

## interim report

January to March 2024

	2024 Jan–Mar	2023 Jan–Mar	2023 Jan–Dec
Property fair value, EUR million	5,766	6,111	5,686
Number of apartments	19,661	19,559	19,652
Residential rentable area, thousand sqm	1,195	1,192	1,196
Real vacancy rate, residential, percent	1.1	2.0	1.3
Vacancy rate, residential, percent	5.7	7.3	5.9
Rent potential, percent	22	22	21
Loan-to-value, percent	34	17	42
Cash sources to cash uses, percent	139	429	170
Interest coverage ratio, 12 months	8.1	62.5	21.7
Interest coverage ratio, excluding realized value growth, 12 months	8.2	68.0	22.0
Credit rating, Standard & Poor's	BBB-	BBB	BBB-
Credit rating, Fitch Ratings	BBB	BBB	BBB
Net asset value, EUR million	3,379	4,341	2,863
Rental income, EUR million	87	81	333
Like-for-like growth in rental income, percent	8.2	13.1	10.8
Net operating income, EUR million	47	40	173
Net operating income margin, percent	54.2	49.1	51.9
Like-for-like growth in net operating income, percent	19.4	15.1	18.0
EBITDA, EUR million	44	35	156
Profit or loss, EUR million	12	-33	-260

Alternative performance measurements on pages 30–32 and definitions on pages 35–37.



Dominion Plaza, Washington D.C.  
Acquired in 2022.

## 19.4 percent net operating income growth, like-for-like

Like-for-like growth in net operating income was 19.4 percent.

The main drivers are higher occupancy rate, increasing new lease levels, and completion of capital projects.

### like-for-like vacancy rate decreases by 1.5 percentage points

Thanks to the completion of capital projects and purely focusing on property management,

the vacancy rate, like-for-like, decreased with 1.5 percentage points during the last twelve months down to 5.7 percent.

Vacancy rate excluding construction work and sales was 1.1 percent,

### like-for-like rental income growth 8.2 percent

The trend with rental income growth continues.

Strong demand for Akelius' apartments coupled with higher occupancy rates and completion of capital projects are main drivers.

Additionally, the in-place rent, like-for-like, increased by 7.5 percent during the last twelve months.

### capitalization rates start to stabilize

Capitalization rates went from 4.74 to 4.77 percent.

The negative value growth during 2024 was EUR 16 million, or 0.3 percent.

### stronger financial position

Akelius repaid a EUR 500 million bond in March.

Funds to repay the bond came mainly from the financial guarantee from the main owner. Loan-to-value decreased during the quarter to 34 percent.

This is below the financial policy threshold of 35 percent.

With the reduced debt portfolio and the financial guarantee from the main owner, Akelius has strengthened its financial position.

Akelius has no upcoming bond redemptions until November 2024, when SEK 854 million bonds mature.

### improving the properties

Akelius continues with further improvements of the portfolio.

Finishing large capital projects and reducing vacancies continue to pay off.

The results are strong rental income and net operating income growth.

Akelius monitors the property markets closely and is selective with transactions.



