oslo Børs.

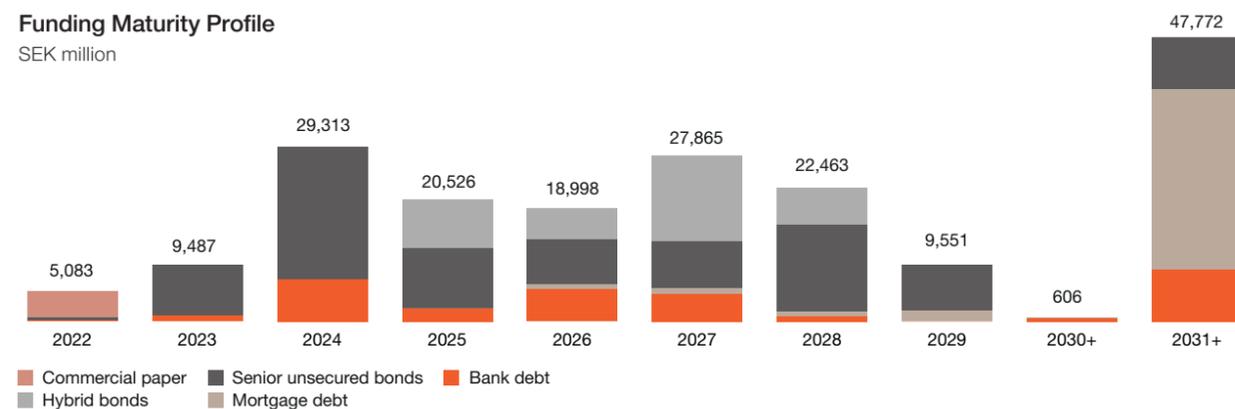
See Note 14 for more information on debt issuances after the balance sheet date. For more detailed information on Heimstaden Bostad's debt instruments, visit www.heimstadenbostad.com.

Financial Policy

		Policy	Q1 2022
ICR, rolling 12 months, S&P method	Multiple	≥ 2.4	2.7
Average Loan Tenor	Years	≥ 4	9.1
Loan Maturity in Individual Year	%	≤ 25	19
Share of Loans From Individual Lender	%	≤ 20	9
Interest Rate Hedge Ratio	%	≥ 75	76
Net Debt / Net Debt + Equity, S&P method	%	≤ 55	50.2
Quick ratio	%	≥ 1.25	2.3

Funding Maturity Profile

SEK million



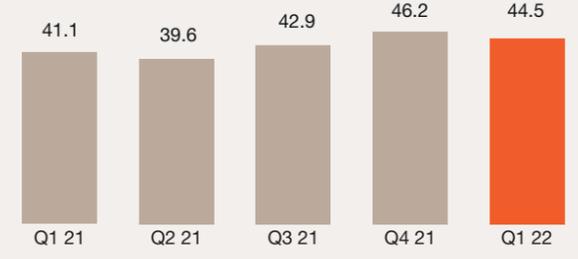
ICR

multiple



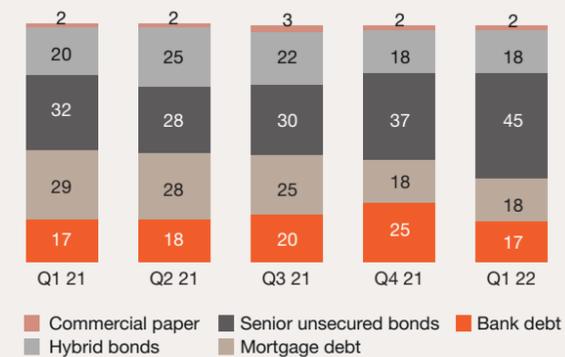
Net LTV

%



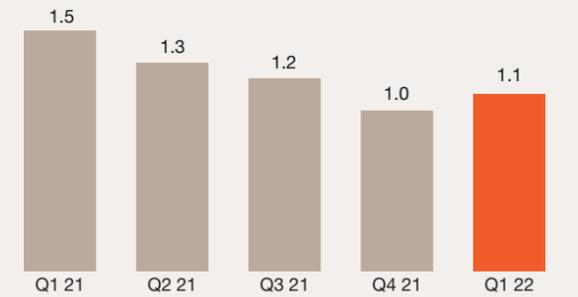
Funding Distribution

%



Average Interest Rate

%



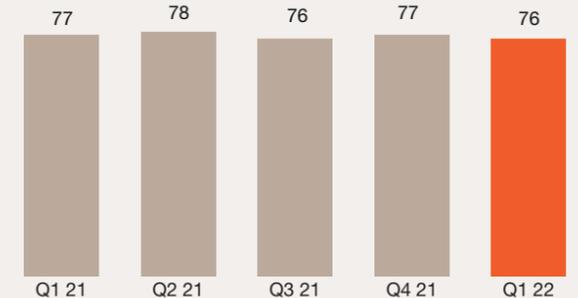
Average Loan Tenor

years



Interest Rate Hedge Ratio

%



Interim Financial Statements and Notes

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Condensed Parent Company Financial Statements

Income Statement
Comprehensive Income Statement
Balance Sheet
Statement of Changes in Equity

