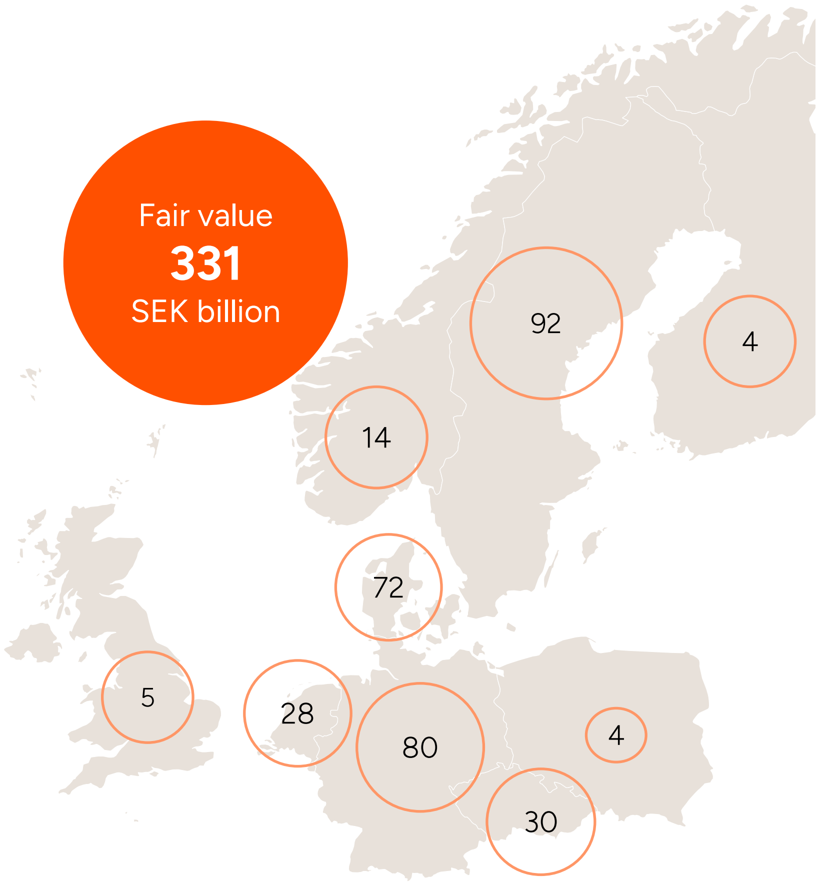
Heimstaden
BOSTAD

Q2 2026

Fixed Income Investor Presentation

A pan-European residential rental portfolio diversified across nine markets

	Fair value (SEK m)[1]	Homes, units[2]	Fair value SEK/sqm[2]	Residential[3]	Regulated income[4]	Real economic occupancy
	92,437	46,583	28,308	89.8%	100.0%	99.6%
	80,634	29,770	40,304	91.6%	100.0%	99.6%
	71,710	19,391	37,819	94.1%	17.9%	99.3%
	31,960	39,872	12,959	96.7%	14.9%	96.9%
	27,643	10,631	33,078	98.2%	58.8%	99.9%
	13,808	3,235	79,655	85.6%	0.0%	98.8%
	4,884	1,415	54,949	97.6%	6.1%	87.0%
	4,155	1,788	45,202	94.5%	0.0%	96.1%
	3,849	2,920	22,248	96.1%	0.0%	95.7%
Total	**331,079**	**155,605**	**30,134**	**92.6%**	**60.1%**	**98.8%**



1) Fair value of investment properties, investment properties under construction, land and building rights & land leases from RoU assets 2) Standing assets 3) Based on fair value 4) Residential income

A Leading European Residential Company

Amounts in SEK as of Q2 2026

331 bn Investment properties	**11.6 bn** Net operating income[1]	**73.1%** Net operating income margin[1]	**98.8%** Real economic occupancy ratio
155,605 Homes	**BBB- / BBB-** S&P and Fitch	**47.9% / 53.2%** LTV[2]	**2.3x / 1.8x** Interest coverage ratio[3]

1) LTM 2) IFRS Net LTV / S&P method assuming 50% of hybrid capital as debt 3) IFRS ICR / S&P method incl. 50% of hybrid dividends

Q2 2026 Highlights: Proven Platform, Quality Earnings

1. Operational performance continues to trend above core inflation w/ like-for-like rental income growth of 4.1%
2. NOI margin record high at 73.1% (LTM) driven by like-for-like rental growth, strong occupancy, and OPEX reduction
3. Reaffirming 2026 guidance including financial and operational projections

Q2 2026: Affirming guidance for 2026

1 Real Economic Occupancy
Full year
98.5% - 99%

2 LfL Rental Income
Full year
4% - 4.5%

3 NOI Margin
Full year
73.5% - 74.5%

4 Privatisation Programme Total Sales
Full year
SEK 8 - 12 billion

1 S&P ICR
Year end
1.8x

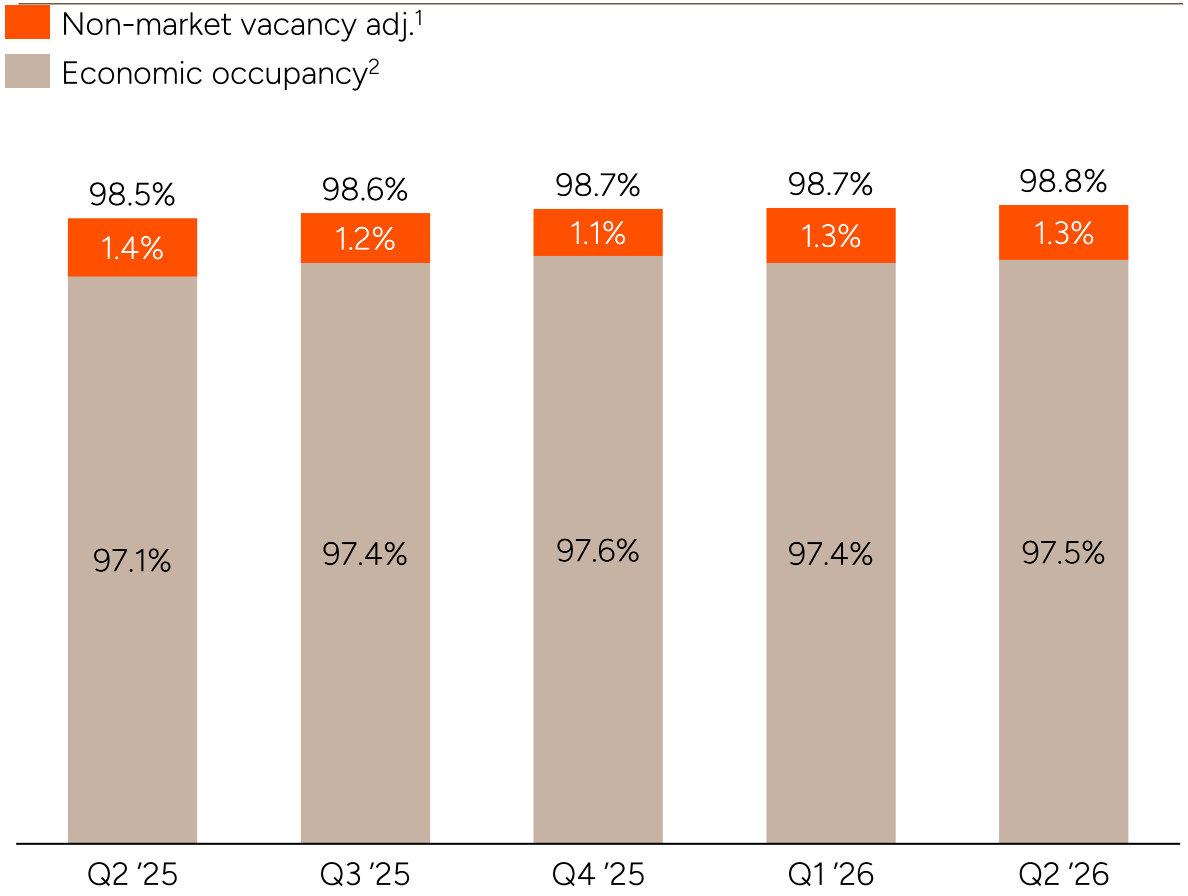
2 Average Interest Cost
Full year
3.1% - 3.3%

3 S&P LTV
Year end
50% - 52%

4 Secured LTV
Year end
25% - 27%

Real economic occupancy improves to 98.8%

Development in real economic occupancy



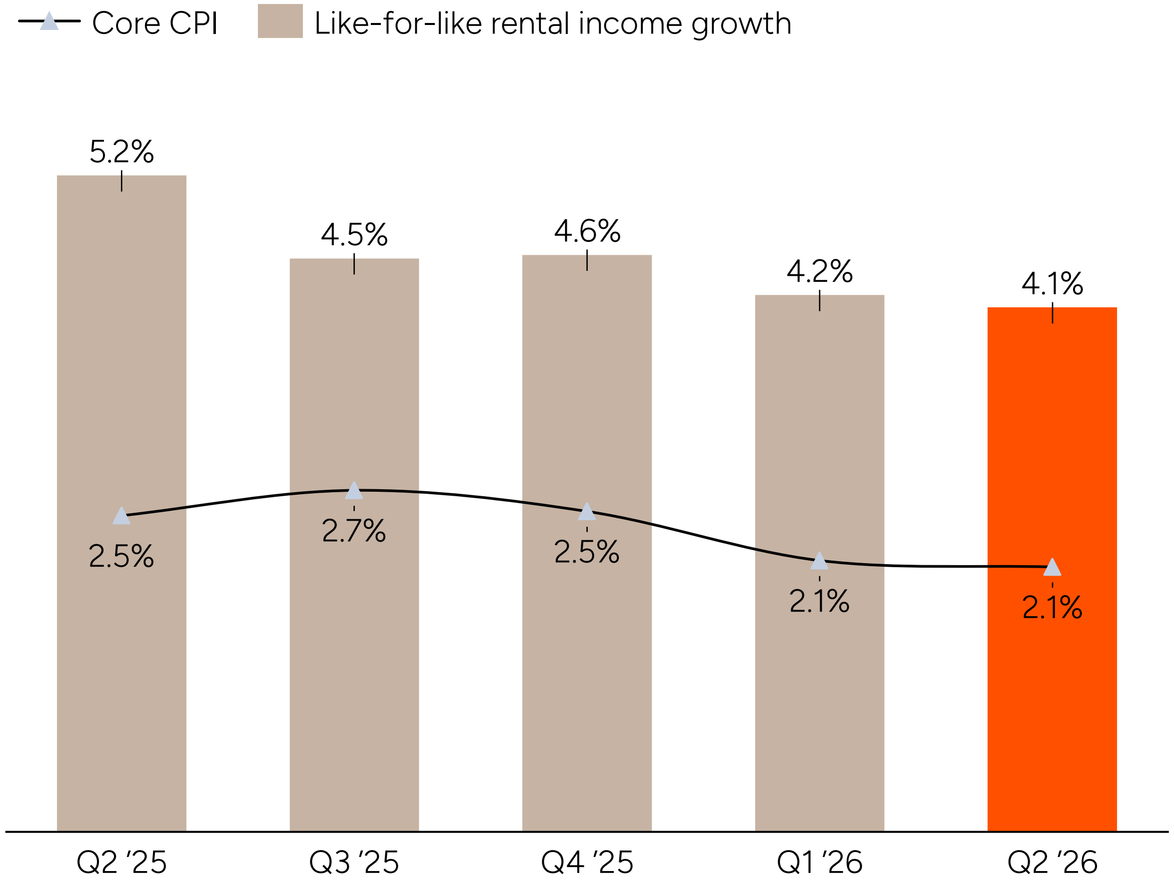
Real economic occupancy by country

	Q1 '26	Q2 '26	Δ
	99.7%	99.6%	-0.1%
	99.8%	99.6%	-0.2%
	99.3%	99.3%	0.0%
	96.7%	96.9%	0.2%
	99.9%	99.9%	0.0%
	98.2%	98.8%	0.6%
	83.4%	87.0%	3.6%
	96.2%	96.1%	-0.1%
	95.4%	95.7%	0.3%
Total	**98.7%**	**98.8%**	**0.1%**

1) The non-market vacancy adj. represents the effect of units that either cannot be let (under renovation or already have a contract with a future start-date) or are taken off the market (units that are to be renovated or demolished). Units subject to privatisation are excluded from the occupancy metric. 2) Economic occupancy reflects the share of income-producing units that generate rental income.