Ralf Spann,  
CEO and Board Member

# property portfolio March 31, 2024

fair value properties EUR 5,766 million

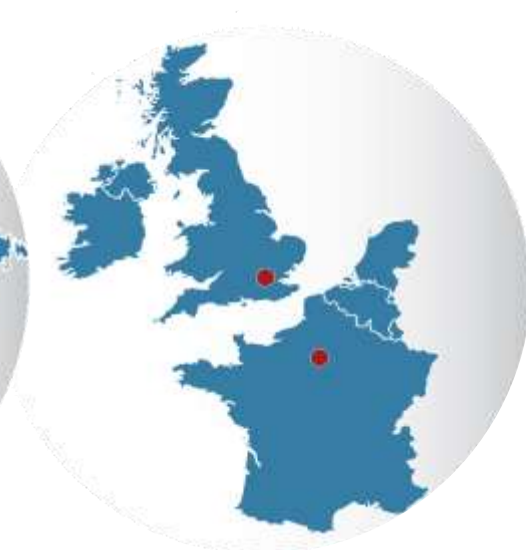
US



Canada



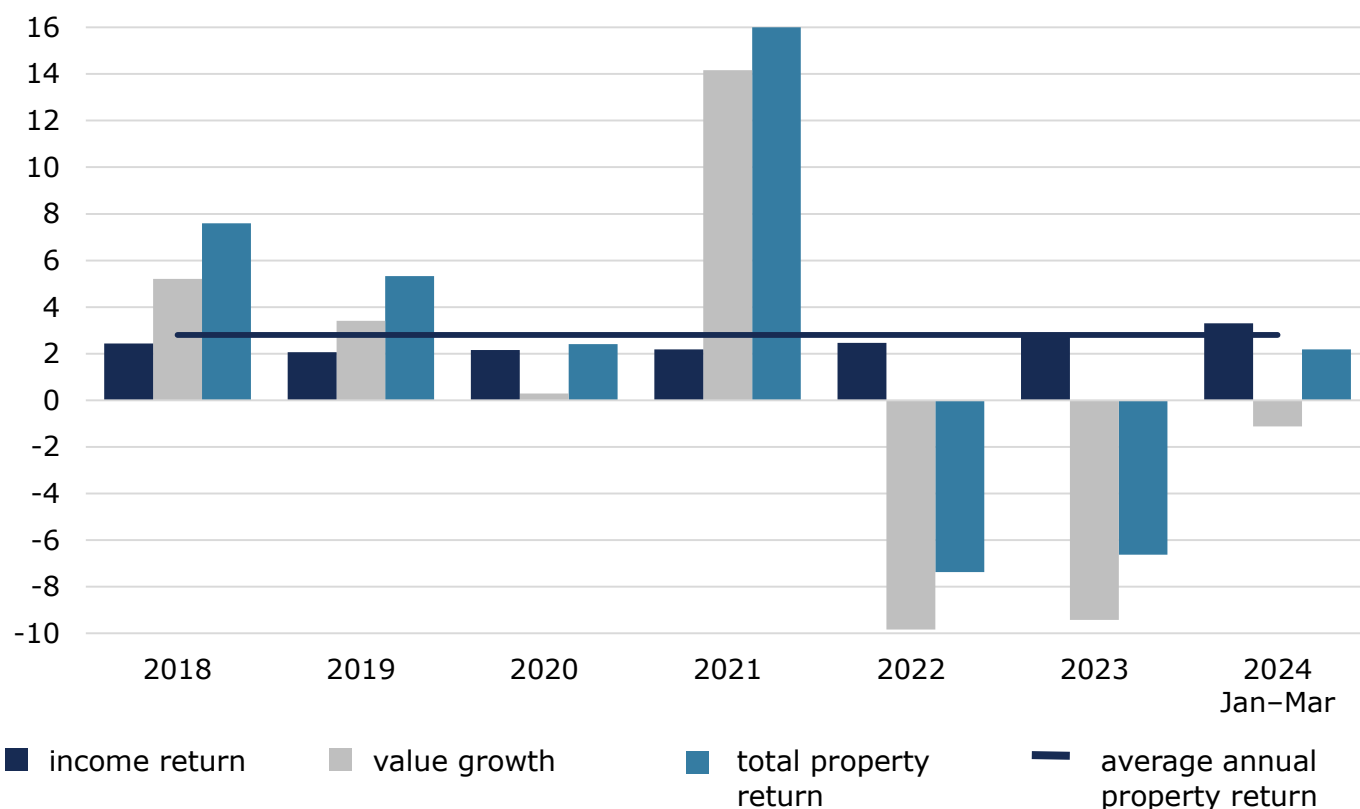
Europe



City	Number of apartments	Rentable area, thousand sqm	Fair value			Vacancy rate, residential, percent	Capitaliza- tion rate, percent
			EUR million	EUR/ sqm	Proportion, percent		
London	2,355	103	964	9,356	17	3.8	4.43
Paris	1,541	52	432	8,365	7	18.0	3.90
<b>Europe</b>	<b>3,896</b>	<b>155</b>	<b>1,396</b>	<b>9,025</b>	<b>24</b>	<b>9.4</b>	<b>4.25</b>
Washington D.C.	3,064	248	846	3,412	15	10.0	5.54
New York	1,745	122	656	5,354	12	2.8	5.10
Boston	1,258	81	601	7,398	10	3.7	4.94
Austin	861	66	168	2,555	3	7.0	5.09
<b>US</b>	<b>6,928</b>	<b>517</b>	<b>2,271</b>	<b>4,388</b>	<b>40</b>	<b>6.6</b>	<b>5.23</b>
Toronto	4,287	243	1,111	4,575	19	1.5	4.42
Montreal	4,214	291	947	3,259	17	5.2	4.81
Ottawa	120	11	20	1,766	0	0.0	4.75
Quebec City	216	15	21	1,364	0	0.5	5.00
<b>Canada</b>	<b>8,837</b>	<b>560</b>	<b>2,099</b>	<b>3,748</b>	<b>36</b>	<b>3.2</b>	<b>4.62</b>
<b>Total/ Average</b>	<b>19,661</b>	<b>1,232</b>	<b>5,766</b>	<b>4,679</b>	<b>100</b>	<b>5.7</b>	<b>4.77</b>

## property return 2.2 percent

percent



	EUR million	Growth/return, percent
<b>Fair value Jan 1, 2024</b>	<b>5,686</b>	
Revaluations	-16	-0.3
Investments	36	0.6
Purchases	-	0.0
Sales	-	0.0
Exchange differences	60	1.1
<b>Fair value Mar 31, 2024</b>	<b>5,766</b>	<b>1.4</b>
Revaluations	-16	-0.3
Net operating income	47	0.8
Transaction cost	-	0.0
<b>Total property return</b>	<b>31</b>	<b>Per annum: 2.2</b>

## capitalization rate 4.77 percent

EUR million	Capitalization rate	Discount rate
Jan 1, 2024	4.74	6.73
Purchases	0.00	0.00
Sales	0.00	0.00
Like-for-like	0.03	0.03
Exchange differences	0.00	0.00
<b>Mar 31, 2024</b>	<b>4.77</b>	<b>6.76</b>