Consolidated Comprehensive Income Statement

SEK million	Note	Q1 2022	Q1 2021
Rental income	3, 4	3,014	2,014
Service income	3, 4	326	185
Property expenses	3	-1,510	-967
Net operating income¹		1,829	1,232
Corporate administrative expenses		-199	-113
Other operating income	5	184	1
Other operating expenses	5	-113	-21
Share of net profits of associates and joint ventures	9	26	-3
Profit before inventory properties and fair value adjustments		1,728	1,096
Fair value adjustment of investment properties		9,237	4,389
Gains/losses from sale of inventory properties		-13	48
Operating profit		10,951	5,534
Interest income		66	18
Interest expenses on interest-bearing liabilities		-468	-306
Net currency translation gains/losses		-658	-590
Fair value adjustment of derivative financial instruments		421	123
Other financial items		300	-64
Profit before tax		10,613	4,716
Income tax expense		-344	-148
Deferred tax expense		-2,259	-877
Profit for the period		8,010	3,691
Other comprehensive income/loss	6	1,917	2,511
Total comprehensive income		9,927	6,202
<i>Profit for the period attributable to:</i>			
The Parent Company's shareholders		7,947	3,689
Non-controlling interests		63	2
<i>Comprehensive income for the period attributable to:</i>			
The Parent Company's shareholders		9,864	6,200
Non-controlling interests		63	2
Average number of shares outstanding		9,796,407	7,012,663
Earnings per ordinary share (basic and diluted)		847	735

¹ Excludes income from inventory properties.

Consolidated Balance Sheet

SEK million	Note	31 Mar 2022	31 Dec 2021
ASSETS			
Investment properties	7	315,843	300,584
Intangible assets	8	16,578	16,497
Machinery and equipment		87	76
Quoted equity investments	12	8,482	5,765
Derivative financial instrument	11, 12	546	190
Other non-current financial assets	9	3,729	3,170
Total non-current assets		345,266	326,282
Inventory properties	10	864	846
Rent and trade receivables		119	179
Other current financial assets	12	1,614	1,469
Derivative financial instrument	11, 12	335	250
Prepayments		927	533
Cash and cash equivalents		16,321	19,508
Total current assets		20,180	22,785
Total assets		365,446	349,066
EQUITY AND LIABILITIES			
Equity		174,483	160,338
Interest-bearing liabilities	11	150,402	134,895
Lease liabilities	11	1,393	729
Derivative financial instruments	12	255	0
Deferred tax liabilities		24,303	21,904
Other non-current financial liabilities		941	865
Total non-current liabilities		177,294	158,392
Interest-bearing liabilities	11	6,352	23,485
Lease liabilities	11	17	5
Trade payables		475	566
Other current liabilities		4,552	4,411
Derivative financial instruments	11, 12	1	6
Accrued expenses		2,271	1,863
Total current liabilities		13,668	30,336
Total equity and liabilities		365,446	349,066

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 Jan 2021	42	52,690	13,635	-5,687	17,001	77,681	60	77,741
Profit for the period	-	-	406	-	18,541	18,947	5	18,952
Other comprehensive income	-	-	-	3,627	-	3,627	-	3,627
Total comprehensive income	-	-	406	3,627	18,541	22,574	5	22,579
New share issue	29	44,936	-	-	-	44,965	-	44,965
Dividends	-	-	-406	-	-4,572	-4,978	-	-4,978
Hybrid bonds issue	-	-	20,235	-	-	20,235	-	20,235
Costs of issuance	-	-	-204	-	-	-204	-	-204
Total transactions with the Company's shareholders	29	44,936	19,625	-	-4,572	60,018	-	60,019
Equity, 31 Dec 2021	72	97,626	33,666	-2,060	30,969	160,273	65	160,338
Opening balance, 1 Jan 2022	72	97,626	33,666	-2,060	30,969	160,273	65	160,338
Profit for the period	-	-	443	-	7,504	7,947	63	8,010
Other comprehensive income	-	-	-	1,917	-	1,917	-	1,917
Total comprehensive income	-	-	443	1,917	7,504	9,864	63	9,927
New share issue	15	23,341	-	-	-	23,356	-	23,356
Dividends ²	-	-	-443	-	-26,585	-27,028	-	-27,028
Cost of issuance	-	-36	-	-	-	-36	-	-36
Non-controlling interests ¹	-	-	-	-	-209	-209	8,134	7,926
Total transactions with the Company's shareholders	15	23,305	-443	0	-26,794	-3,916	8,134	4,219
Equity, 31 Mar 2022	87	120,931	33,666	-142	11,680	166,222	8,262	174,483

¹ Non-controlling interests refers primarily to Allianz Real Estate's investment in Heimstaden Bostad's portfolio in Sweden, with properties recently purchased from Akelius.
² SEK 23,356 million of dividends were set-off against the subscription price in new share issue.