Like-for-like (LfL) rental growth consistently above inflation

Like-for-like rental growth[1] vs. core inflation[2]



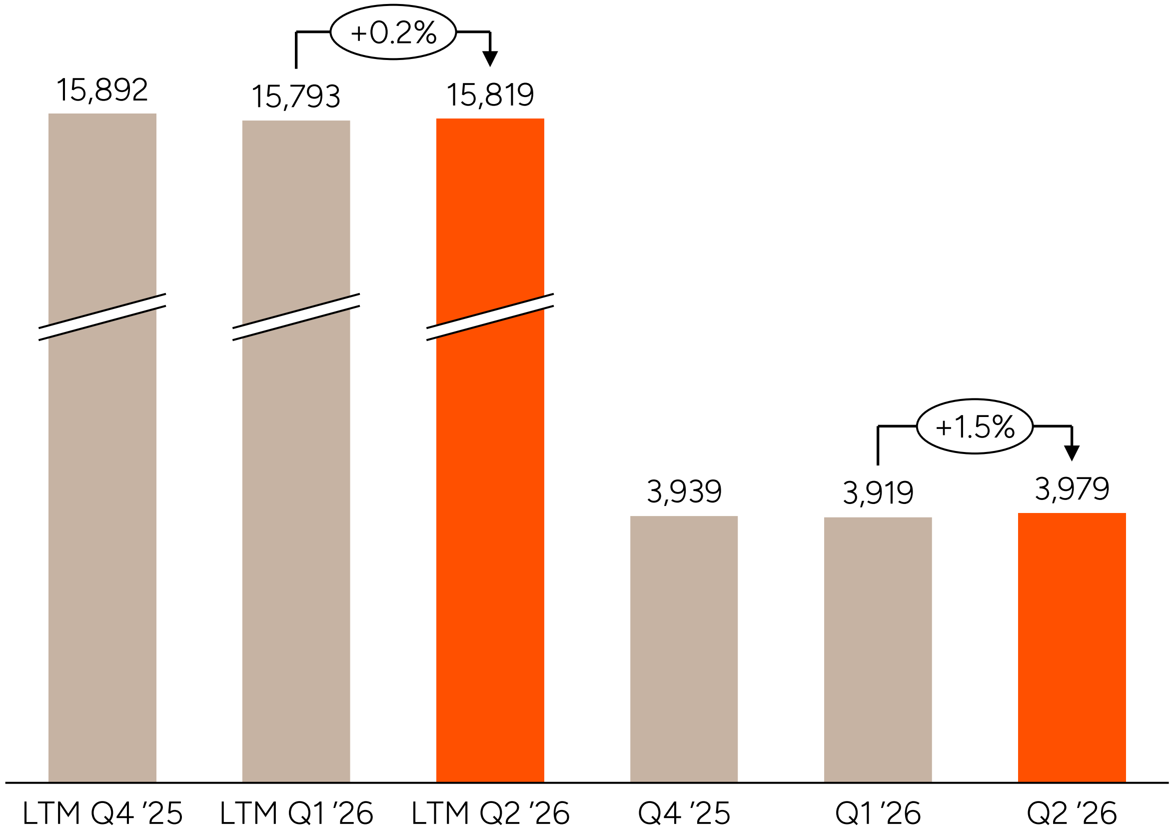
Like-for-like rental growth by country

	Q1 '26	Q2 '26	Δ
	3.8%	3.3%	-0.5%
	3.6%	4.0%	0.4%
	2.6%	2.8%	0.2%
	7.3%	6.5%	-0.8%
	5.0%	5.3%	0.3%
	1.4%	3.0%	1.6%
	33.0%	30.9%	-2.1%
	4.6%	3.8%	-0.8%
	0.4%	0.0%	-0.4%
Total	**4.2%**	**4.1%**	**-0.1%**

1) Rental growth on same assets/units versus same period last year 2) Average monthly reported country core inflation in the quarter, weighted by the ending rent roll of the previous year

Rental income growth offsetting privatisation effect

Development in rental income (SEK m)

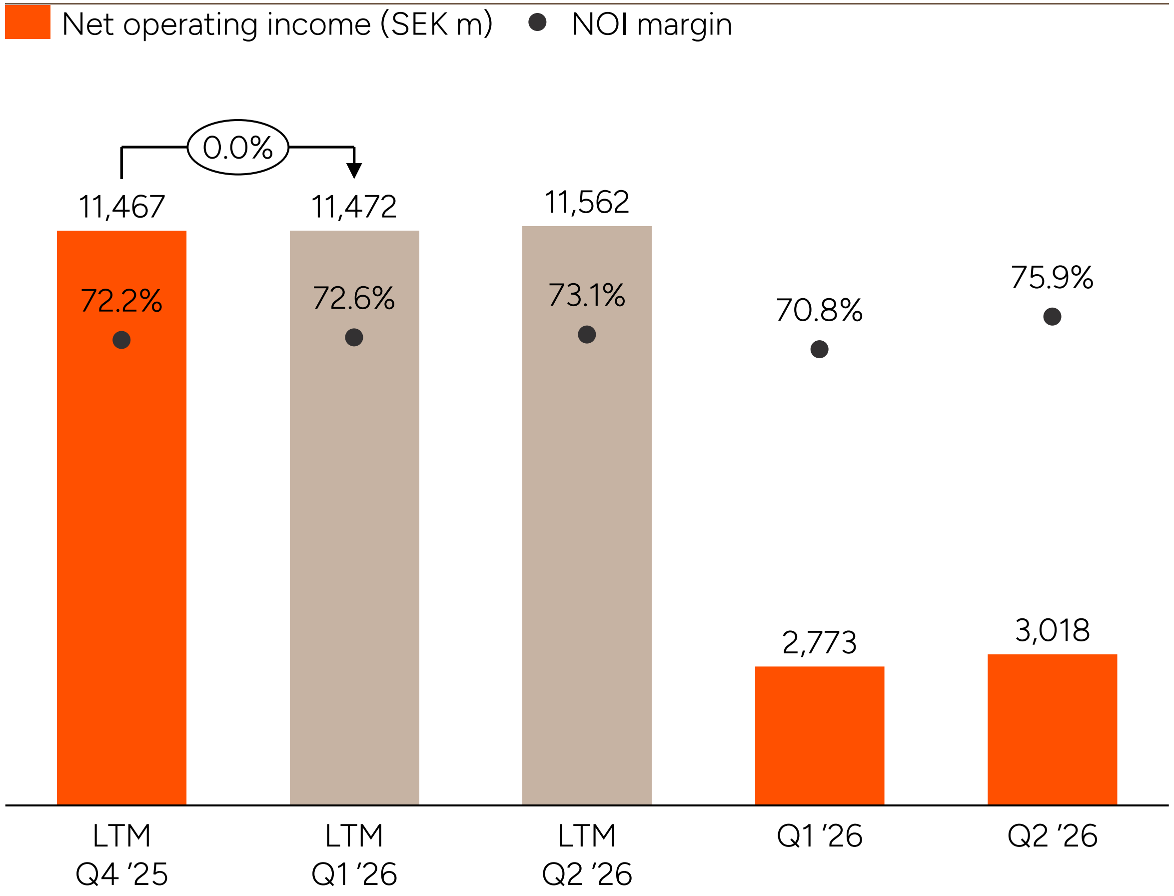


Rental income by country (SEK m)

	Q1 '26	Stand.	Net acq.	FX	Q2 '26
	1,294	- 5	1	-	1,291
	702	13	1	13	729
	822	1	- 4	15	834
	472	10	- 5	9	486
	299	-	- 7	6	299
	149	3	- 3	8	157
	61	3	-	1	66
	52	-	- 3	1	49
	68	- 1	-	1	69
Total	**3,919**	**25**	**- 18**	**54**	**3,979**

LTM NOI margin again reaches record high of 73.1%

Development in net operating income



NOI margin by country[1]

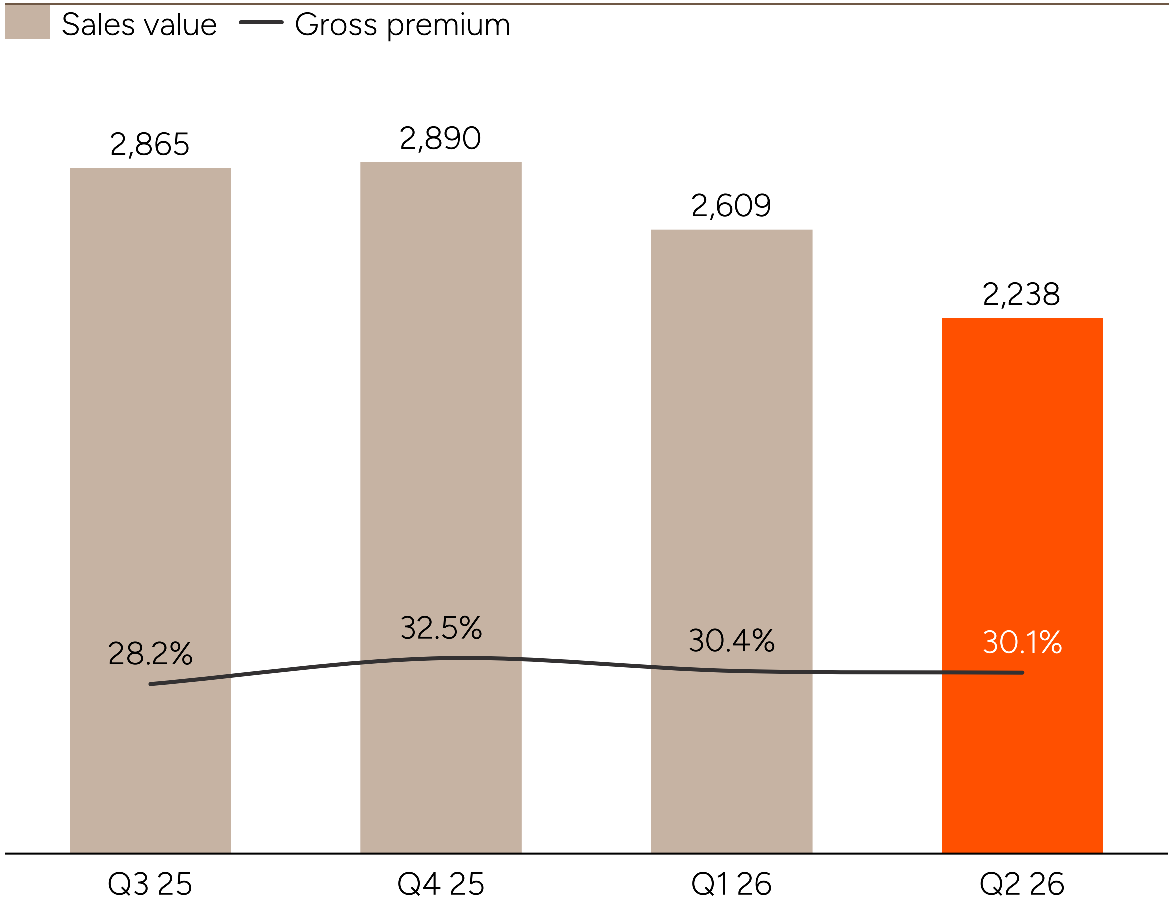
Paid by tenants directly · Paid by landlord, reimbursed 1:1 via service charge · Paid by landlord

	Q1 '26	Q2 '26	Δ	H&W[2]
Sweden	55.1 %	66.9 %	11.8 pp	Paid by landlord
Germany	81.7 %	84.8 %	3.1 pp	Reimbursed via service charge
Denmark	75.1 %	76.7 %	1.6 pp	Reimbursed via service charge
Czech Republic	82.6 %	82.5 %	-0.1 pp	Reimbursed via service charge
Netherlands	79.9 %	79.9 %	0.0 pp	Reimbursed via service charge
Norway	74.5 %	76.8 %	2.3 pp	Reimbursed via service charge, Paid by landlord
United Kingdom	71.4 %	72.8 %	1.4 pp	Paid by tenants directly
Poland	97.2 %	94.9 %	-2.3 pp	Reimbursed via service charge
Finland	49.9 %	57.6 %	7.7 pp	Reimbursed via service charge, Paid by landlord
Total	**70.8 %**	**75.9 %**	**5.1 pp**	

1) Excluding group adjustments by country but included in the total 2) Cost carrier of heating and water. In Norway, 75-80% of heating and electricity is invoiced to tenants (water cannot be invoiced to tenants). In Finland, heating and water are paid by landlord, but the tenants pay a fixed monthly water fee to cover the water usage (updated yearly)

Privatisation in line with year-end guidance

Quarterly sales development



Selected KPIs (for Q2 '26 sales isolated)