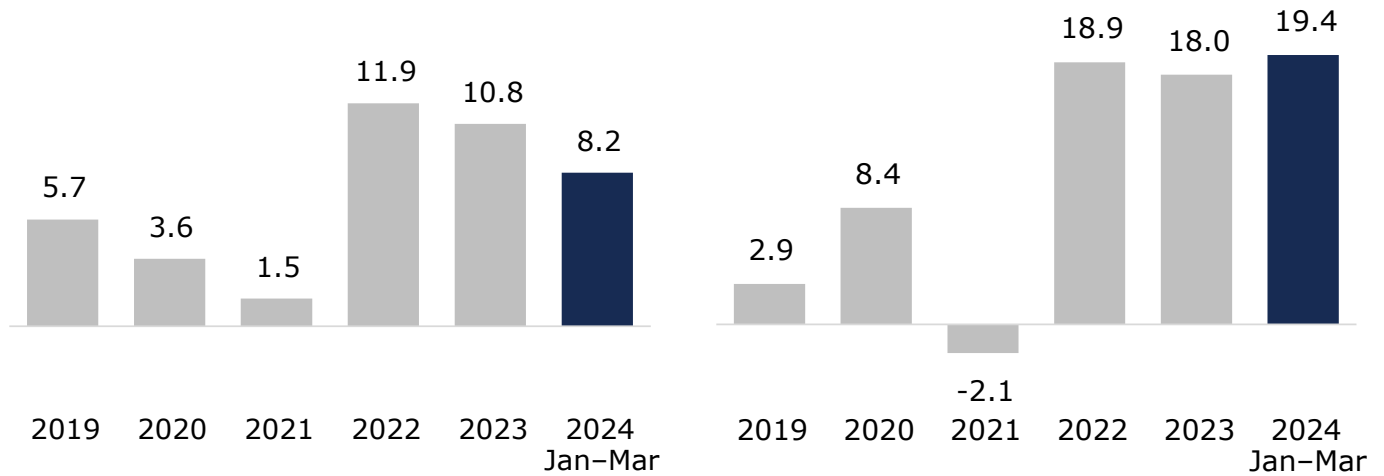
## change in value EUR -16 million

	EUR million	Return, percent
Cash flow	15	0.27
Required rate of return	-31	-0.55
Sales	-	0.00
Purchases	-	0.00
<b>Total change in value</b>	<b>-16</b>	<b>-0.28</b>

