

PRESENTATION

Interim report January-June 2022

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A leading Swedish residential company

- Founded 2010
- Owner: Första AP-fonden (AP1)
- Operating in 13 growth cities in Sweden, with HQ in Gothenburg
- Property portfolio of approx. 1,900,000 sqm area, 92 percent residential
- S&P Rating: A-
- Decentralized organization, local performance responsibility, and in-house property management
- Active and innovative organization

Property value

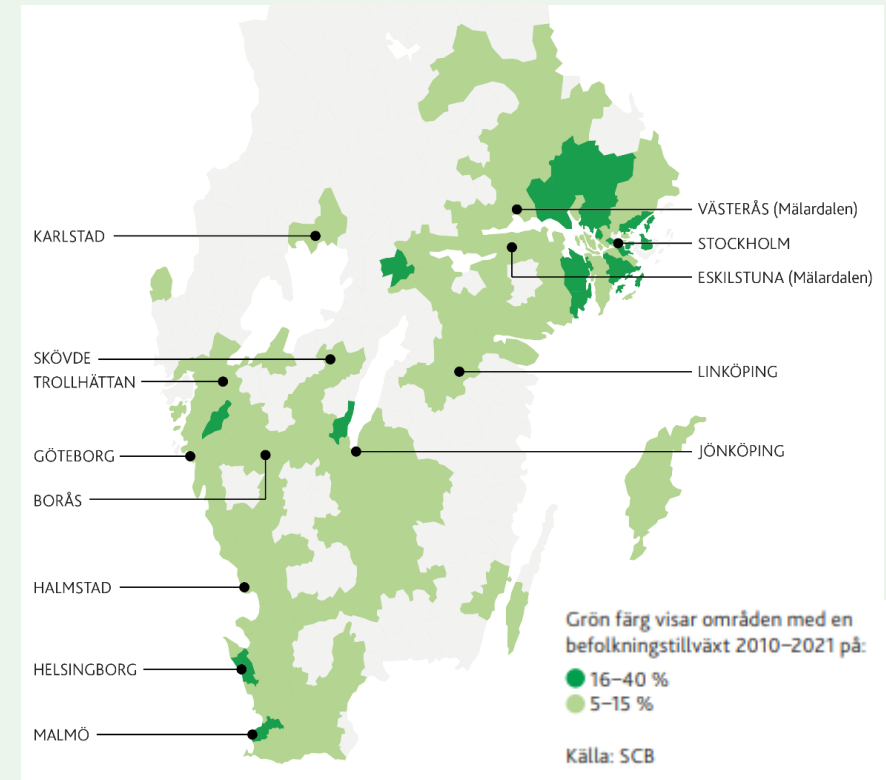
59,4 SEK bn

62,4 SEK bn incl signed agreements

units

27,733

29,607 units incl signed agreements



Strong and solid profit

- Net operating income increased 9,8%
- Property value SEK 59,375 million
- 1076 apartments in ongoing development projects
- ESG - continued progress in several areas

	2022 Jan-Jun	2021 Jan-Jun	2021 Jan-Dec
Rental revenues, SEK m	1,318	1,237	2,491
Net operating income, SEK m	820	747	1,544
Profit for the period, SEK m	2,203	2,907	7,281
Market value, SEK m	59,375	50,265	56,560
Net operating margin, %	62,2	60.4	62.0
Loan-to-value ratio, %	48.6	50.4	47.2
Interest coverage ratio, multiple	3.5	3.3	3.5
Equity/asset ratio, %	41.0	38.4	40.4

Property value increased by

+1.3%

H1 2022

Net operating margin

62.2%

H1 2022

Investments in properties

2,064

SEK million



Strong result

INCOME STATEMENT IN SUMMARY

SEK m	2022 Jan-Jun	2021 Jan-Jun	2021 Jan-Dec
Rental revenues	1,318	1,237	2,491
Property expenses	-498	-490	-947
Net operating income	820	747	1,544
Corporate administration expenses	-46	-44	-90
Change in value of properties	748	2,887	7,654
Operating profit	1,522	3,590	9,108
Interest income and expenses	-201	-196	-388
Change in value of financial instruments and other items	1,470	293	507
Profit before tax	2,791	3,687	9,227
Profit for the period	2,203	2,907	7,281

- Rental revenues +6.5%
- Property expenses higher, mainly due to higher energy costs
- Net operating income +9.8%
- Value of properties +1.3% in H1
- Interest amounted to -201 SEKm
- Financial instruments and other items +1,470 SEKm
- Lower profit for the period attributable to lower unrealised change in value of the properties