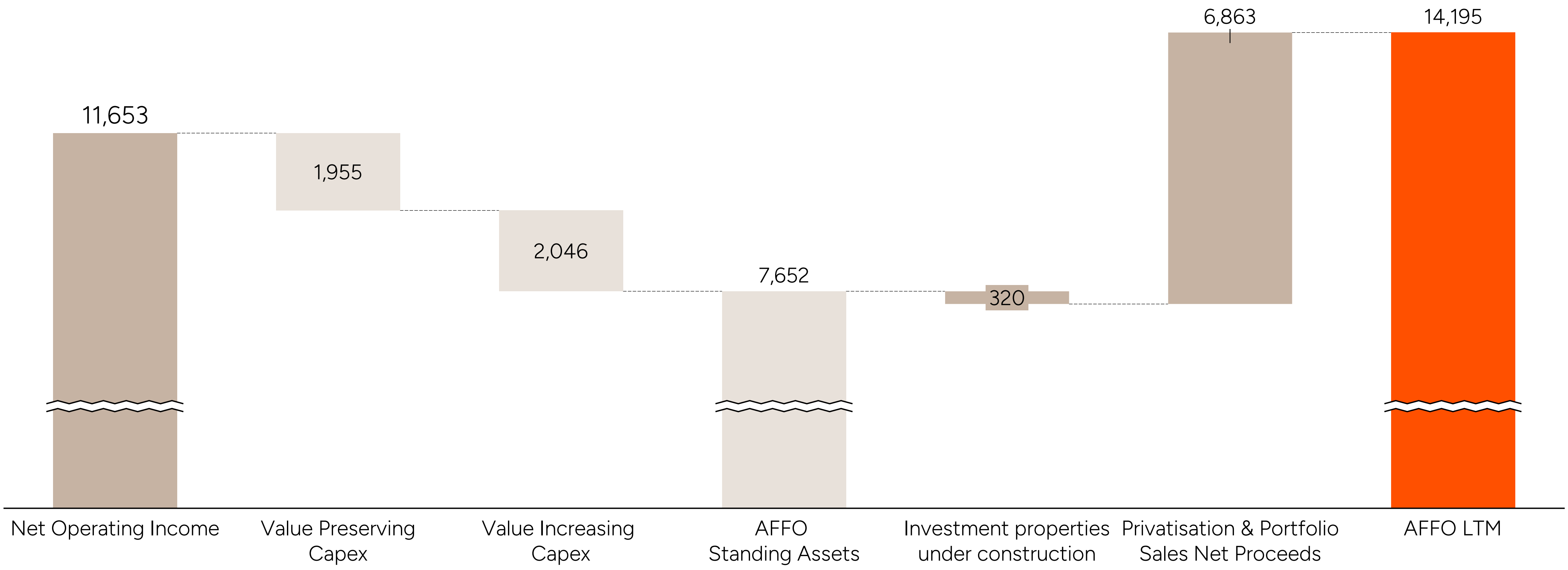
Total sales
SEK 2,238 m

Units sold (Resi only)
538

Gross premium
30.1%

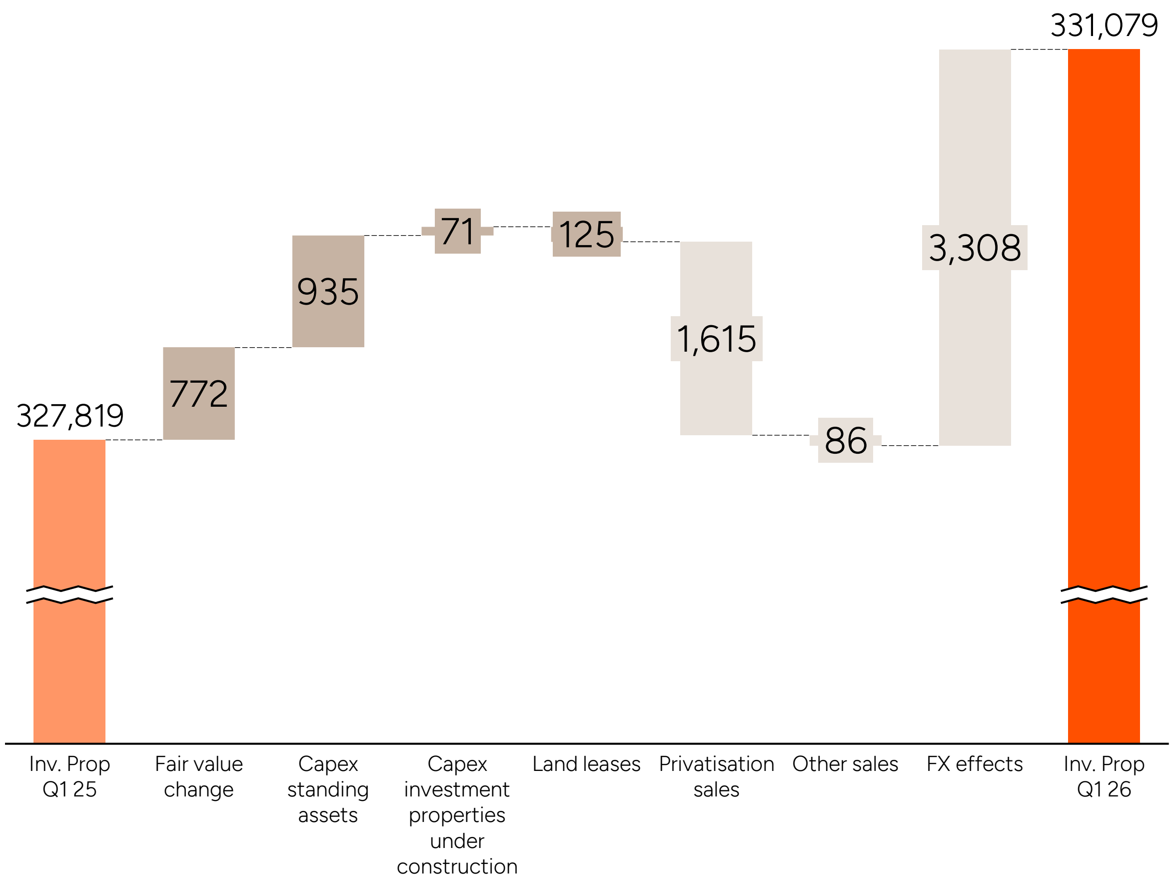
AFFO supporting cash generation

Adjusted Funds from Operations Development (SEK m), Last 12 months



Fair values supported by operating fundamentals

GAV Development (SEK m)



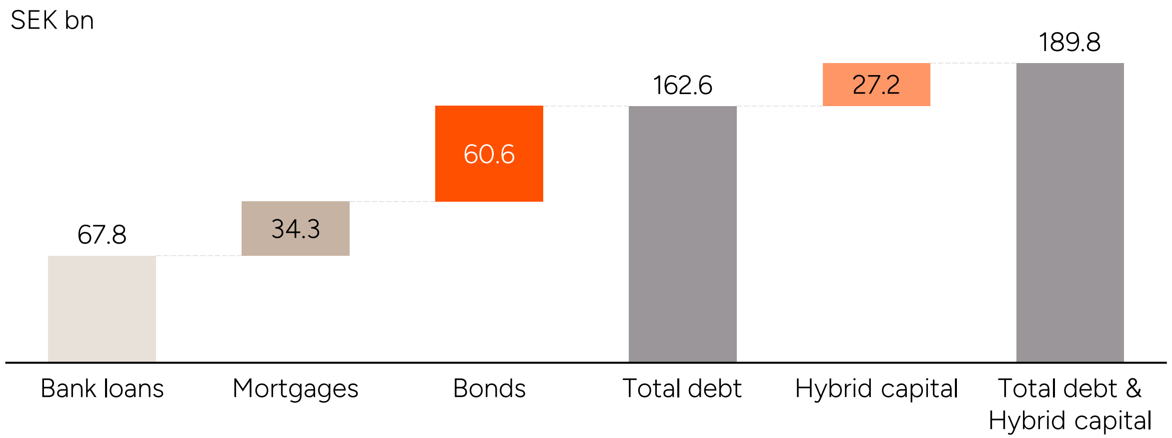
Fair value development by country

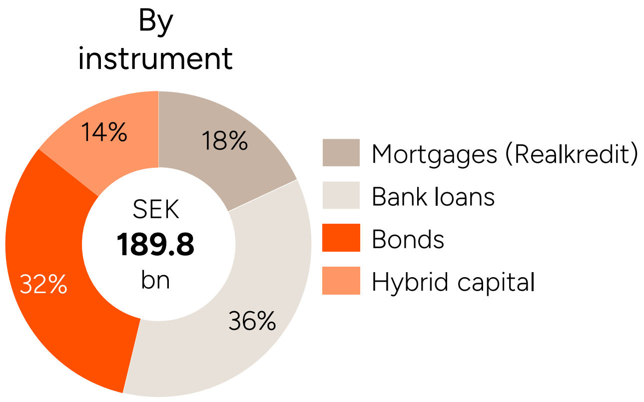
	QoQ ▲		NOI yield[1]	
	%	SEK m	Q1 '26	Q2 '26
Sweden	-0.1	-77	3.74%	3.80%
Germany	-1.4	-1,142	3.16%	3.25%
Denmark	2.1	1,457	3.73%	3.69%
Czech Republic	3.0	940	5.16%	5.21%
Netherlands	-0.3	-71	3.37%	3.48%
Norway	-1.7	-235	3.31%	3.44%
United Kingdom	-1.0	-50	3.79%	4.33%
Poland	0.2	8	5.53%	5.62%
Finland	-1.5	-58	5.51%	5.57%
Total	**0.2**	**772**	**3.72%**	**3.78%**

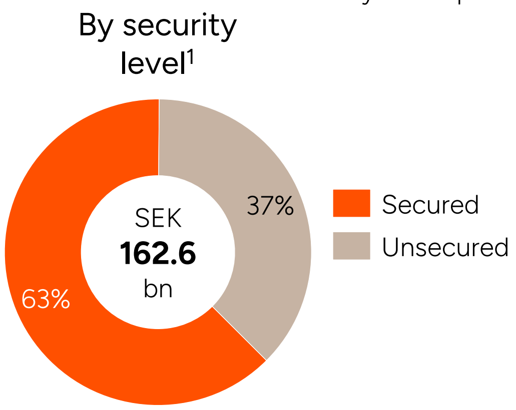
1) Average valuation yield.

Key funding metrics (1/2)