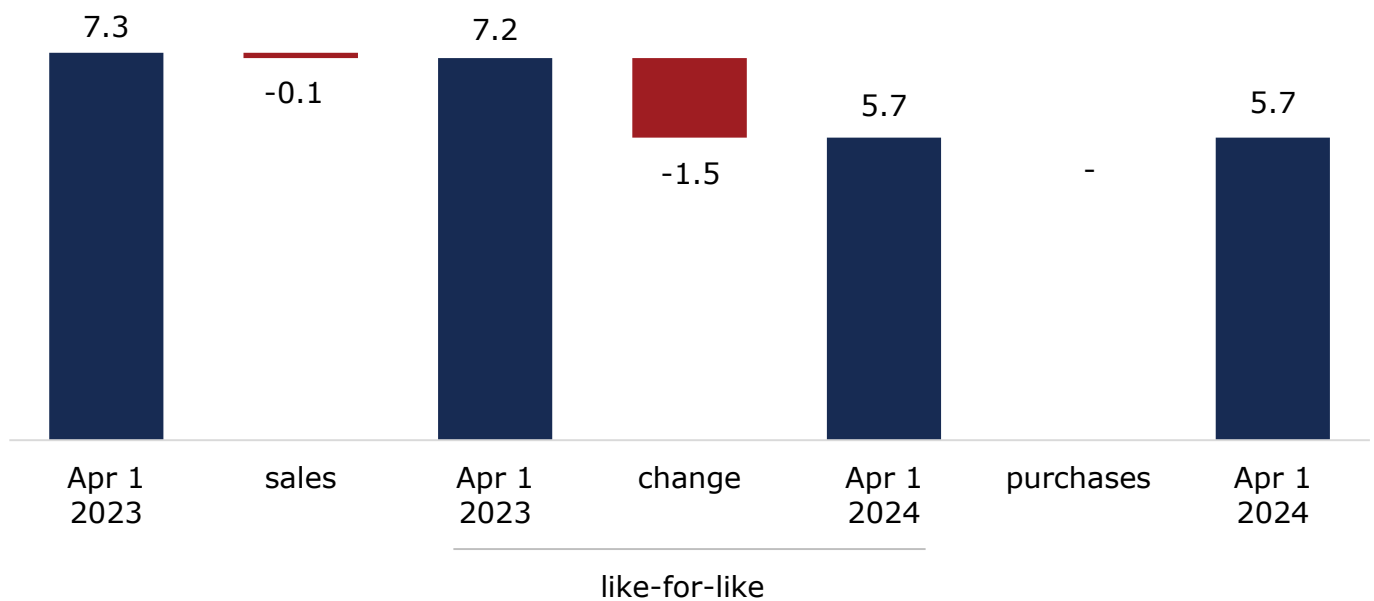
## like-for-like growth

rental income 8.2 percent

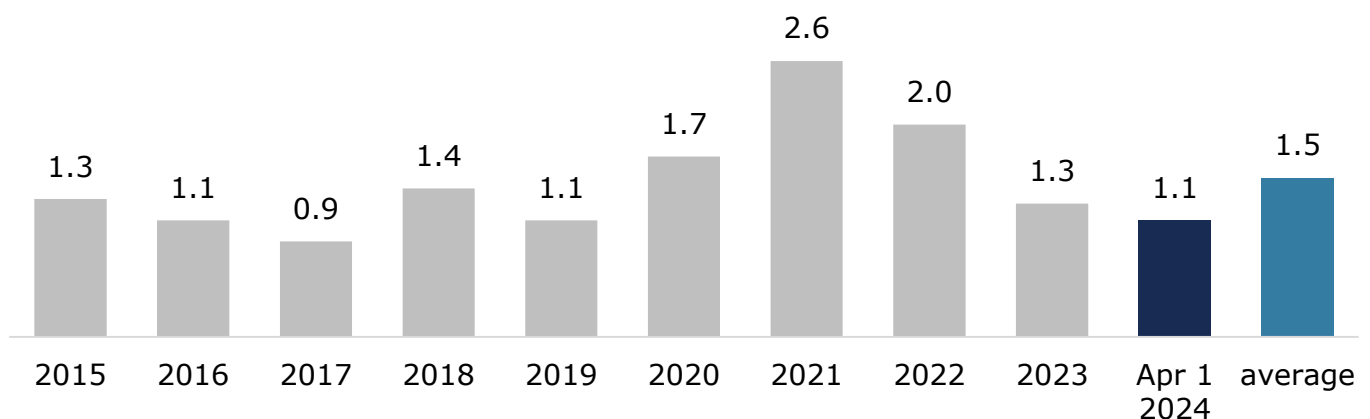
net operating income 19.4 percent



## vacancy rate, residential, 5.7 percent