Consolidated Cash Flow Statement

SEK million	Q1 2022	Q1 2021
Operating activities		
Profit before income tax	10,613	4,716
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Fair value adjustment on investment properties	-9,224	-4,434
Fair value adjustment of derivative financial instruments	-421	-123
Finance expenses – net	445	352
Other adjustments	287	730
<i>Working capital changes</i>		
Increase/decrease(+) in rent receivables	-458	-218
Increase/decrease(-) in trade and other payables	-352	345
Cash generated from operations	890	1,368
Interest paid	-224	-442
Interest received	7	0
Paid income tax	-233	-130
Net cash flows from operating activities	440	796
Investing activities		
Purchase of investment properties	-161	-13,653
Capital expenditure on completed investment properties	-2,245	-1,355
Disposals of investment properties	10	–
Deposits paid for signed acquisitions	-112	1,495
Purchases of machinery and equipment	-13	–
Investments in associates and joint ventures	-50	–
Purchase of quoted equity investments	-2,360	-131
Other cash flows from investing activities	–	32
Net cash flows from investing activities	-4,931	-13,612
Financing activities		
Proceeds from interest-bearing liabilities	21,336	4,734
Repayment of interest-bearing liabilities	-24,733	-1,834
Dividends paid	-3,229	-43
Proceeds from non-controlling interests	7,926	–
Proceeds from share issuances	–	8,211
Proceeds from issuance of hybrid bonds	–	8,073
Repayments on hybrid bonds	-443	-261
Settlement of derivative financial instruments	230	–
Other cash flows from financing activities	-67	-50
Net cash flows from financing activities	1,020	18,831
Net change in cash and cash equivalents	-3,470	6,015
Cash and cash equivalents at the beginning of the period	19,508	7,636
Net currency exchange effect in cash and cash equivalents	283	51
Cash and cash equivalents at the end of the period	16,321	13,702

Notes to the Interim Financial Statements

1. Accounting Principles

Corporate information

Heimstaden Bostad AB, Corp. ID No. 556864-0873, is a limited liability company registered in Sweden with its registered office at Östra promenaden 7A, SE-211 28, Malmö, Sweden. Heimstaden Bostad's operations consist of owning, developing and managing residential properties.

Basis for preparation

Heimstaden Bostad's interim condensed consolidated accounts are prepared in accordance with the International Financial Reporting Standards (IFRS) adopted by the EU and its interpretations of these (IFRIC). These financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting. The Parent Company applies RFR2 Accounting for Legal Entities and the Swedish Annual Accounts Act. The financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the 2021 annual financial statements. The accounting policies and methods of computation followed are consistent with those of the previous financial year.

Due to rounding, numbers presented in these financial statements may not add up precisely to the totals provided.

Recently issued accounting standards, interpretations and amendments

At the balance sheet date, there were no new or amended standards or interpretations published by IASB that are expected to have a material impact on the financial statements of the Group or the Parent Company.

2. Related Parties

In 2022, Heimstaden Bostad AB received a prearranged settlement from Fredensborg AS in relation to sale of five properties to Oslo Municipality in 2021. For more information, see Note 8.4 in the 2021 Annual Report. In addition to board fees, transactions with Heimstaden AB and its subsidiaries amounted to SEK 195.5 million (214) for management services provided as of Q1 2022.

3. Segment Reporting

Heimstaden Bostad organises and governs its activities based on geographical areas. These geographical areas form the basis of the reportable segments. Senior management monitors net operating income and changes in the value of managed properties in the identified segments; other statement of profit and loss items are not distributed per segment. Heimstaden Bostad has identified seven reportable segments consisting of the geographical areas of Denmark, Sweden, Netherlands, Norway, Germany and Czech Republic. Finland, Poland and United Kingdom are included under segment Other, which individually do not correspond to 10 percent or more of the total revenues, for all operating segments. See Note 7 for fair value of investment properties per segment.

Q1 2022

SEK million	Sweden	Germany	Denmark	Netherlands	Norway	Czech Republic	Other	Eliminations	Group in total
INCOME STATEMENT									
Rental income ¹	1,021	493	728	299	182	320	37	-65	3,014
Service income	10	143	0	-	5	172	1	-5	326
Total income	1,031	635	729	299	186	491	38	-70	3,340
Utilities	-234	-81	-23	-	-21	-169	-5	22	-510
Repair and maintenance	-103	-35	-30	-32	-25	-34	-2	53	-210
Property tax	-23	-15	-36	-33	-4	-2	0	4	-109
Other	-40	-48	-28	-18	1	-16	-15	1	-163
Property management	-174	-100	-110	-36	-32	-46	-8	-10	-518
Total property expenses	-575	-278	-227	-119	-83	-267	-31	70	-1,510
Net operating income	457	357	502	180	104	224	6	0	1,829
Net operating margin, %	44.7	72.4	68.9	60.1	57.1	70.1	17.5	-	60.7

Q1 2021

SEK million	Sweden	Germany	Denmark	Netherlands	Norway	Czech Republic	Other	Eliminations	Group in total
INCOME STATEMENT									
Rental income ¹	661	87	595	279	163	270	-	-41	2,014
Service income	10	30	0	-	5	144	-	-5	185
Total income	672	117	595	279	168	414	-	-46	2,199
Utilities	-159	-24	-19	-	-13	-143	-	14	-343
Repair and maintenance	-68	-14	-24	-33	-20	-25	-	39	-144
Property tax	-15	-3	-33	-32	-3	-2	-	3	-85
Other	-5	-3	-25	-13	1	-14	-	2	-56
Property management	-125	-28	-91	-35	-16	-34	-	-10	-339
Total property expenses	-371	-71	-192	-113	-52	-218	-	48	-967
Net operating income	301	47	403	165	116	197	-	2	1,232
Net operating margin, %	45.5	53.7	67.8	59.2	71.2	72.8	-	-	59.8

¹ The rental income from the portfolio in Sweden reflects all-inclusive rents, meaning that the amounts include operating and heating expenses.

4. Rental Income

Rental income distributed by property category

SEK million	Q1 2022	Q1 2021
Residential	2,784	1,868
Commercial premises	191	124
Garage and parking spaces	39	22
Total rental income	3,014	2,014

Service income distributed by property category

SEK million	Q1 2022	Q1 2021
Residential	315	176
Commercial premises	11	9
Total service income	326	185

5. Other Operating Items

Other operating income include SEK 178.3 million in reversal of Real Estate Transfer Tax (RETT) in Germany from the acquisition of the Akelius' property portfolio in 2021.