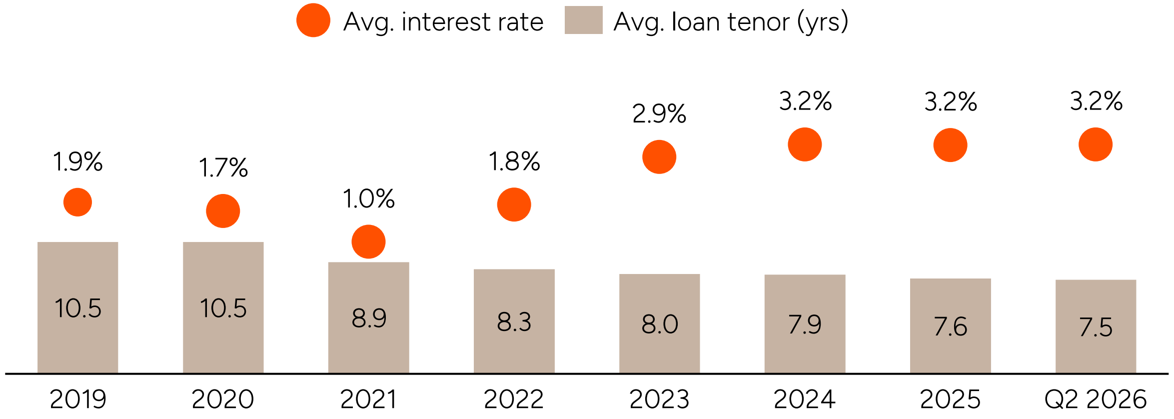
Diversified funding sources



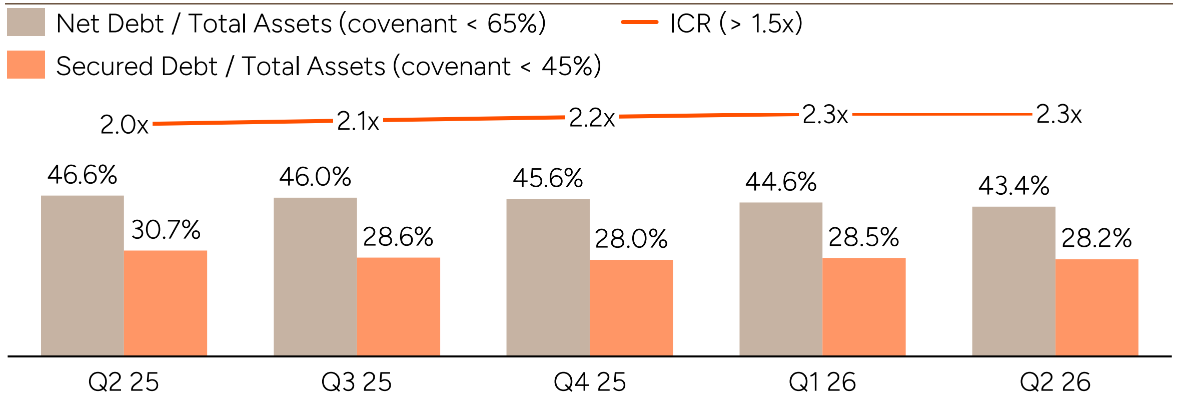




Loan average tenor and stable interest rate



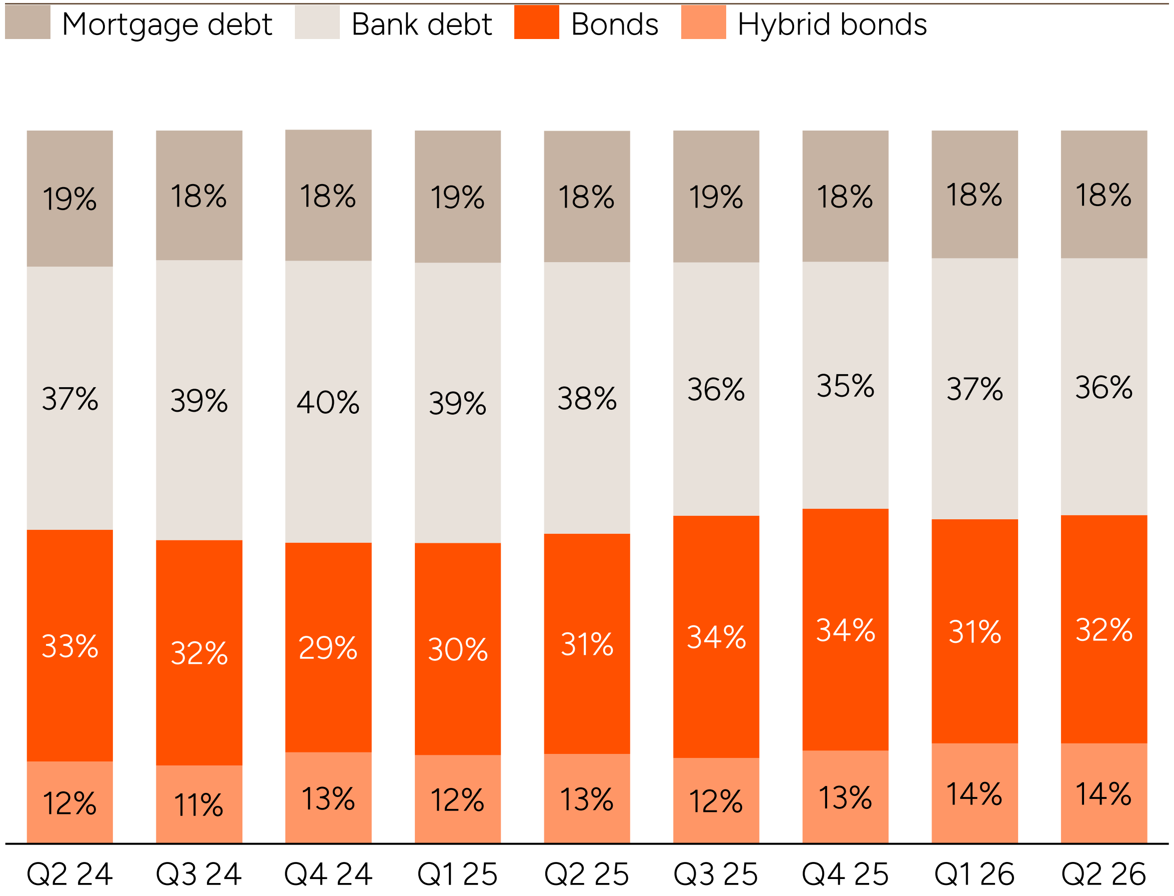
EMTN (bond) programme compliance



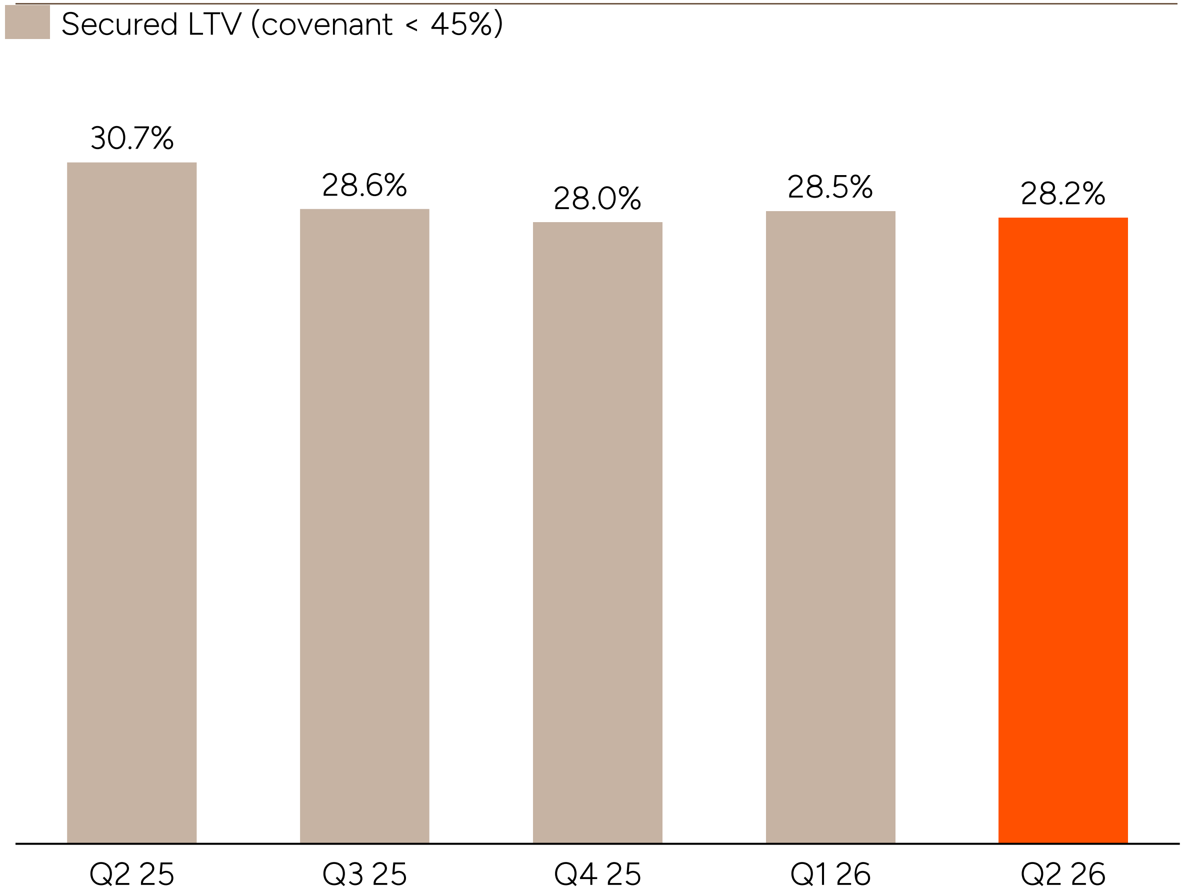
1) Only senior debt, i.e., excludes hybrids

Key funding metrics (2/2)

Funding sources over time



Secured loan-to-value

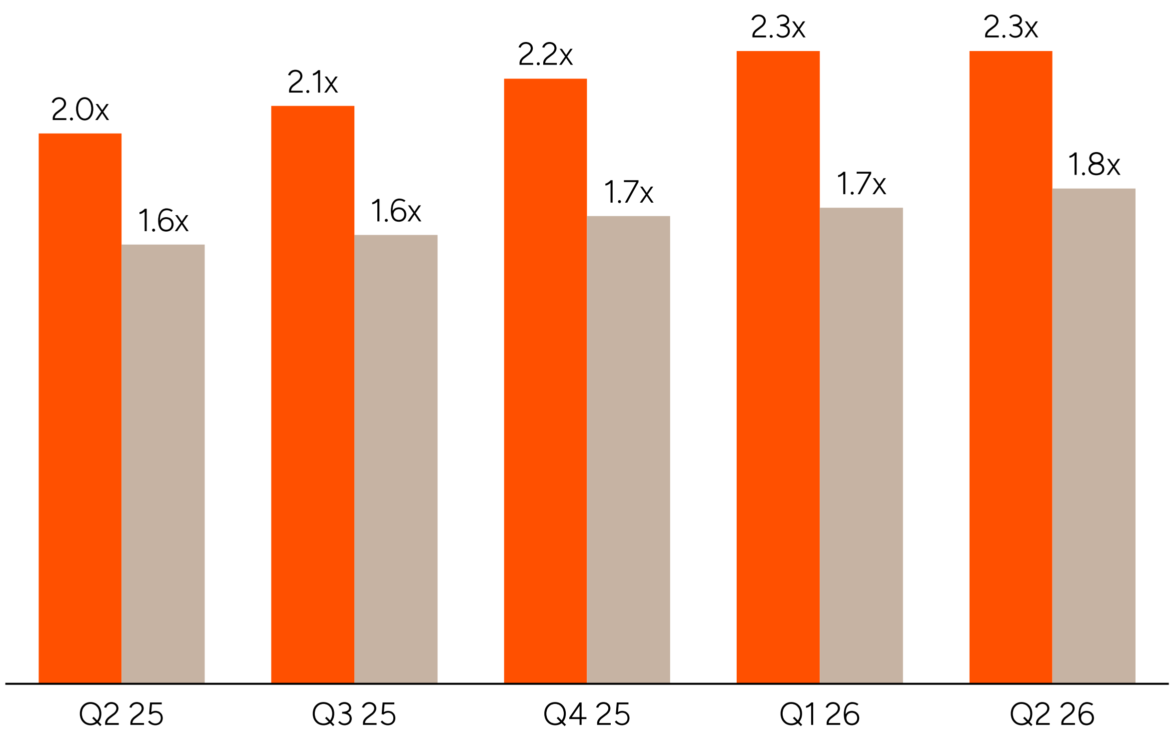


S&P ICR has achieved 1.8x in compliance with policy

ICR, IFRS and S&P method[1]

ICR, IFRS

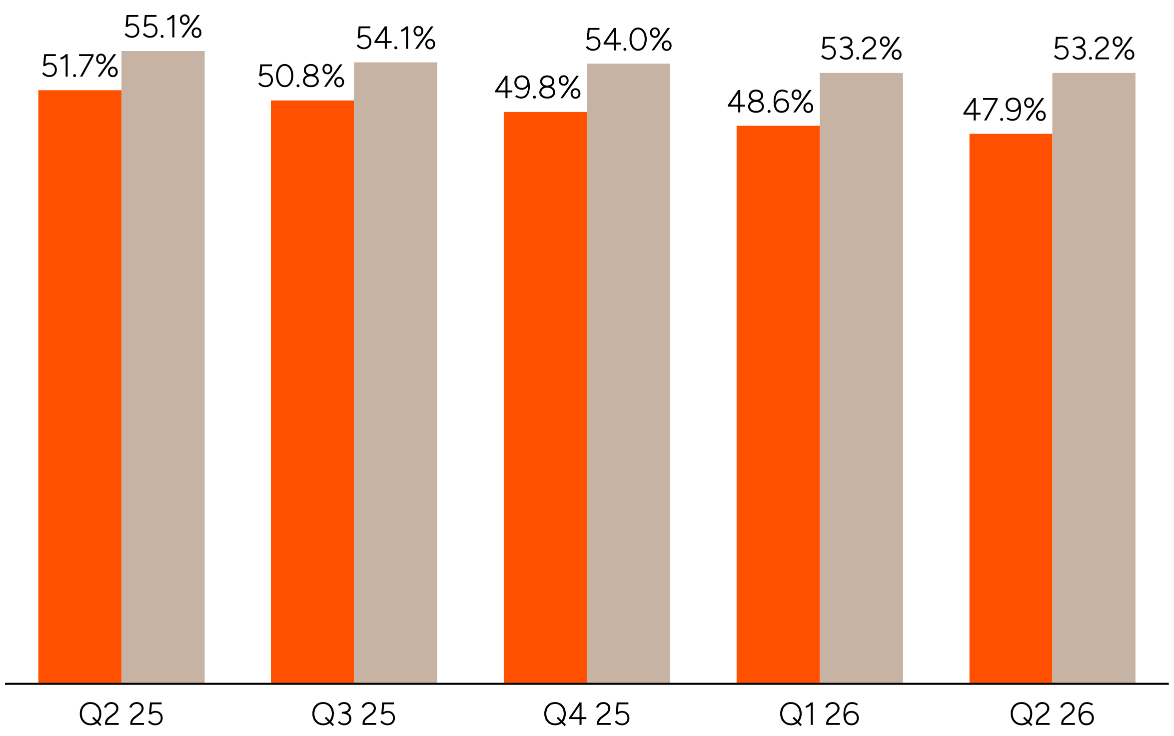
ICR, S&P method (downgrade if sustainably below 1.5x)



Net LTV and Net debt / Net Debt + Equity, S&P method[2]

Net LTV, IFRS

Net Debt / Net Debt + Equity, S&P method (downgrade if well above 60%)



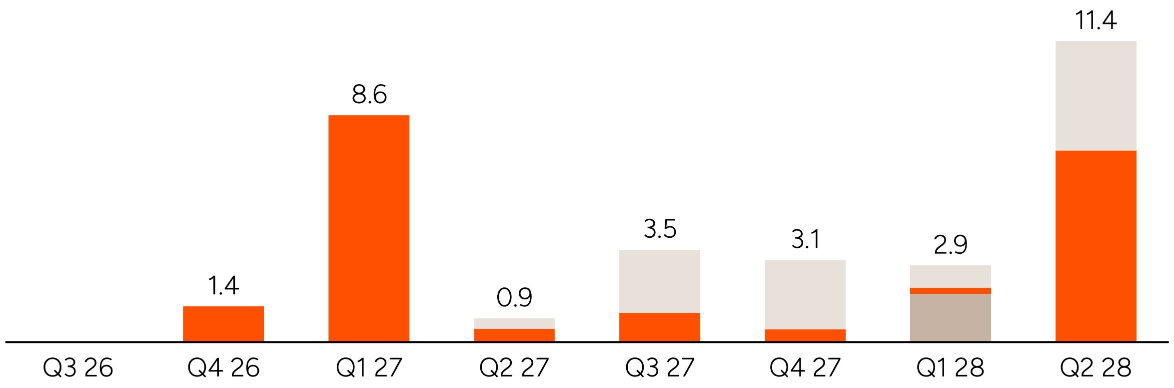
1) S&P method, including 50% of hybrid coupon 2) S&P method, treating 50% of hybrid capital as debt and 50% as equity