Stable finances

BALANCE SHEET IN SUMMARY

SEK m	30 Jun 2022	30 Jun 2021	31 Dec 2021
ASSETS			
Investment properties	59,375	50,265	56,560
Other non-current assets	1,358	834	1,166
Other current assets	224	266	252
Derivatives	1,248	30	59
Cash and cash equivalents	2,270	1,757	3,254
TOTAL ASSETS	64,475	53,152	61,291
EQUITY AND LIABILITIES			
Equity	26,462	20,385	24,759
Interest-bearing financial liabilities	31,116	27,099	29,937
Deferred tax liabilities	5,859	4,105	5,270
Derivatives	26	615	350
Other liabilities	1,012	948	975
TOTAL EQUITY AND LIABILITIES	64,475	53,152	61,291

- Properties 59,375 SEKm
- Cash 2,270 SEKm
- Equity 26,462 SEKm
- Financial liabilities 31,116 SEKm (net 28,846 SEKm)
- LTV 48.6%

FUNDING

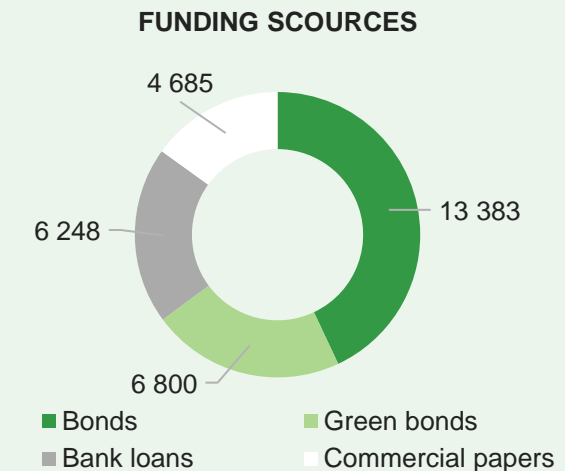
Diversified funding

INTEREST & DEBT MATURITY

	Interest maturity SEK m	%	Debt maturity SEK m	%
Within 1 year	7,352	23.6	9,685	31.1
1-2 years	4,200	13.5	6,622	21.3
2-3 years	2,700	8.7	5,885	18.9
3-4 years	2,975	9.6	2,350	7.6
4-5 years	4,275	13.7	2,500	8.0
5-6 years	3,178	10.2	1,788	5.7
6-7 years	2,550	8.2	1,700	5.5
7-8 years	1,500	4.8	-	0.0
8-9 years	2,180	7.0	380	1.2
9-10 years	-	-	-	-
11-30 years	200	0.6	200	0.6
Total	31,110	100.0	31,110	100.0

Interest maturity	3.6 years
Debt maturity	2.4 years
Debt maturity, including RCFs	3.4 years

- Total debt 31,110 SEKm (net debt 28,840 SEKm)
- Interest rate 1.5%
- ICR 3.5
- RCFs from banks: 6,700 SEKm
- Undertaking from AP1: 8,000 SEKm (CP-program)
- S&P rating A-

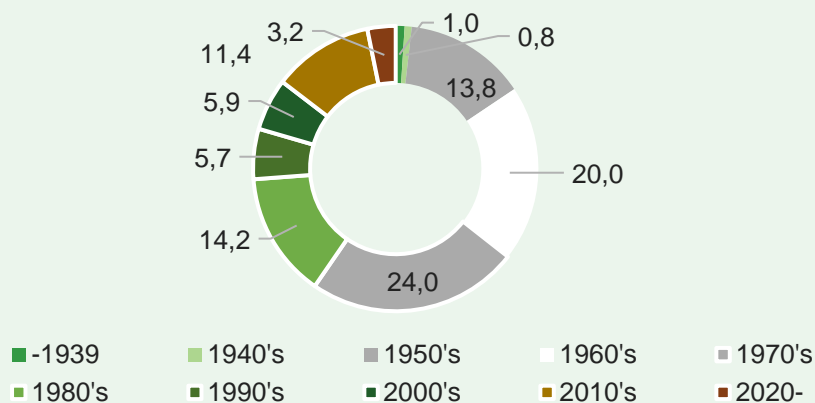


Property market and our property portfolio

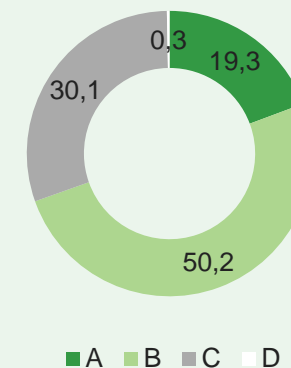
SEK m	2022 Jan-Jun	2021 Jan-Jun	2021 Jan-Dec
Market value at the beginning of the period	56,560	46,347	46,347
+ Acquisitions (incl. acquisitions costs)	1,181	236	1,039
+ Investments in existing properties	524	498	1,092
+ Investments in development projects	359	300	633
+ Unrealised changes in property value	751	2,886	7,653
- Divestments	-	-2	-204
Market value at the end of the period	59,375	50,265	56,560