During Q1, 2022, SEK 32.2 million were expensed as donations to SOS Children's Villages. See page 5 for more information regarding the partnership A Home for a Home.

6. Foreign Currency

The exchange rates of the currencies relevant to Heimstaden Bostad have developed as follows:

Country	Currency code	Closing rate		Average rate	
		31 Mar 2022	31 Dec 2021	Q1 2022	Q1 2021
Czech Republic	CZK	0.4241	0.4123	0.4254	0.3882
Denmark	DKK	1.3898	1.3783	1.4081	1.3603
Netherlands, Germany & Finland	EUR	10.3374	10.2502	10.4772	10.1173
Norway	NOK	1.0645	1.0262	1.0548	0.9857
Poland	PLN	2.2216	2.2298	2.2707	2.2274
United Kingdom	GBP	12.2199	12.1986	12.5264	-

Specification of Other Comprehensive Income

The Company's items under other comprehensive income are related to foreign currency translation differences that may be reclassified to profit or loss in subsequent periods.

SEK million Country	Currency code	Q1 2022	Q1 2021
Czech Republic	CZK	404	335
Denmark	DKK	240	426
Netherlands, Germany & Finland	EUR	544	498
Norway	NOK	737	1,252
Poland	PLN	-6	-
United Kingdom	GBP	-2	-
Total		1,917	2,511

7. Investment Properties

Total properties value per segment

The total properties value, measured at fair value, was SEK 315,843 million (300,584). This value included unrealised value increase in 2022 of SEK 9,224 million (4,389). In percentage, the unrealised increase in value was 3% (2.5) of the total properties value before changes in value. The total properties value per operating segment is shown as follows.

Change in fair value of investment properties

SEK million	Total	Sweden	Germany	Denmark	Nether-lands	Norway	Czech Republic	United Kingdom	Finland
Fair value of investment properties, 31 Dec 2021	300,584	97,057	70,651	66,635	27,324	18,951	17,932	1,019	1,014
Acquisitions during the period	620	79	-	272	-	-	-	268	-
Disposals	-10	-3	-4	-	-2	-	-	-	-
Land leases	676	159	-2	-	-	519	-	-	-
Capital expenditure on investment properties	1,002	441	87	193	141	25	68	47	-
Capital expenditure on investment properties under construction	1,243	662	46	259	-	58	25	193	-
Currency translation	2,504	-	553	533	217	697	510	-13	7
Fair value after transactions	306,620	98,394	71,331	67,893	27,681	20,250	18,535	1,515	1,021
Unrealised value change	9,224	1,053	3,513	1,350	987	1,091	994	144	90
Fair value of investment properties, 31 Mar 2022	315,843	99,447	74,844	69,243	28,668	21,341	19,529	1,659	1,111

Breakdown by category

SEK million	Total	Sweden	Germany	Denmark	Nether-lands	Norway	Czech Republic	United Kingdom	Finland
Investment properties	305,473	93,125	74,841	67,966	28,668	20,248	19,341	173	1,111
Investment properties under construction	8,512	5,877	-	1,148	-	-	-	1,486	-
Land and building rights	466	149	-	129	-	-	188	-	-
Land leases reclassified from RoU assets	1,392	297	2	-	-	1,093	-	-	-
Total	315,843	99,448	74,844	69,243	28,668	21,341	19,529	1,659	1,111

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 of ownership occurs only after provisional acceptance. A parallel financing agreement has been entered with the developers. The outstanding balances, SEK 1,240 million and SEK 607 million, are recognised as other non-current financial assets and other current financial assets, respectively.

8. Intangible Assets

Goodwill amounts to SEK 16,568 million and is mainly derived from the acquisition of the Akelius property portfolios in Sweden, Germany and Denmark, completed in December 2021. For more details, see Note 3.2 in the 2021 Annual Report.

9. Investments in Associates and Joint Ventures

SEK million	Share in %	Rental income	Property costs	Finacial items, net	Change in value	Profit for the period	Heimstaden Bostad's holding of profit for the period
Rosengård Fastighets AB	25	39	-25	-3	-	8	2
Magnolia Projekt 5222 AB	50	-	-	-	32	32	16
Upplands Bro Brogårds Etapp 2 AB	50	-	-1	-9	-4	-13	-6
Kiinteistö Oy Hiihtomäentie 14	53	2	-2	0	6	5	3
A Place To A/S	50	10	-6	-1	31	26	13
Gamlebro AB	50	4	-4	-1	-	-1	0
Byggrätt Norr AB	19	-	0	-	-	0	0
Total		54	-38	-14	65	57	26

Balance sheet of associates and joint ventures

SEK million	Total (100%)		Heimstaden Bostad's holding	
	31 Mar 2022	31 Dec 2021	31 Mar 2022	31 Dec 2021
Assets	5,064	4,905	1,990	1,924
Equity	1,967	2,753	696	1,100
Liabilities	3,097	2,153	1,293	824

10. Inventory Properties

SEK million	31 Mar 2022	31 Dec 2021
Opening balance	846	1,292
Capital expenditures	-	62
Foreign currency translation	31	85
Reclassification to other non-current financial assets	-	-127
Disposals of inventory properties	-	-464
Reversed impairment/impairment	-13	-2
Closing balance	864	846

11. Financial Assets and Liabilities

Heimstaden Bostad is exposed to a number of risk factors. Further description is included on pages 39-40 in the 2021 Annual Report.