Maturity profile

SEK billion

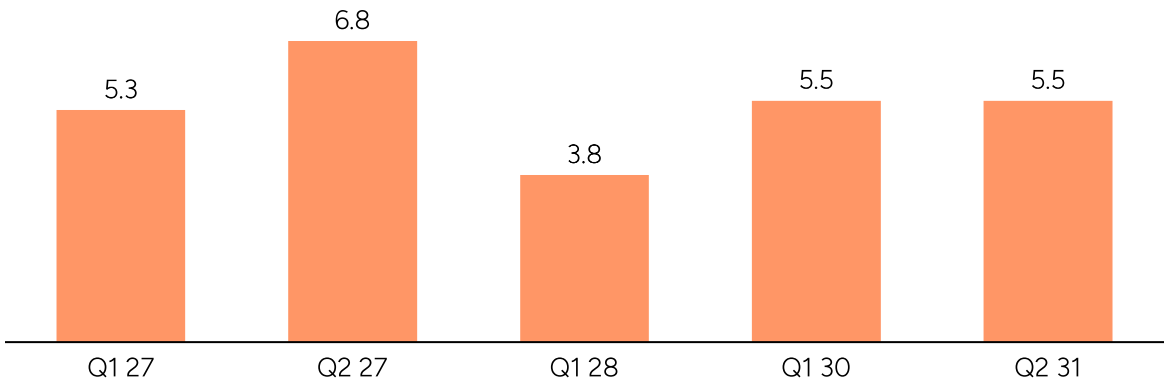
Next 8 quarters

Interest Bearing debt maturity



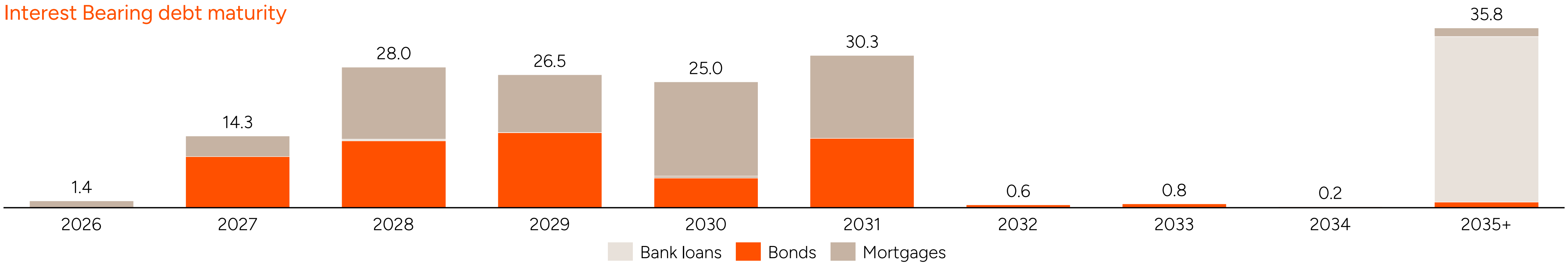
Hybrid bonds

Hybrid bonds first reset date



Long term

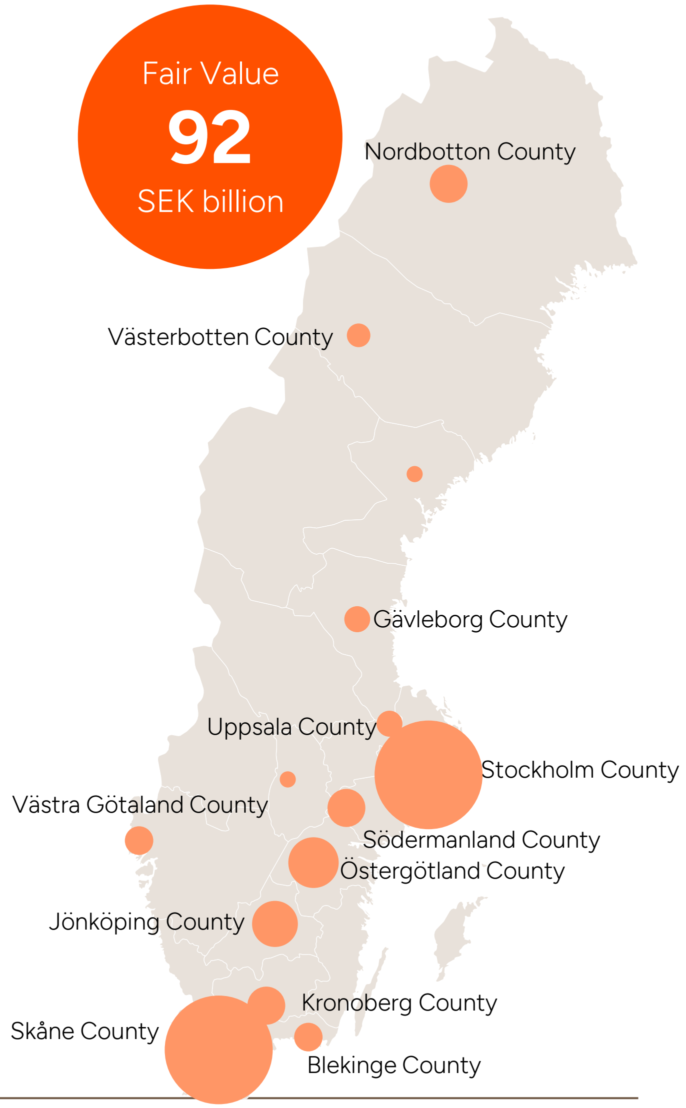
Interest Bearing debt maturity



Appendix

Sweden

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	1,291	2,585	5,110	1,274
Net operating income	SEK m	864	1,577	3,184	846
Net operating income margin	%	66.9	61.0	62.3	66.4
Like-for-like rental income growth	%	3.3	3.6	4.6	5.9
Real economic occupancy	%	99.6	99.6	99.7	99.7
Fair value of investment properties	SEK m	92,437	92,437	92,437	91,071
Fair value change	SEK m	-77	196	257	16
Fair value change	%	-0.1	0.2	0.3	-
Homes	Units	46,583	46,583	46,583	46,739
Capital expenditures	SEK m	353	653	1,147	225
Average valuation yield requirement[1]	%	3.8	3.8	3.8	3.7
Acquisitions	SEK m	–	–	–	–
Total sales value	SEK m	45	45	60	1,497



1) The valuation yield corresponds to the passing net operating income on a normalised basis as assessed by the valuer relative to the valuation of said property. Accordingly, the valuation yield may differ materially from stabilised yield due to rent reversion and can be volatile for markets with a higher volume of new builds and associated lease-up vacancy

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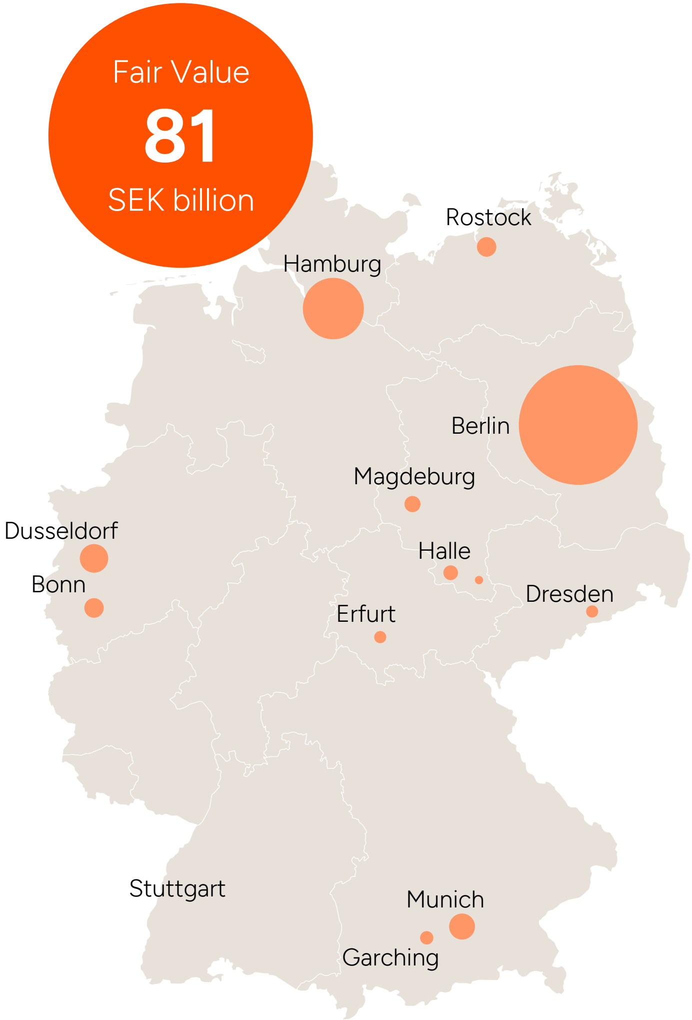
Germany

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	729	1,431	2,868	709
Net operating income	SEK m	618	1,192	2,273	556
Net operating income margin	%	85	83	79	78
Like-for-like rental income growth	%	4	4	4	6
Real economic occupancy	%	100	100	100	100
Fair value of investment properties	SEK m	80,634	80,634	80,634	81,329
Fair value change	SEK m	-1,142	-1,297	-1,425	14
Fair value change	%	-1	-2	-2	0
Homes	Units	29,770	29,770	29,770	29,674
Capital expenditures	SEK m	271	469	1,240	317
Average valuation yield requirement[1]	%	3	3	3	3
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	9	13	30	5



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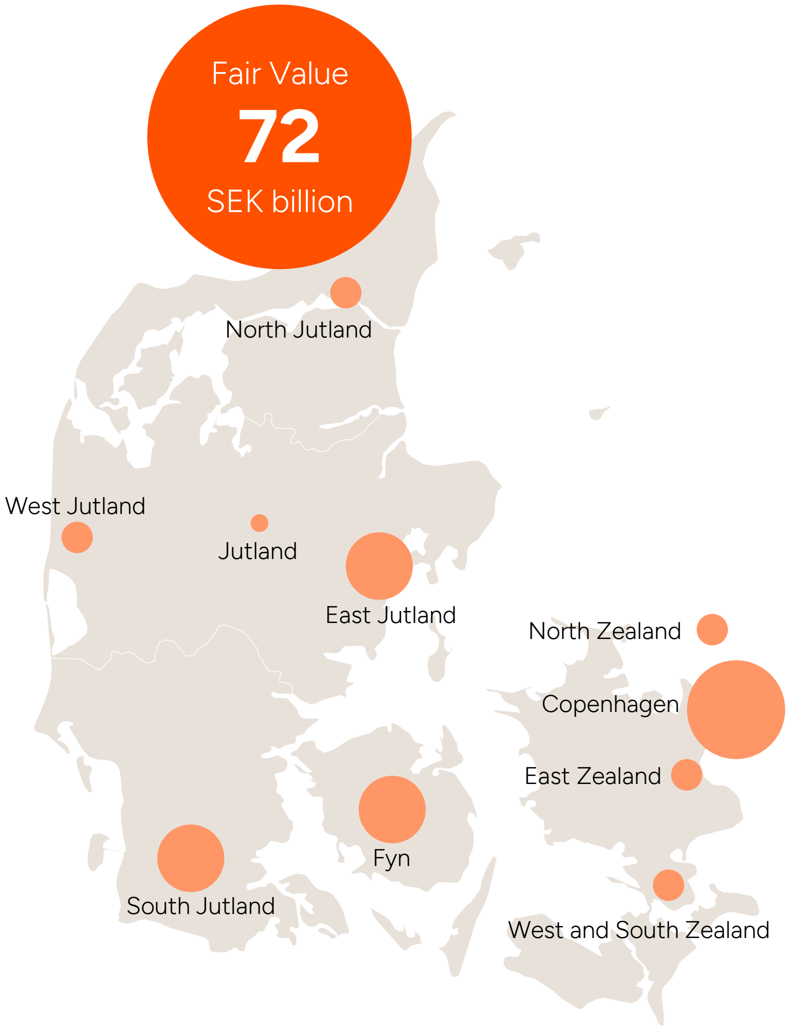
Denmark

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	834	1,656	3,341	850
Net operating income	SEK m	640	1,257	2,577	643
Net operating income margin	%	77	76	77	76
Like-for-like rental income growth	%	3	3	2	3
Real economic occupancy	%	99	99	99	99
Fair value of investment properties	SEK m	71,710	71,710	71,710	69,954
Fair value change	SEK m	1,457	2,755	4,613	2,385
Fair value change	%	2	4	7	4
Homes	Units	19,391	19,391	19,391	19,844
Capital expenditures	SEK m	124	230	546	103
Average valuation yield requirement[1]	%	4	4	4	4
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	719	1,617	3,939	1,483



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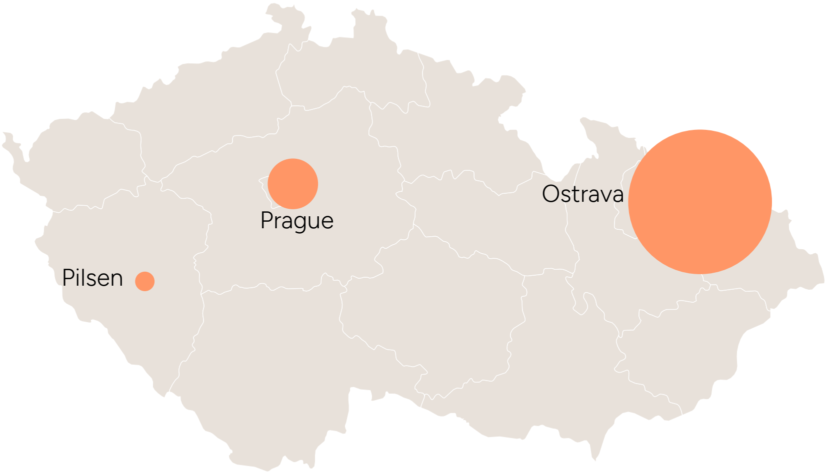
Czechia