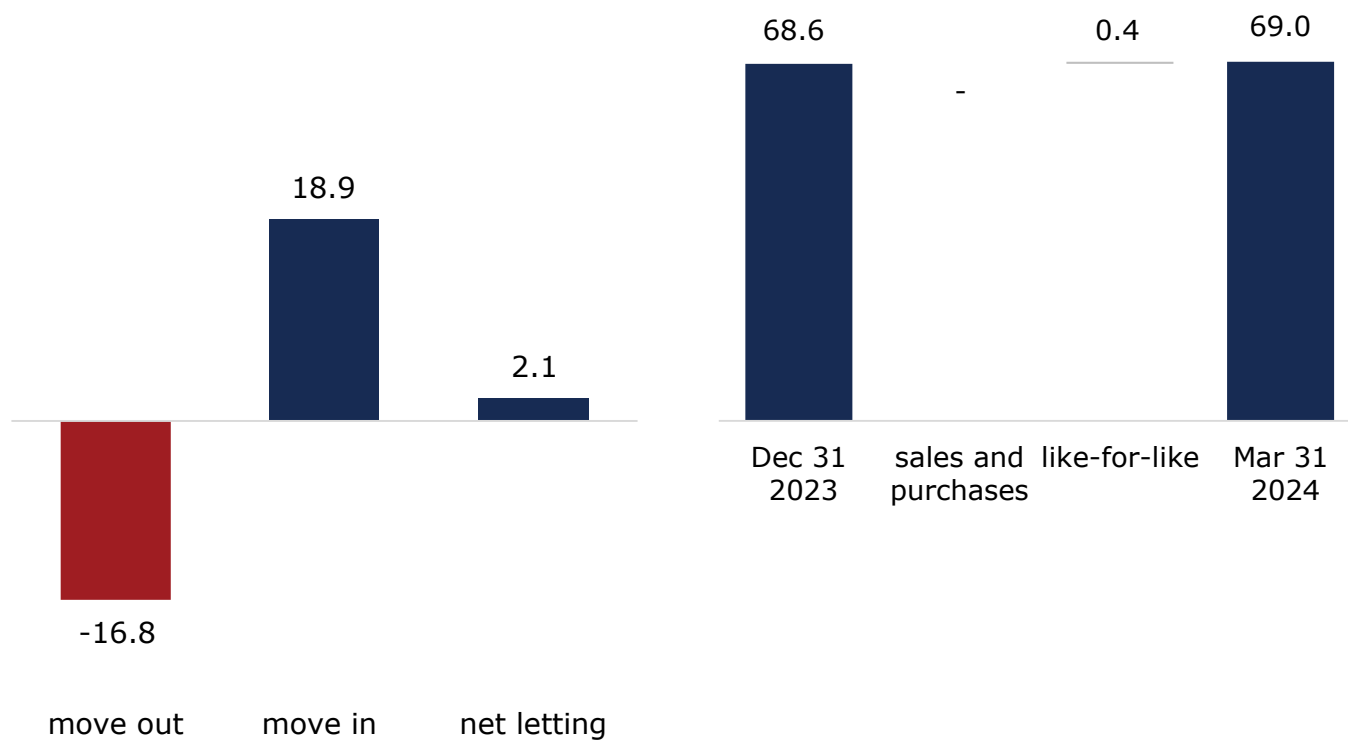
## real vacancy rate, residential, 1.1 percent



## net letting and upgraded apartments

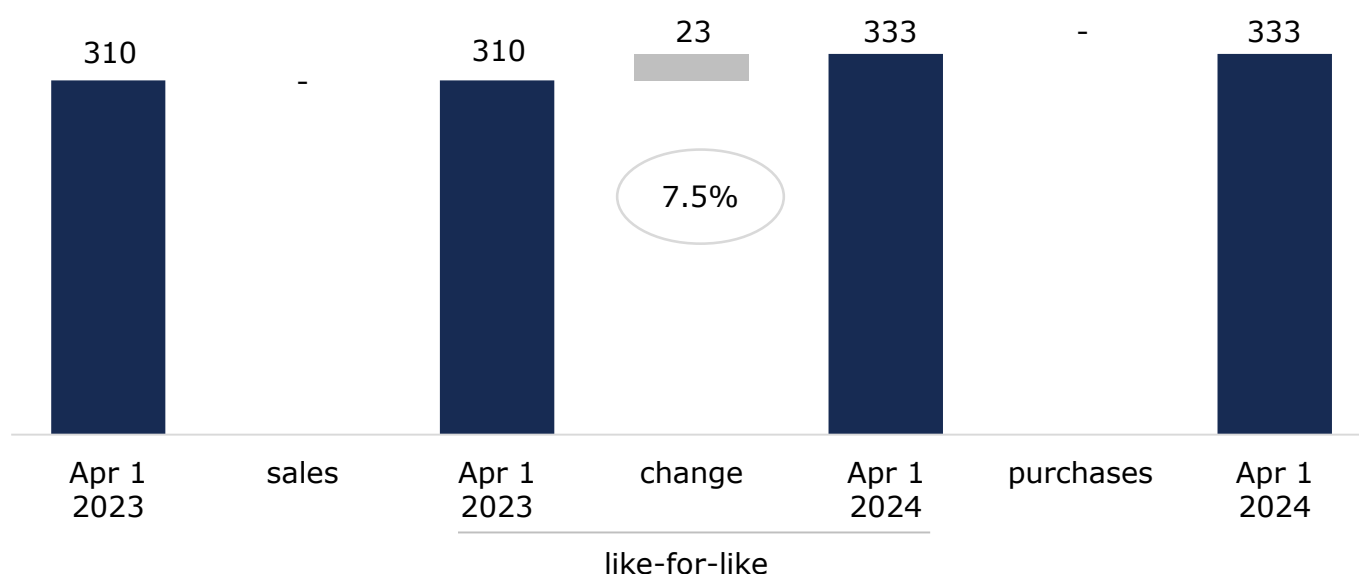
net letting EUR 2.1 million  
January to March 2024