Russia's invasion of Ukraine on 24 February 2022 may affect the Group and the war also leads to increased uncertainty in the international economy. The war has led to higher commodity prices, electricity, gas and fuel throughout Europe and the Group is currently assessing how the invasion will impact the Group's operational performance.

At the balance sheet date, Heimstaden Bostad was in compliance with its financial covenants. The Company's hybrid bonds are classified as equity, amounting to SEK 33,666 million, and therefore not included in the specifications of interest bearing liabilities in the tables below.

Specification of interest bearing liabilities

SEK million	Interest-bearing liabilities	Secured loans, %	Share, %	Unutilised credit commitment
Corporate bonds	90,794	0	58	-
Mortgages	34,787	100	22	-
Bank loans	31,969	96	20	24,488
Total	157,551	42	100	24,488
Deferred charges	-796			
Total	156,755			

Movements of interest bearing liabilities

SEK million	Corporate bonds	Mortgages/bank loans	Deferred charges	Lease liabilities	Total
Opening balance, 1 Jan 2022	75,282	83,651	-553	733	159,114
Loan repayments	-6,145	-17,892	-	-3	-24,040
New borrowings/assumed debt from acquisitions	21,207	130	-	654	21,990
Currency exchange effect on loans	450	868	-	26	1,344
Capitalisation of debt issuance cost, net of amortisation	-	-	-243	-	-243
Closing balance, 31 Mar 2022	90,794	66,757	-796	1,411	158,165

31 Mar 2022

Years	Interest maturity, loans			Interest maturity, incl. financial instruments		
	SEK million	Share %	Interest, incl. margin, %	SEK million	Share %	Interest, incl. margin, %
0-1	63,163	40	0.90	46,742	30	1.61
1-2	11,793	7	1.73	18,721	12	0.43
2-3	14,670	9	0.68	23,592	15	0.33
3-4	15,004	10	0.94	15,494	10	0.93
4-5	9,951	6	1.55	10,057	6	1.55
>5 years after balance sheet date	42,970	27	1.18	43,077	27	1.18
Total	157,551		1.06	157,684		1.09

Average remaining term of fixed interest in the loan portfolio: 1.77 years

Average remaining term of fixed interest in the loan portfolio, including derivatives: 1.94 years

Years	Loan tenor		Lines of credit	
	SEK million	Share %	SEK million	Share %
0-1	5,576	4	-	0
1-2	17,096	11	7,842	32
2-3	23,317	15	13,944	57
3-4	16,494	10	-	0
4-5	16,165	10	2,703	11
>5 years after balance sheet date	78,903	50	-	0
Total	157,551	100	24,488	100

Average loan tenor: 9.13 years

Financial instruments

Years	Type	Maturity, interest rate derivatives		
		SEK million	Share, %	Interest, % ¹
0-1	Paying fixed	5,460	15	0.12
1-2	Paying fixed	17,868	50	0.19
2-3	Paying fixed	11,419	32	0.05
3-4	Paying fixed	491	1	0.50
4-5	Paying fixed	106	0	1.53
>5 years after balance sheet date	Paying fixed	106	0	1.53
Total		35,451		0.14

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

Years	Type	Maturity, cross currency swaps		
		SEK million	Share, %	Interest, % ¹
0-1	Paying variable	-	-	-
1-2	Paying variable	5,624	100	2.41
>2 years after balance sheet date	Paying variable	-	-	-
Total		5,624	100	2.41

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

12. Fair Value Measurements of Financial Instruments

SEK million	31 Mar 2022		31 Dec 2021	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial assets:				
Derivative financial instruments	881	881	440	440
Quoted equity investments	8,482	8,482	5,765	5,765
Other non-current financial assets	3,729	3,729	3,170	3,170
Trade receivables	119	119	179	179
Other financial receivables	1,614	1,614	1,469	1,469
Cash and cash equivalents	16,321	16,321	19,508	19,508
Total	31,148	31,148	30,531	30,531
Financial liabilities:				
Derivate financial instruments	256	256	6	6
Long-term interest-bearing liabilities	150,402	145,969	134,895	135,229
Current interest-bearing liabilities	6,352	6,352	23,485	23,485
Lease liabilities	1,416	1,416	734	734
Trade payables	475	475	566	566
Other liabilities	4,552	4,552	4,411	4,411
Total	163,453	159,019	164,096	164,431

Fair value hierarchy of the Group's financial assets and financial liabilities as of 31 March 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:	9,363	8,482	371	510
Derivative financial assets				
Interest rate swaps	371	-	371	-
Forward purchase contracts	510	-	-	510
Quoted equity investments	8,482	8,482	-	-
Financial liabilities measured at fair value:	-256	-	-256	-
Derivative financial liabilities				
Cross currency swaps	-154	-	-154	-
Interest rate swaps	-102	-	-102	-

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. Unrealised value change of quoted equity investments was SEK 358 million and presented under other financial items in the income statement. There were no transfers between Level 1 and Level 2 fair value measurements during the period, and no transfers into or out of Level 3 fair value measurements during the three months ended 31 March 2022.

13. Commitments and Contingencies

Investment obligations

Heimstaden Bostad has signed agreements to buy turnkey investment properties under construction after the balance sheet date. As at 31 March 2022, Heimstaden Bostad had total investment obligations of SEK 13 billion between 2022 and 2028, see table below.