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	486	958	1,906	459
Net operating income	SEK m	401	791	1,561	359
Net operating income margin	%	83	83	82	78
Like-for-like rental income growth	%	7	7	7	8
Real economic occupancy	%	97	97	97	96
Fair value of investment properties	SEK m	31,960	31,960	31,960	29,139
Fair value change	SEK m	940	1,453	2,076	755
Fair value change	%	3	5	7	3
Homes	Units	39,872	39,872	39,872	40,753
Capital expenditures	SEK m	153	270	846	158
Average valuation yield requirement[1]	%	5	5	5	5
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	142	245	843	182

Fair Value
32
SEK billion



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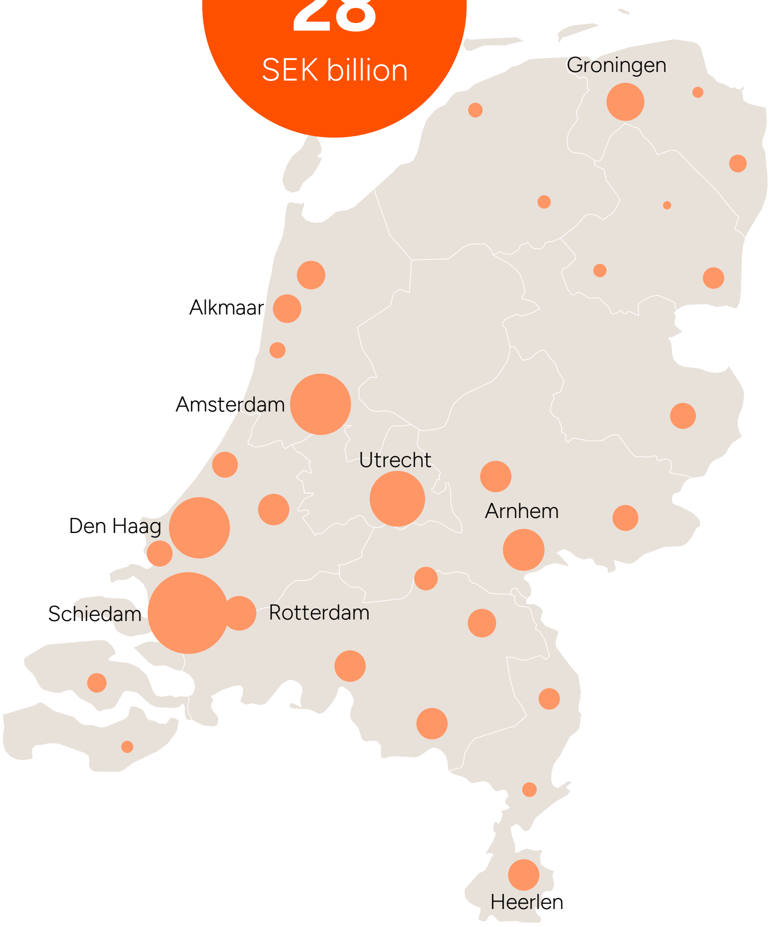
Netherlands

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	299	598	1,240	321
Net operating income	SEK m	239	478	980	262
Net operating income margin	%	80	80	79	82
Like-for-like rental income growth	%	5	5	5	5
Real economic occupancy	%	100	100	100	99
Fair value of investment properties	SEK m	27,643	27,643	27,643	29,422
Fair value change	SEK m	-71	634	1,090	561
Fair value change	%	0	2	4	2
Homes	Units	10,631	10,631	10,631	11,962
Capital expenditures	SEK m	67	126	331	84
Average valuation yield requirement[1]	%	4	4	4	3
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	938	1,910	4,141	896

Fair Value
28
SEK billion



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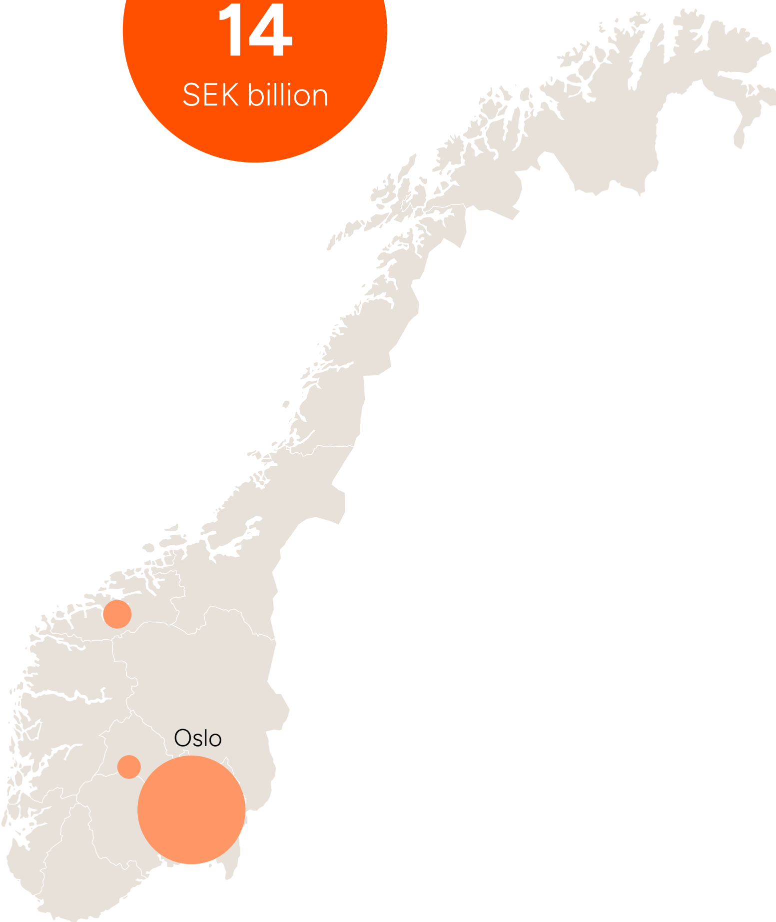
Norway

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	157	305	611	158
Net operating income	SEK m	120	231	459	122
Net operating income margin	%	77	76	75	77
Like-for-like rental income growth	%	3	2	2	3
Real economic occupancy	%	99	99	99	99
Fair value of investment properties	SEK m	13,808	13,808	13,808	15,093
Fair value change	SEK m	-235	-72	-627	-65
Fair value change	%	-2	-1	-4	0
Homes	Units	3,235	3,235	3,235	3,619
Capital expenditures	SEK m	2	62	153	51
Average valuation yield requirement[1]	%	3	3	3	3
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	268	690	1,424	359

Fair Value
14
SEK billion



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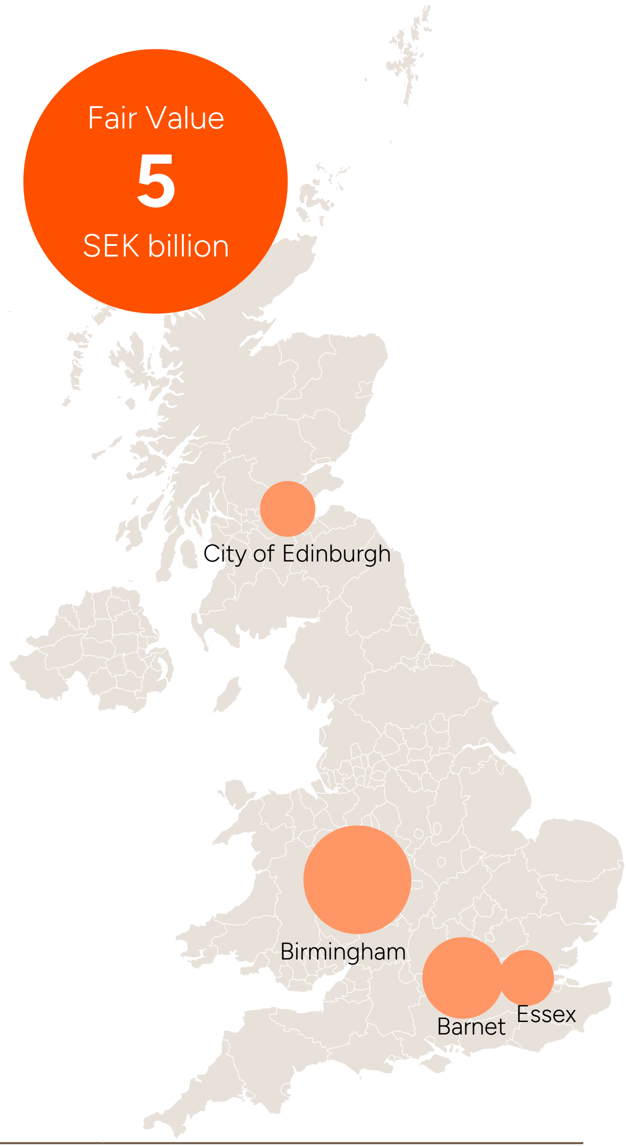
United Kingdom

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	66	127	249	51
Net operating income	SEK m	48	92	168	31
Net operating income margin	%	73	72	68	61
Like-for-like rental income growth	%	31	32	24	1
Real economic occupancy	%	87	87	83	71
Fair value of investment properties	SEK m	4,884	4,884	4,884	5,102
Fair value change	SEK m	-50	-106	-205	56
Fair value change	%	-1	-2	-4	1
Homes	Units	1,415	1,415	1,415	1,413
Capital expenditures	SEK m	2	12	38	3
Average valuation yield requirement[1]	%	4	4	4	3
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	0	0	0	0

Fair Value
5
SEK billion



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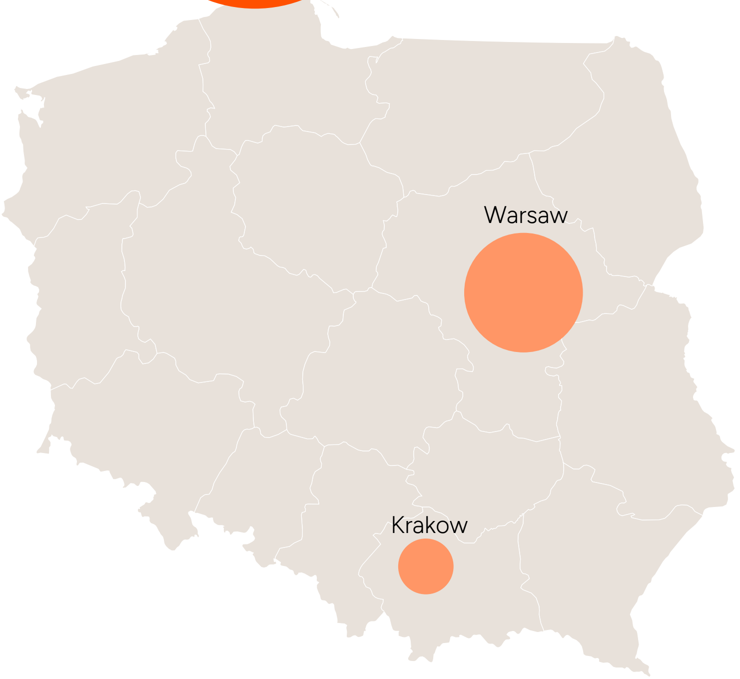
Poland

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	49	101	216	62
Net operating income	SEK m	47	97	202	58
Net operating income margin	%	95	96	94	92
Like-for-like rental income growth	%	4	4	8	6
Real economic occupancy	%	96	96	97	99
Fair value of investment properties	SEK m	4,155	4,155	4,155	4,690
Fair value change	SEK m	8	39	130	65
Fair value change	%	0	1	3	1
Homes	Units	1,788	1,788	1,788	2,052
Capital expenditures	SEK m	1	-1	-5	1
Average valuation yield requirement[1]	%	6	6	6	6
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	227	466	831	33