- Transaction volume, about 120 SEK bn
- Residentials, about 25% of the transaction volume
- Yield compression, 1.3% value change
- Acquired thirteen properties in Gothenburg, Helsingborg and Stockholm
- After H1 we signed an agreement to acquire a development project of 135 apartments in Malmö

PROPERTY VALUE PER DECADE, %



PROPERTY VALUE PER LOCATION, %



Investments in existing buildings

- **Mixed investments**
 - Energy reducing
 - Individual consumption for tenants
 - Add-on options for tenants
 - Converting other space to apartments
- **Willhemlyftet**
 - Total renovation of single apartments
 - Diversifies the portfolio and our offering
 - Renovated between tenants, when the apartment is empty
 - Efficient and sustainable production
 - Purchasing and logistics centralized
 - Target: 1000 Willhemlyft per year



Focus on increased development projects

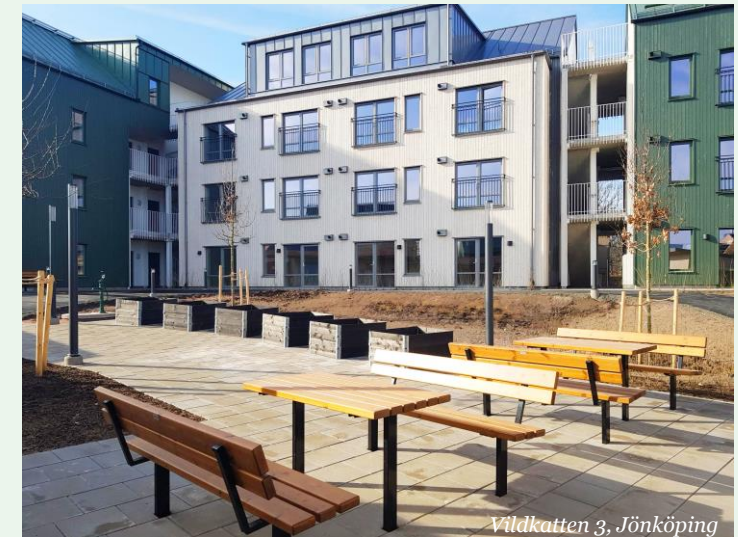
ONGOING DEVELOPMENTS PROJECTS

Property	Location	Type of project	No of apartments	Residential, sq m	Planned occupancy
Kronojägaren 2	Karstad	Extension	43	1,380	Q3 2022
Viksjo 2:595	Järfälla	Development projects	32	1,554	Q3 2022
Kolartorp 1:395	Haninge	Development projects*	157	4,255	Q2-Q4 2022
Valsverket 5	Eskilstuna	Development projects*	337	14,604	Q2 2022-Q4 2023
Guldfisken 10	Linköping	Conversion	106	3,821	Q1 2023
Kolartorp 1:394	Haninge	Development projects*	135	5,638	Q2-Q3 2023
Kallhäll 9:4	Järfälla	Development projects	34	2,396	Q2 2023
Smedjan 2	Ursvik	Development projects*	232	10,334	Q2-Q3 2024
Total ongoing			1,076	43,982	

* Acquired development projects

COMPLETED DEVELOPMENT PROJECTS

Property	Location	Type of project	No of apartments	Residential, sq m	Completion
Vildkatten 3	Jönköping	Development projects	54	1,776	Q1 2022
Total completed			54	1,776	



2022 will continue to be an interesting year



OUR VIEW ON THE MARKET

- The geopolitical situation is still unstable
- Some real estate companies may find it more difficult to refinance or find new capital
- Forthcoming decisions during the year from the Riksbank on the key interest rate will play an important role in how the property market will develop moving forward
- Demand for accommodation is still high, no signs of rising vacancies

Long term objective

65%

Net operating margin



OUR FOCUS LOOKING FORWARD

Property Management

We continue to focus on sustainable value creation in our everyday property operations

Development projects

We work hard to increase our volume of development projects, especially on land that we already own (when suitable due to market conditions)

Acquisitions

We continue to look for decently priced acquisitions to add on to our portfolio

Q&A

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