Capital expenditures

As at 31 March 2022, Heimstaden Bostad 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 5,596 million.

Disputes

As of the balance sheet date and to the best of our knowledge, Heimstaden is not a part in any ongoing legal processes or administrative proceedings which have had or may have a material impact to its financial statements.

SEK million	2022	2023	2024	2025	2026	2027	2028	Total
Investment obligations ¹	5,952	2,871	2,238	979	378	603	-	13,020

14. Subsequent Events

Heimstaden Bostad strengthened its presence in Poland through the acquisition of a 400 apartment project in Warsaw. The transaction is structured as a turnkey forward funded acquisition, where Heimstaden Bostad does not carry any direct development risk. Completion is scheduled for mid-2024.

Heimstaden Bostad strengthened its presence in Finland with the acquisition of 2,009 residential units in Oulu, Jyväskylä and Lahti. The transaction was valued at EUR 223 million and was closed on 25 April.

Parent Company Income Statement

SEK million	Q1 2022	Q1 2021
Management service revenues	0	0
Other operating expenses	-11	0
Administrative expenses	-252	-132
Operating profit/loss	-263	-132
Interest income	446	101
Interest expenses	-282	-164
Other financial items, net	-292	46
Net income from fair value adjustment of derivative financial instruments	45	167
Profit/loss after financial items	-346	19
Income tax expense	0	-34
Profit for the period	-346	-16

Parent Company Comprehensive Income Statement

SEK million	Q1 2022	Q1 2021
Profit for the period according to the Income Statement	-346	-16
Other comprehensive income	0	0
Comprehensive income	-346	-16

Parent Company Balance Sheet

SEK million	31 Mar 2022	31 Dec 2021
ASSETS		
Shares in subsidiaries	54,095	62,021
Quoted equity investments	7,548	5,188
Deferred tax assets	53	41
Non-current receivables, subsidiaries	100,797	100,209
Total non-current assets	162,493	167,459
Current receivables, subsidiaries	42,465	40,369
Other financial assets	162	86
Cash and cash equivalents	13,760	16,555
Total current assets	56,386	57,010
Total assets	218,879	224,469
EQUITY AND LIABILITIES		
Equity	120,221	124,274
Interest-bearing liabilities	28,489	45,303
Derivative financial instruments	255	198
Non-current liabilities, subsidiaries	69,516	54,242
Total non-current liabilities	98,259	99,743
Trade and other payables	40	54
Accrued expenses and prepaid income	359	398
Total current liabilities	399	452
Total equity and liabilities	218,879	224,469

Parent Company Statement of Changes in Equity

SEK million	Share capital	Share premium reserve	Hybrid bonds	Retained earnings	Total equity
Opening balance, 1 Jan 2021	43	50,240	13,621	450	64,353
Profit for the period	-	-	406	-502	-97
Total profit	-	-	406	-502	-97
Share issue	29	44,936	-	-	44,965
Dividends	-	-	-406	4,572	4,978
Hybrid bonds issue	-	-	20,235	-	20,235
Costs of issuance	-	-	-204	-	-204
Total transactions with the Company's shareholders	29	44,936	19,625	4,572	60,018
Equity, 31 Dec 2021	71	95,176	33,652	4,625	124,274
Opening balance, 1 Jan 2022	71	95,176	33,652	4,625	124,274
Profit for the period	-	-	443	-788	-346
Total profit	-	-	443	-788	-346
Share issue	15	23,341	-	-	23,356
Cost of issuance	-	-36	-	-	-36
Dividends	-	-	-443	-26,585	-27,028
Total transactions with the Company's shareholders	15	23,305	-443	-26,585	-3,671
Equity, 31 Mar 2022	87	118,481	33,652	-31,999	120,221

The Board of Directors and the CEO provide their assurance that this interim report provides a true and fair view of the operations, financial position and results of the Parent Company and the Group and describes the significant risks and uncertainties.

Malmö, 27 April 2022

Patrik Hall
CEO

Casper von Koskull
Chairman of the Board

Ivar Tollefsen
Board Member

Stefan Attefall
Board Member

Vibeke Krag
Board Member

John Giverholt
Board Member

Frans Heijbel
Board Member

Bente A. Landsnes
Board Member

Birgitta Stenmark
Board Member

Axel Brändström
Board Member

This interim report has been subject to review by the Company's auditors.

Auditor's review report

Heimstaden Bostad AB (publ), corporate identity number 556864-0873

To the Board of Directors for Heimstaden Bostad AB (publ)

Introduction

We have reviewed the condensed interim report for Heimstaden Bostad AB (publ) as at 31 March 2022. The Board of Directors and the Managing Director are responsible for the preparation and presentation of this interim report in accordance with IAS 34 and the Swedish Annual Accounts Act. Our responsibility is to express a conclusion on this interim report based on our review.

Scope of review

We conducted our review in accordance with the International Standard on Review Engagements, ISRE 2410 Review of Interim Financial Statements Performed by the Independent Auditor of the Entity. A review consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and other generally accepted auditing standards in Sweden. The procedures performed in a review do not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the interim report is not prepared, in all material respects, in accordance with IAS 34 and the Swedish Annual Accounts Act regarding the Group, and in accordance with the Swedish Annual Accounts Act regarding the Parent Company.