Fair Value
4
SEK billion

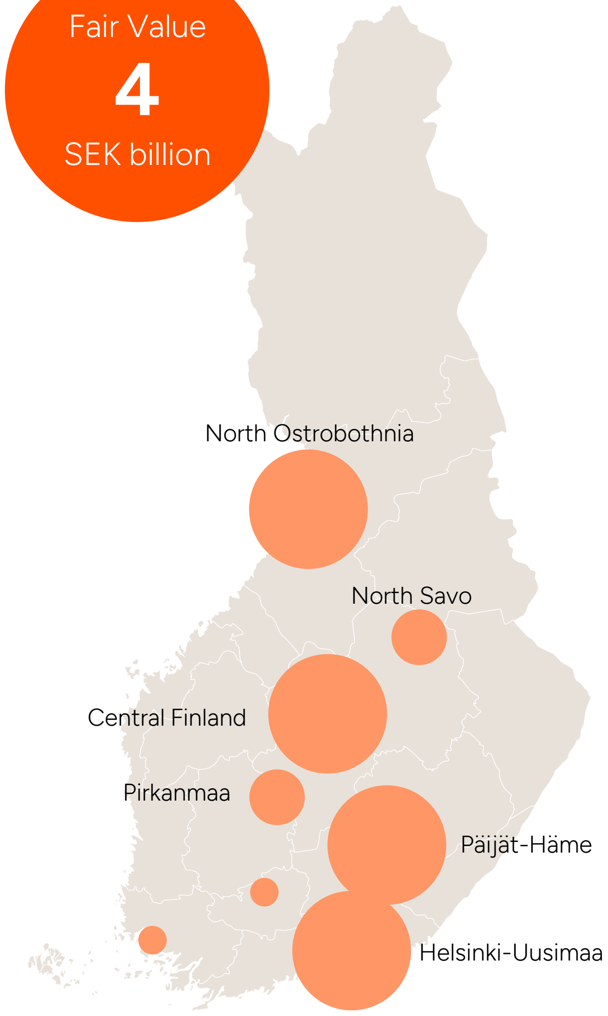


1) The valuation yield corresponds to the passing net operating income on a normalised basis as assessed by the valuer relative to the valuation of said property. Accordingly, the valuation yield may differ materially from stabilised yield due to rent reversion and can be volatile for markets with a higher volume of new builds and associated lease-up vacancy

Finland

Key metrics		Q2 26	YTD 26	LTM	Q2 25
Rental income	SEK m	69	137	275	69
Net operating income	SEK m	40	74	150	38
Net operating income margin	%	58	54	54	55
Like-for-like rental income growth	%	0	0	0	4
Real economic occupancy	%	96	96	95	95
Fair value of investment properties	SEK m	3,849	3,849	3,849	3,882
Fair value change	SEK m	-58	-188	-119	6
Fair value change	%	-2	-5	-3	0
Homes	Units	2,920	2,920	2,920	3,146
Capital expenditures	SEK m	32	50	113	18
Average valuation yield requirement[1]	%	6	6	6	6
Acquisitions	SEK m	0	0	0	0
Total sales value	SEK m	0	2	12	4

Fair Value
4
SEK billion



1) The valuation yield corresponds to the passing net operating income on a normalised basis as assessed by the valuer relative to the valuation of said property. Accordingly, the valuation yield may differ materially from stabilised yield due to rent reversion and can be volatile for markets with a higher volume of new builds and associated lease-up vacancy

Profit & loss statement

Figures in SEK million	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025	FY 2025
Rental income	3,979	3,919	3,939	3,982	3,954	15,892
Property expenses	-941	-1,128	-1,151	-960	-1,014	-4,361
Net operating income before service charges	**3,038**	**2,791**	**2,787**	**3,022**	**2,940**	**11,530**
Service income	491	631	630	433	472	2,117
Service costs	-511	-648	-647	-454	-484	-2,181
Net service income	**-20**	**-18**	**-17**	**-21**	**-12**	**-64**
Net operating income	**3,018**	**2,773**	**2,771**	**3,001**	**2,928**	**11,467**
Corporate administrative expenses	-200	-200	-192	-200	-156	-748
Other operating items	-108	-72	28	-103	-105	-281
Gains/losses from divestment of properties	450	551	682	642	463	2,218
Profit before unrealised fair value adjustment	**3,160**	**3,051**	**3,289**	**3,340**	**3,130**	**12,656**
Fair value adjustment of investment properties	772	2,643	1,684	692	3,793	9,256
Value adjustment of inventory properties	30	-27	-26	1	-10	-32
Operating profit/loss	**3,962**	**5,666**	**4,948**	**4,033**	**6,913**	**21,880**
Share of net profit/loss of associated comp. and JVs	-3,409	79	93	-36	-28	36
Impairment of intangible assets	-87	-1,176	-3,707	-	-	-3,707
Interest income	10	18	29	6	30	108
Interest expenses	-1,361	-1,352	-1,388	-1,462	-1,441	-5,811
Net currency translation gains/losses	-485	-356	1,201	287	-2,015	3,526
Fair value adjustment of derivative financial instr.	-142	410	61	147	-292	70
Other financial items	-355	-14	-18	-334	-9	-427
Profit/loss before tax	**-1,867**	**3,276**	**1,219**	**2,641**	**3,158**	**15,673**
Income tax expense	-550	-1,209	-896	1,061	-1,007	-2,827
Profit/loss for the period	**-2,416**	**2,068**	**323**	**3,702**	**2,151**	**12,845**
Other comprehensive income/loss	1,913	1,891	-3,351	-850	3,723	-8,795
Total comprehensive income/loss	**-504**	**3,959**	**-3,028**	**2,852**	**5,874**	**4,050**

Balance sheet - Assets

Figures in SEK million	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
Assets					
Investment properties	331,079	327,819	323,312	327,451	329,682
Intangible assets	13,704	13,758	14,803	18,692	18,763
Machinery and equipment	278	283	293	303	308
Investments in associated companies and joint ventures	492	8,530	8,360	8,471	8,582
Derivative financial instruments	69	219	22	29	42
Deferred tax assets	374	361	339	299	518
Other financial assets	4,518	542	534	922	970
Total non-current assets	**350,514**	**351,512**	**347,662**	**356,167**	**358,863**
Inventory properties	807	782	820	877	892
Rent and trade receivables	206	240	282	201	263
Other financial assets	1,077	1,101	1,046	1,219	1,359
Derivative financial instruments	99	75	1	1	5
Prepayments	759	935	707	599	664
Cash and cash equivalents	2,640	2,741	2,679	3,052	4,115
Assets held for sale	1,582	2,127	1,522	1,424	1,797
Total current assets	**7,170**	**8,002**	**7,057**	**7,373**	**9,096**
Total assets	**357,684**	**359,513**	**354,719**	**363,540**	**367,959**

Balance sheet - Assets

Figures in SEK million	Q1 2026	Q4 2025	Q3 2025	Q2 2025	Q1 2025
Assets					
Investment properties	327,819	323,312	327,451	329,682	323,360
Intangible assets	13,758	14,803	18,692	18,763	18,485
Machinery and equipment	283	293	303	308	269
Investments in associated companies and joint ventures	8,530	8,360	8,471	8,582	8,395
Derivative financial instruments	219	22	29	42	84
Deferred tax assets	361	339	299	518	336
Other financial assets	542	534	922	970	957
Total non-current assets	**351,512**	**347,662**	**356,167**	**358,863**	**351,885**
Inventory properties	782	820	877	892	859
Rent and trade receivables	240	282	201	263	268
Other financial assets	1,101	1,046	1,219	1,359	1,481
Derivative financial instruments	75	1	1	5	18
Prepayments	935	707	599	664	1,055
Cash and cash equivalents	2,741	2,679	3,052	4,115	3,173
Assets held for sale	2,127	1,522	1,424	1,797	1,122
Total current assets	**8,002**	**7,057**	**7,373**	**9,096**	**7,976**
Total assets	**359,513**	**354,719**	**363,540**	**367,959**	**359,862**

Balance sheet – Equity and Liabilities

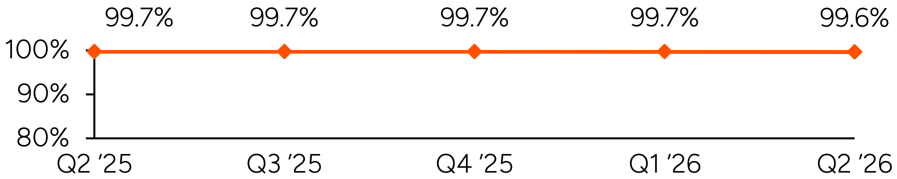
Figures in SEK million	Q2 2026	Q1 2026	Q4 2025	Q3 2025	Q2 2025
Shareholder equity[1]	124,810	126,141	123,188	125,689	122,678
Hybrid bonds[1]	27,160	26,811	24,743	25,277	25,501
Non-controlling interests	14,397	14,288	14,159	14,143	14,072
Equity	**166,367**	**167,240**	**162,090**	**165,108**	**162,251**
Liabilities					
Interest-bearing liabilities	149,953	150,902	155,752	163,053	154,097
Lease liabilities	1,194	1,322	1,281	1,296	1,311
Derivative financial instruments	272	267	382	468	713
Deferred tax liabilities	22,386	21,971	21,080	20,683	22,278
Other financial liabilities	1,741	1,676	1,587	1,756	1,809
Total non-current liabilities	**175,546**	**176,138**	**180,082**	**187,255**	**180,209**
Interest-bearing liabilities	11,873	12,045	8,715	7,205	21,519
Lease liabilities	36	41	42	43	46
Trade payables	468	637	685	468	404
Other liabilities	1,386	1,411	1,163	1,286	1,513
Derivative financial instruments	26	15	42	29	56
Accrued expenses and prepaid income	1,982	1,985	1,901	2,146	1,961
Total current liabilities	**15,771**	**16,135**	**12,547**	**11,177**	**25,499**
Total equity and liabilities	**357,684**	**359,513**	**354,719**	**363,540**	**367,959**

1) Comparables restated due to change in accounting policy of revaluing hybrid bonds to closing FX rate at period end. No change to total equity, only impacts classification between shareholder equity and hybrid bonds.

Heimstaden BOSTAD

Real economic occupancy – breakdown per country

SE



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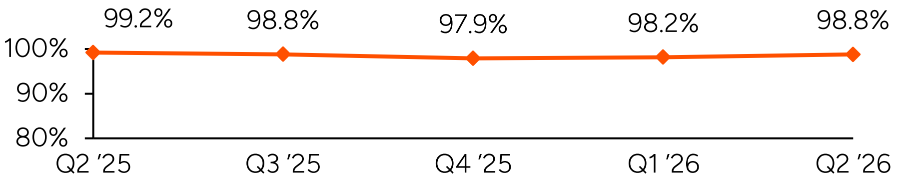

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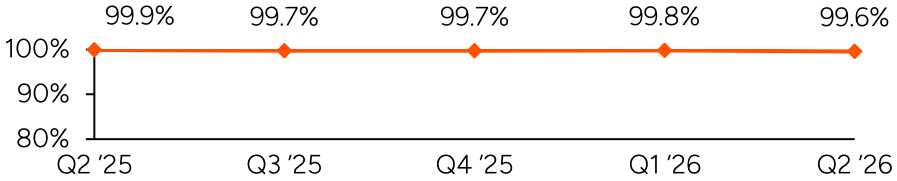
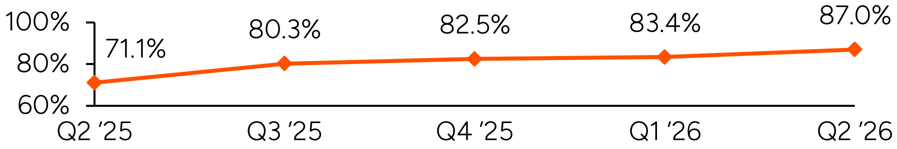


UK



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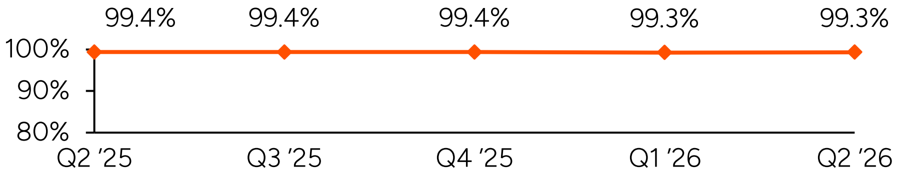
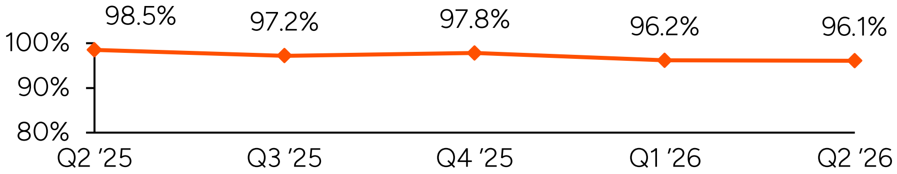


PL



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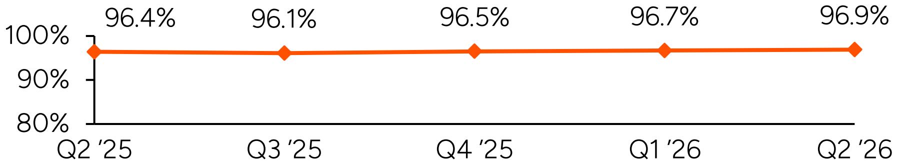
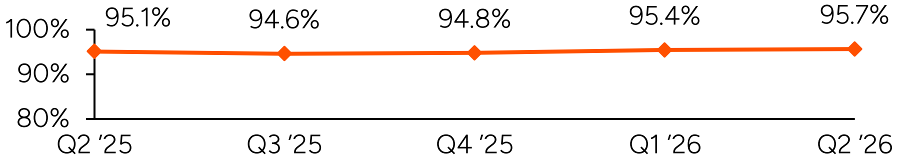
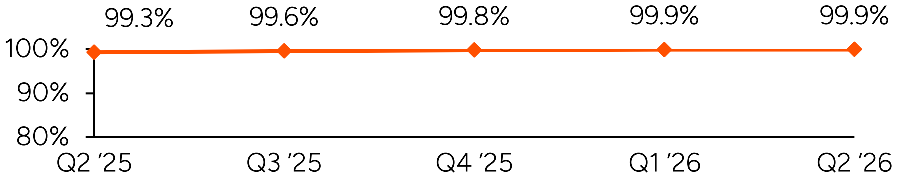