upgraded apartments  
69.0 percent



## development residential in-place rent

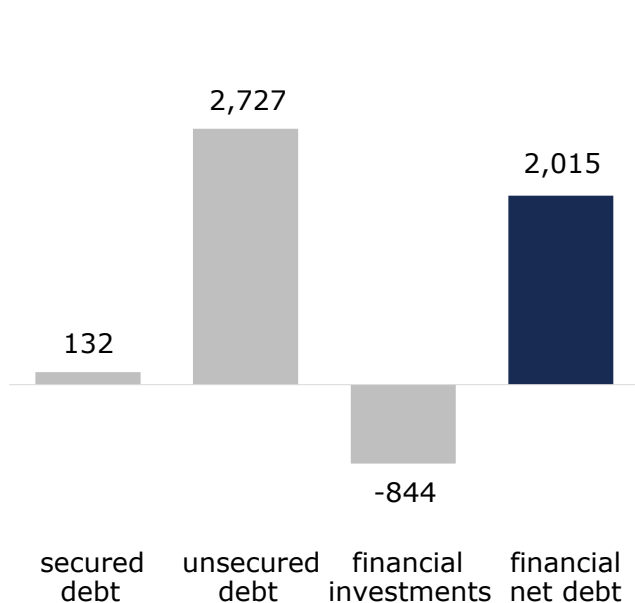
EUR million



## financing

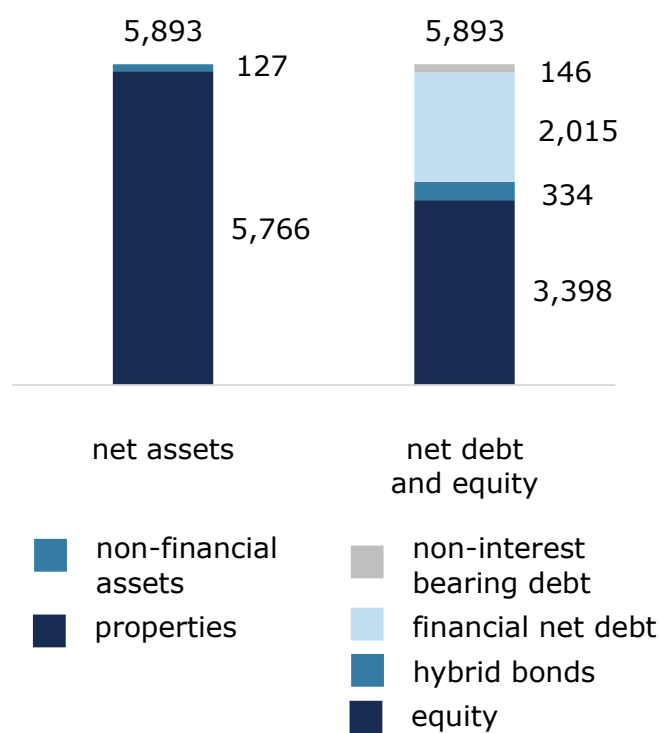
### financial net debt

EUR million



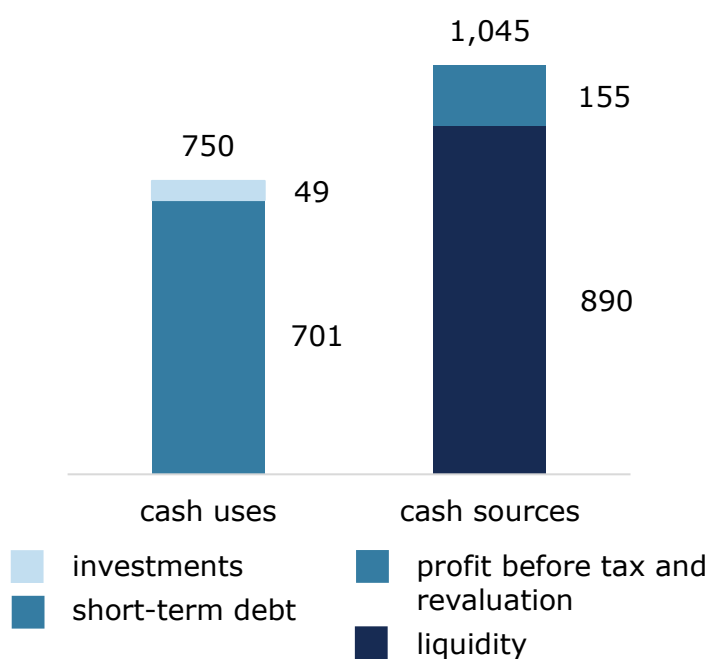
### net balance

EUR million



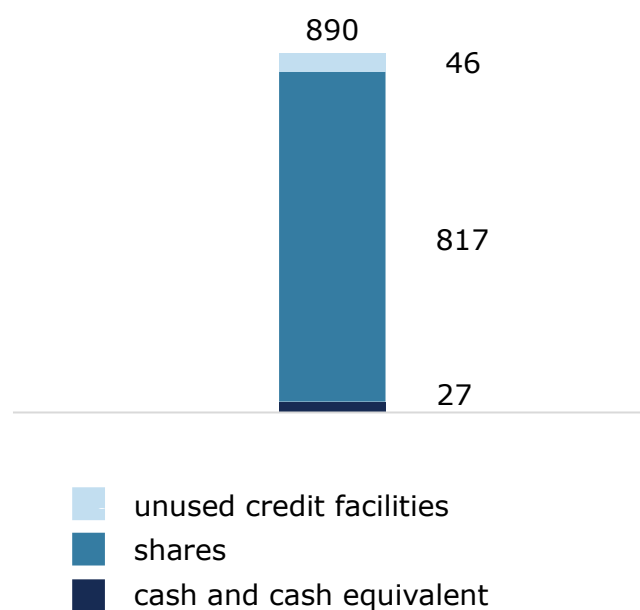
### cash uses and cash sources

EUR million, 12 months forward



### liquidity

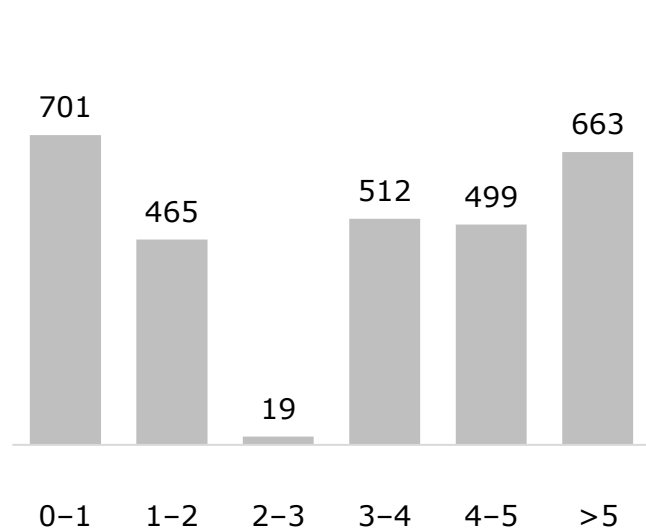
EUR million



## financing

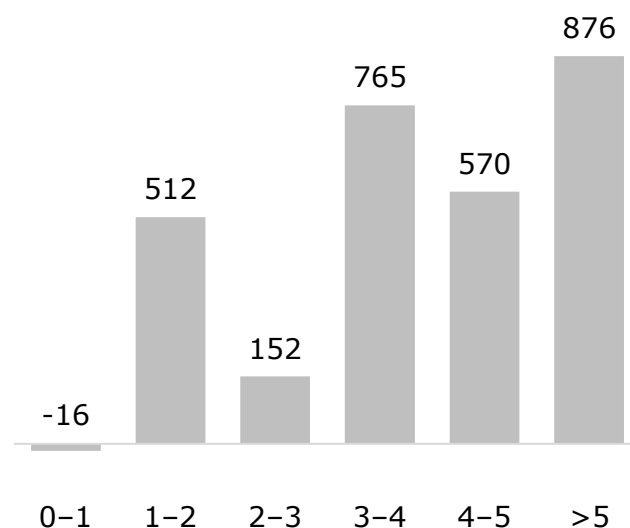
### debt maturities

EUR million per year

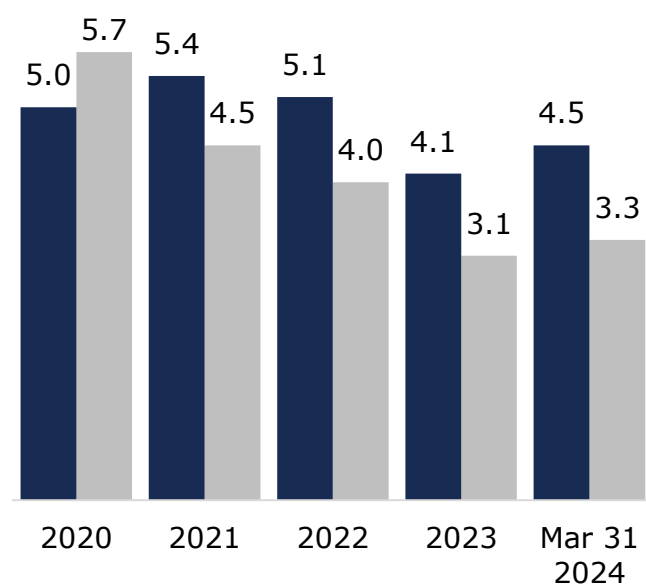


### interest rate hedges

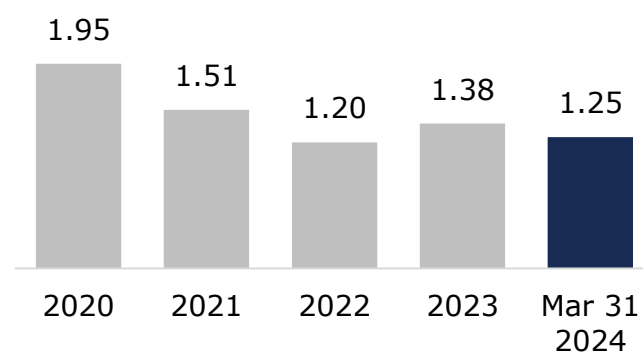
EUR million per year



fixed interest terms 4.5 years  
debt maturities 3.3 years



interest rate 1.25 percent



■ fixed interest term  
■ debt maturities

## financing

### current interest and debt coverage capacity

EUR million	Apr 2023– Mar 2024	Earning capacity as at Mar 31, 2024
Rental income	339	365
Operating expenses	-135	-137
Maintenance	-23	-23
<b>Net operating income</b>	<b>181</b>	<b>205</b>
Central administrative expenses	-16	-12