Malmö, 27 April 2022

Ernst & Young AB

Jonas Svensson

Authorised Public Accountant

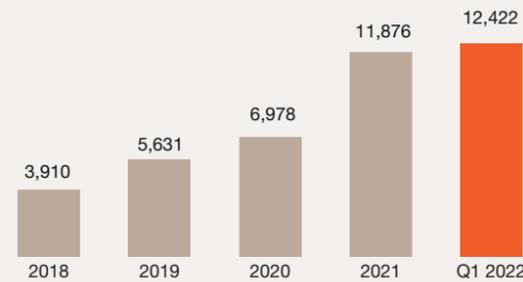
Earnings capacity

Earnings capacity represents annualised earnings calculated on the basis of the contracted rental income, current property expenses and administrative expenses of the property portfolio as of 31 March 2022. Announced property acquisitions that closed after the balance sheet date are not included in the calculation. Earnings capacity does not include any adjustment for development trends in rent levels, vacancy rates, property expenses or interest rates, nor does the earnings capacity provide any adjustment for expected changes in the fair value of properties, foreign exchange rates, acquisitions or disposals. Earnings capacity should not be considered a forecast for the current year or for the next 12-month period.

SEK million	
Rental income	12,422
Service income	1,134
Property expenses	-5,412
Net operating income	8,144
Corporate administrative expenses	-790
Profit before financial items	7,355
Financial costs - interest-bearing liabilities	-1,881
Profit	5,474
Net operating income margin, %	65.6
Interest coverage ratio	3.9

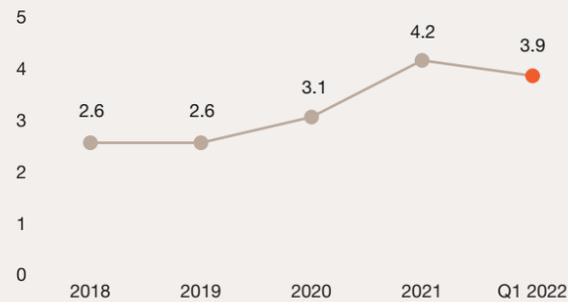
Earnings Capacity Rental Income

SEK million



Earnings Capacity ICR

multiple



Alternative performance measures

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

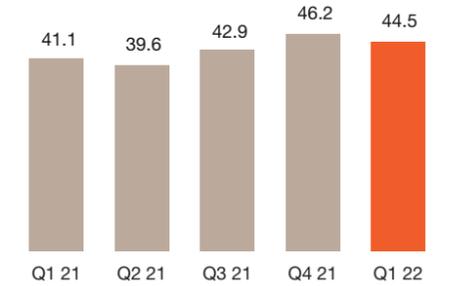
Net Loan-to-Value (LTV)

LTV is an acknowledged measure of leverage and risk in the real estate industry. This ratio highlights Heimstaden Bostad's ability to manage financial liabilities given its fair value real estate portfolio.

SEK million	Q1 2022	Q4 2021	Q1 2021
Interest-bearing secured liabilities	65,457	65,072	51,183
Interest-bearing unsecured liabilities	91,298	93,307	36,000
Cash and cash equivalents	16,321	19,508	13,702
Net interest-bearing liabilities	140,434	138,872	73,480
Fair value of investment properties	315,843	300,584	178,897
Net LTV, %	44.5	46.2	41.1

Net LTV

%



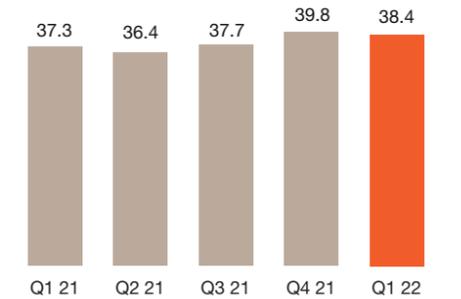
Net Debt / Total Assets

Net debt to total assets is a covenant under Heimstaden Bostad's European Medium Term Note programme

SEK million	Q1 2022	Q4 2021	Q1 2021
Net interest-bearing liabilities	140,434	138,872	73,480
Total assets	365,446	349,066	196,857
Net Debt / Total Assets, %	38.4	39.8	37.3

Net Debt / Total Assets

%



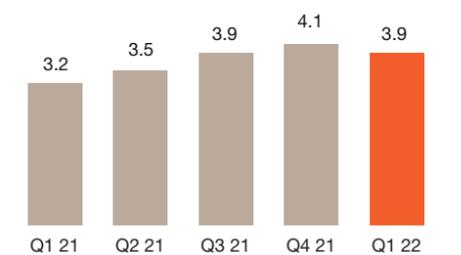
Interest Coverage Ratio (ICR)

The interest coverage ratio is an industry standard ratio used to determine the extent to which Heimstaden Bostad's interest and debt servicing expenses are covered by operating profits. In addition, this ratio provides additional transparency on cash flow that is available after servicing debt obligations.

SEK million Rolling 12 months	Q1 2022	Q4 2021	Q1 2021
Profit before financial items	3,466	2,834	3,910
Transaction costs from business combination	2,054	2,232	-
Financial income	200	152	87
Profit before financial items plus financial income	5,719	5,219	3,996
Financial costs - interest-bearing liabilities	1,449	1,288	1,266
ICR	3.9	4.1	3.2

ICR

multiple

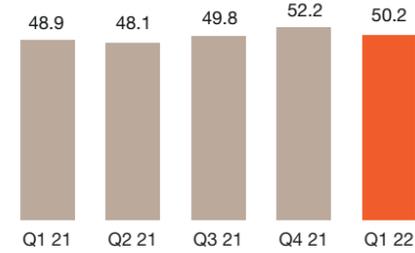


Net debt / Net debt + Equity (S&P method)

This metric is calculated according to S&P's rating methodology, with 50% of hybrid bonds classified as debt.