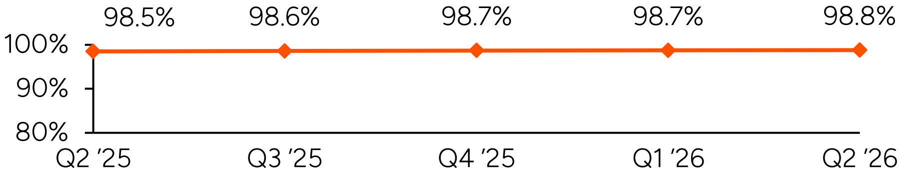
FI



NL

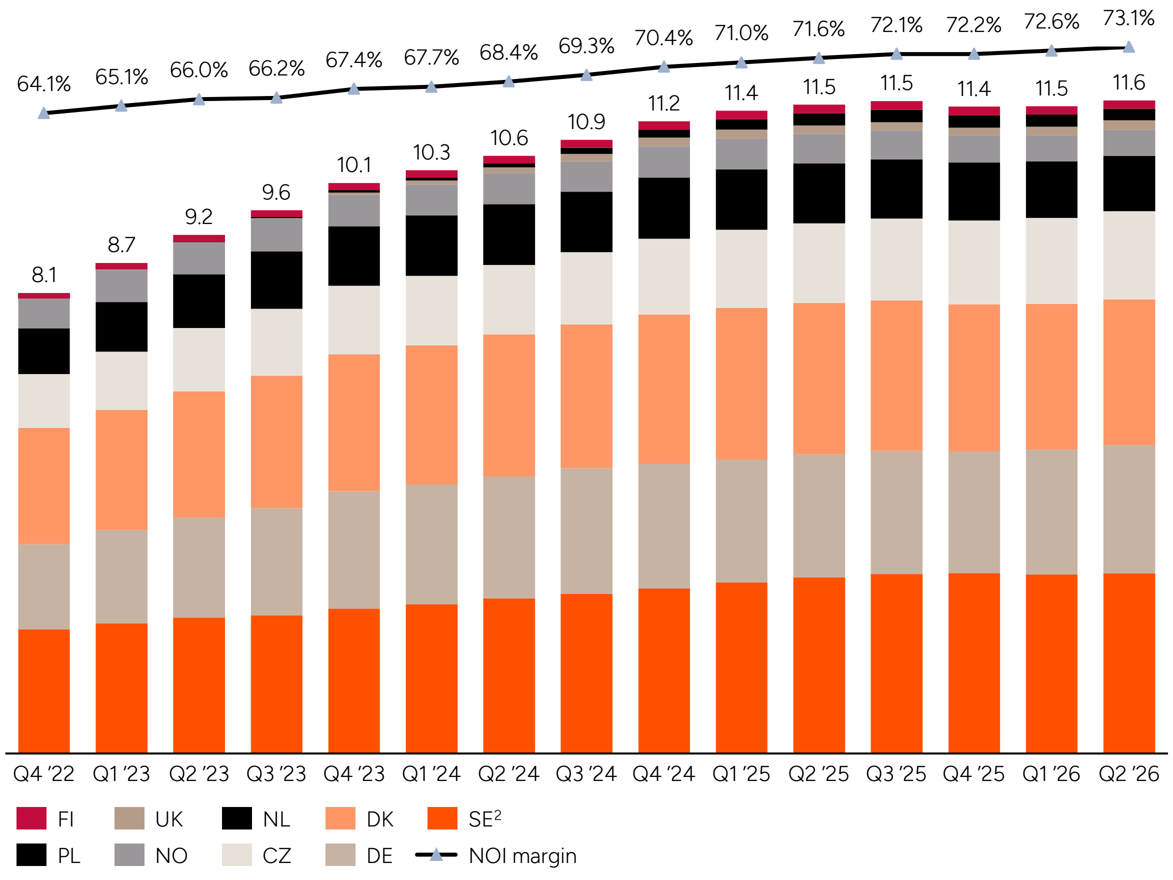


HS TB

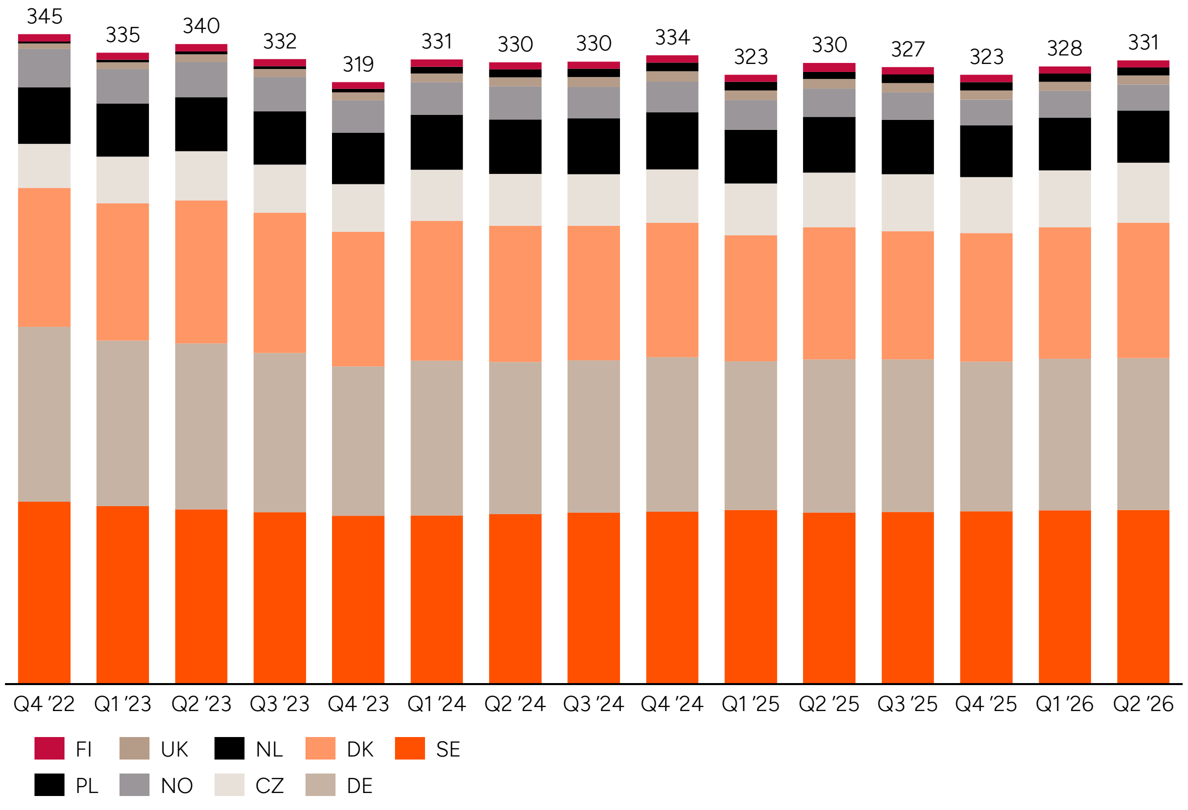


Long-term development

Net operating income and margin, 12-months rolling (SEK bn and %)

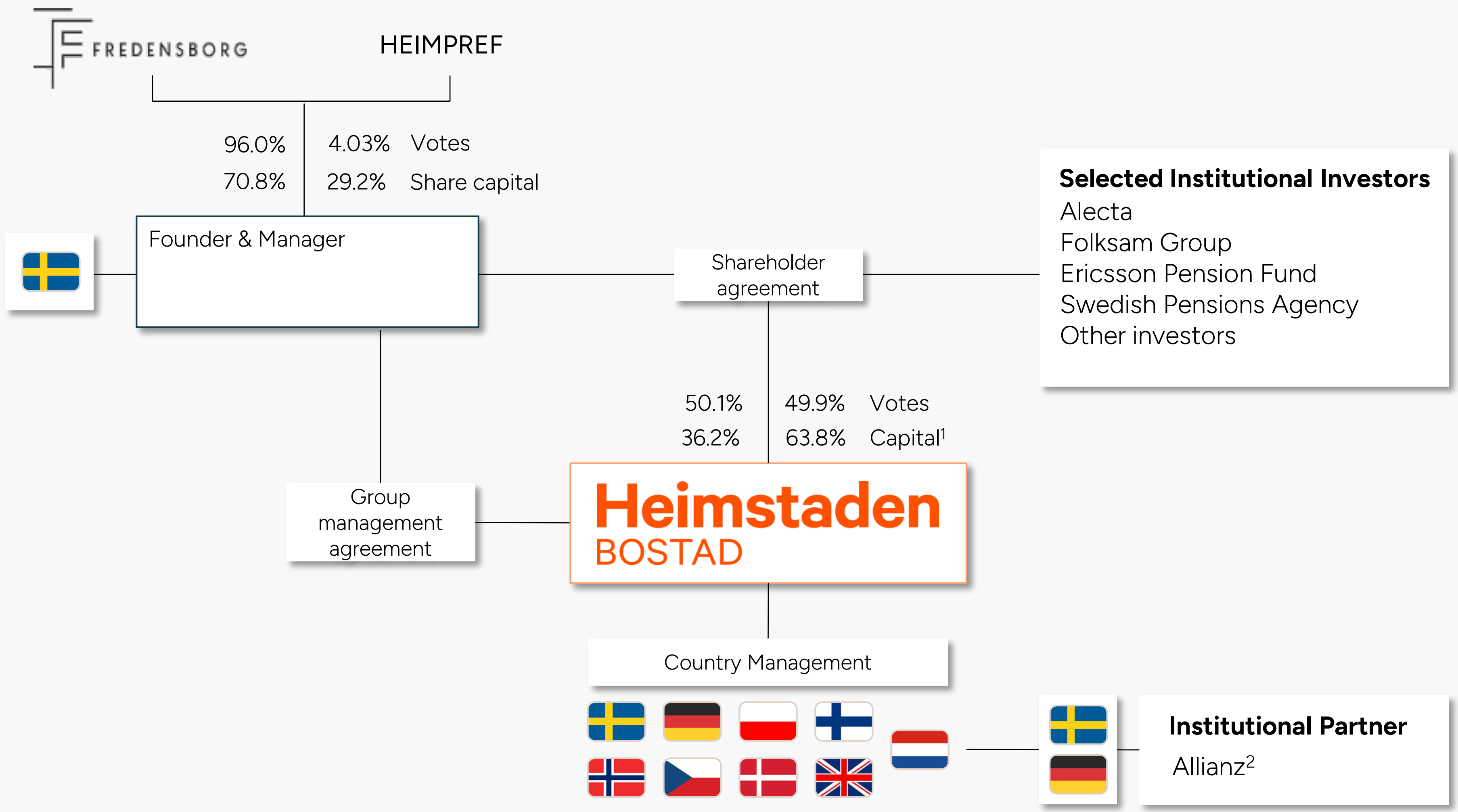


Fair value of investment properties (SEK bn)[1]



1) Excludes value of Assets held for sale. 2) SE includes Corp segment.

Ownership Structure



1) Net asset value excluding non-controlling interest and hybrid bonds with accrued interest 2) Partner through a joint venture

Heimstaden BOSTAD

Sustainability targets

E	Sustainable Operations	Achieve Net Zero emissions by 2050 at the latest
		Reduce absolute scope 1, 2, and 3 GHG emissions covering downstream leased assets 42% by 2030 from a 2020 base year (2020 base year)[1]
		Reduce the amount of purchased energy by, on average, 2% per sqm per year till 2030 (like for like basis, 2019 baseline)[2]
		At least 1% reduced water consumption per sqm and year until 2030 (like-for-like, baseline 2019)
	Sustainable Properties	Increase the share of Green Buildings (EPC label A) in our portfolio, aligned with EU Taxonomy
		Achieve green building certification for all new builds[3], include renewable energy generation in all new builds
S	Employees	Employee survey: Top 25th percentile in Engagement score, Diversity & Inclusion score, and Health & Wellbeing score[4]
		<5% sick leave[4, 5]
		0 work related injuries[4]
		Gender equality in Group Management Team (50%-50%)[4]
	Customers	Annual customer survey: Total service: 80%, Take Customer Seriously: 86%, Security: 80 % (0-100%) by 2026
	Society	5,000 inclusive housing contracts by 2026 (Social contracts and Affordable housing contracts)
		10% of own workforce to be inclusive jobs by 2026 (far from labour market and young adults <25 years old)
G	Leadership & Supervision	100% of employees have signed the Code of Conduct for Employees and have completed training by 2023
		100% of contractors and suppliers have signed the Business Partner Principles
		Require that suppliers covering 27 % of our spend should set science-based targets by 2027[6]
	Fair, Transparent & Trustworthy	No incidents of confirmed discrimination
		No incidents of confirmed corruption

1) Downstream leased assets cover energy purchased by tenants. The target boundary includes biogenic land related emissions and removals from bioenergy feedstocks 2) Degree-day corrected value 3) With a building permit submission date after 1-1-2026 and where technically and physically feasible 4) Long-term target 5) Includes both short and long-term sickness 6) Does not have to be validated by SBTi

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BOSTAD