<b>EBITDA</b>	<b>165</b>	<b>193</b>
Other financial income and expenses	-2	-2
<b>Adjusted EBITDA</b>	<b>163</b>	<b>191</b>
Net interest expenses	-20	-36
<b>Interest coverage ratio excluding realized value growth</b>	<b>8.2</b>	<b>5.3</b>
Realized value growth	-2	
<b>Interest coverage ratio</b>	<b>8.1</b>	
Net debt as at Mar 31, 2024	2,015	2,015
Net debt / EBITDA	12.2	10.4

### earning capacity

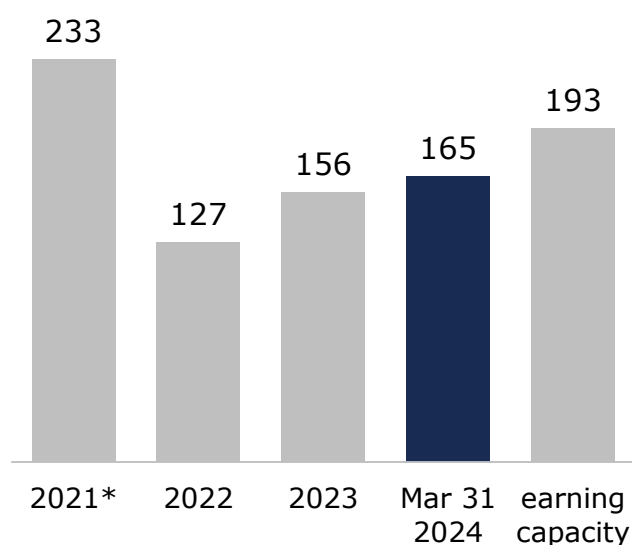
The earning capacity is based on the property portfolio and net debt as at March 31, 2024.

Rental income includes EUR 348 million in residential rental value as at April 1, 2024, EUR 14 million in rental income for commercial properties and parking, EUR -5 million in real vacancy for apartments, and EUR 8 million in other income.

Residential rental value of EUR 348 million minus vacancy, plus recharge of operating expenses to tenants is equivalent to EUR 333 million in residential in-place rent.

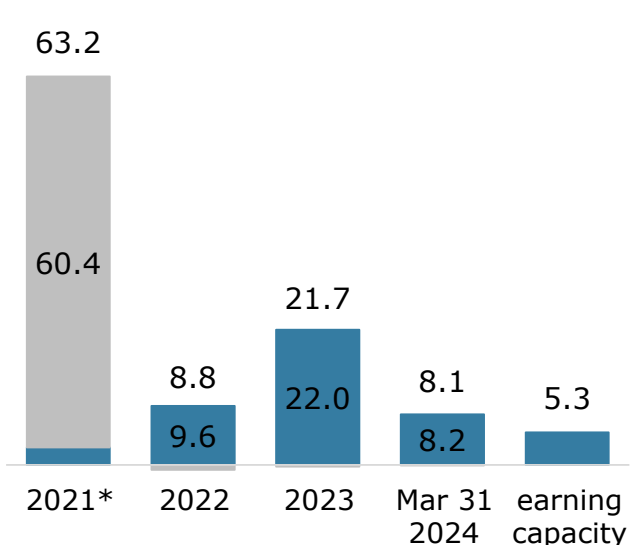
Only interest expenses are included in earning capacity, due to the sale of financial investments in the end of 2023.