SEK million Rolling 12 months	Q1 2022	Q4 2021	Q1 2021
Equity	174,483	160,338	99,597
50% hybrid	16,833	16,833	10,829
Equity adj.	157,650	143,505	88,768
Total interest-bearing liabilities	156,755	158,380	87,183
Right-of-use-liabilities	1,410	734	603
Less: Cash and cash equivalents	-16,321	-19,508	-13,702
50% of hybrid equity as debt (S&P adj.)	16,833	16,833	10,829
Net interest-bearing liabilities, Adj. (Net debt)	158,677	156,439	84,912
Net debt + equity	316,327	299,944	173,680
Net debt / (net debt + equity)	50.2	52.2	48.9

Net debt / Net debt + Equity (S&P method) multiple

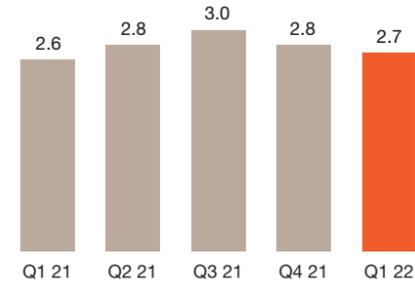


ICR (S&P method)

This metric is calculated according to S&P's rating methodology, with 50% of hybrid bonds classified as debt.

SEK million Rolling 12 months	Q1 2022	Q4 2021	Q1 2021
Operating profit before inventory properties and fair value adjustments	3,466	2,834	3,910
Depreciation and amortisation	1	2	12
SOS Partnership	81	49	-
Transaction costs from business combination	2,054	2,232	-
Share of net profits of associates and joint ventures	-358	-329	-31
EBITDA, adj.	5,244	4,789	3,890
Interest expenses on interest-bearing liabilities	1,449	1,288	1,266
Capitalised interest	55	52	14
50% interim-equity hybrid dividend annual (S&P)	451	389	194
Interest expense, adj.	1,955	1,729	1,473
ICR incl. Hybrid bonds as 50% debt	2.7	2.8	2.6

ICR (S&P method) multiple



All figures in SEK million unless otherwise specified.

Residential, %

	Q1 2022	Q4 2021
Fair value residential properties	283,954	270,589
Fair value investment properties	305,473	292,673
Residential, %	93.0	92.5

Like-for-like rental income growth

	Q1 2022 ¹	Q1 2021 ²
Rental income current year	1,989	1,363
Rental income previous year	1,883	1,341
Like-for-like rental income growth, %	5.6	1.6

¹ Only properties owned as of 31 December 2020 included.

² Only properties owned as of 31 December 2019 included.

Net operating income margin

	Q1 2022	Q1 2021
Rental income	3,014	2,014
Net operating income	1,829	1,232
Net operating income, %	60.7	61.2

Economic occupancy, residential

	Q1 2022	Q4 2021
Theoretical rental income on residential units	2,862	2,338
Economic vacancy	-92	-69
Rental income on residential units	2,770	2,269
Economic occupancy, %	96.8	97.1

Real economic occupancy, residential

	Q1 2022	Q4 2021
Theoretical rental income on residential units	2,862	2,338
Adj. for non-market vacancy	-44	-40
Adj. Theoretical rental income	2,819	2,298
Real economic occupancy, %	98.5	98.3

Equity ratio

	Q1 2022	Q4 2021
Equity	174,483	160,338
Assets	365,446	349,066
Equity ratio, %	47.7	45.9

Solvency ratio

	Q1 2022	Q4 2021
Equity	174,483	160,338
Liabilities	190,963	188,728
Solvency ratio, %	47.7	45.9

Net asset value (NAV)

	Q1 2022	Q4 2021
Equity	174,483	160,338
Deferred tax liability	24,303	21,904
NAV	198,786	182,241

EBITDA

Rolling 12 months	Q1 2022	Q4 2021
Operating profit before investment properties and fair value adjustments	3,466	2,834
Transaction cost from business combination	2,054	2,232
Amortisation and depreciation	1	2
EBITDA	5,521	5,068

Debt/EBITDA

Rolling 12 months	Q1 2022	Q4 2021
Interest-bearing liabilities	124,369	106,976
EBITDA	5,521	5,068
Debt / EBITDA, multiple	22.5	21.1

NAV per ordinary share

	Q1 2022	Q4 2021
Equity	174,483	160,338
Preference capital A	168	444
Preference capital B	86,626	73,506
Hybrid capital & minority	42,196	34,510
Deferred tax not attributable to goodwill	11,255	8,934
Equity excluding preference capital	56,742	60,811
Number of ordinary shares	11,857,910	9,725,321
NAV per ordinary share, SEK	4,786	6,253

Secured loan-to-value

	Q1 2022	Q4 2021
Interest-bearing secured liabilities	65,457	65,072
Total assets	365,446	349,066
Secured loan-to-value, %	17.9	18.6

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This information is such that Heimstaden Bostad AB (publ) is required to disclose under the EU Market Abuse Regulation. The information was submitted for publication through the agency of the above contact persons at 07:00 CET on 28 April 2022.

The second quarter report will be published on 19 August 2022.

Heimstaden
BOSTAD

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