### EBITDA EUR 165 million



\*) includes discontinued and continuing operations

### interest coverage ratio 8.1

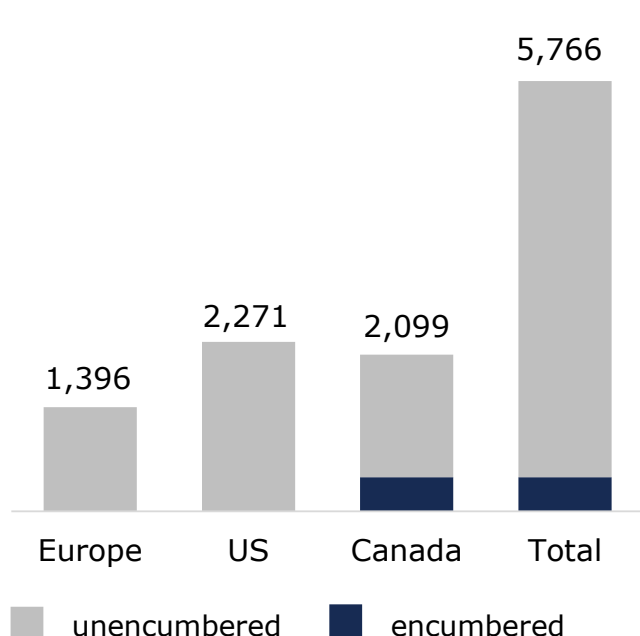


■ realized value growth ■ EBITDA

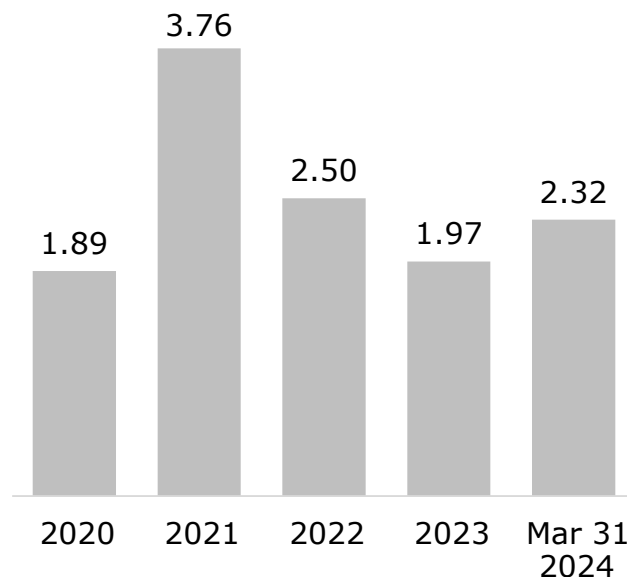
## financing

### encumbrance properties

EUR million



### unencumbered asset ratio



### loans and hybrid bonds reported at amortized cost

EUR million	Mar 31 2024 Carrying value	Mar 31 2024 Fair value	Dec 31 2023 Carrying value	Dec 31 2023 Fair value
Loans	2,859	2,572	3,354	3,012
Hybrid bonds	334	306	334	281
<b>Total</b>	<b>3,193</b>	<b>2,878</b>	<b>3,688</b>	<b>3,293</b>

### financial instruments reported at fair value

EUR million	Mar 31 2024	Dec 31 2023
Assets	894	907
Liabilities	10	56

Loans and hybrid bonds are recognized at amortized cost using the effective interest rate method.

Carrying value and fair value of interest-bearing liabilities are excluding leasing.

The fair value of loans and derivatives are based on level 2 data in the fair value hierarchy.

The fair value of hybrid bonds are based on level 1 data.

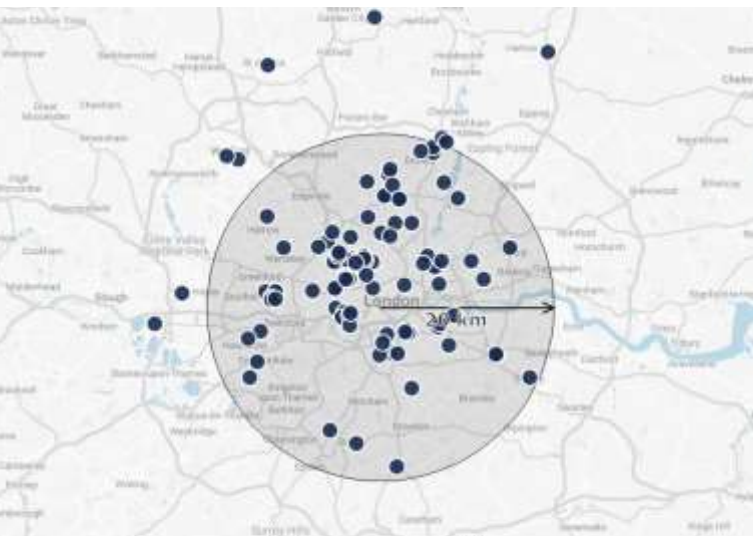
Derivatives are measured continuously at fair value through profit or loss.

The investment in Castellum AB is measured at fair value through profit and loss based on level 1 data.

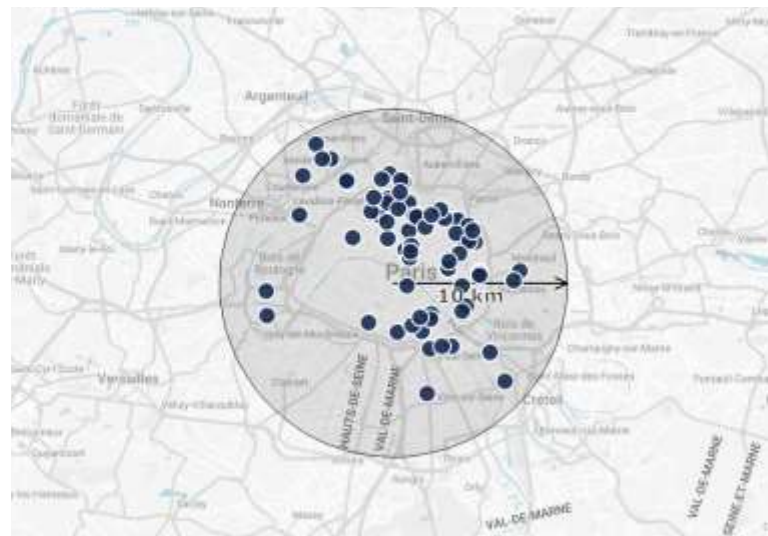
See additional information on page 21.

No transfers have taken place between the various hierarchical levels during the period.

## London



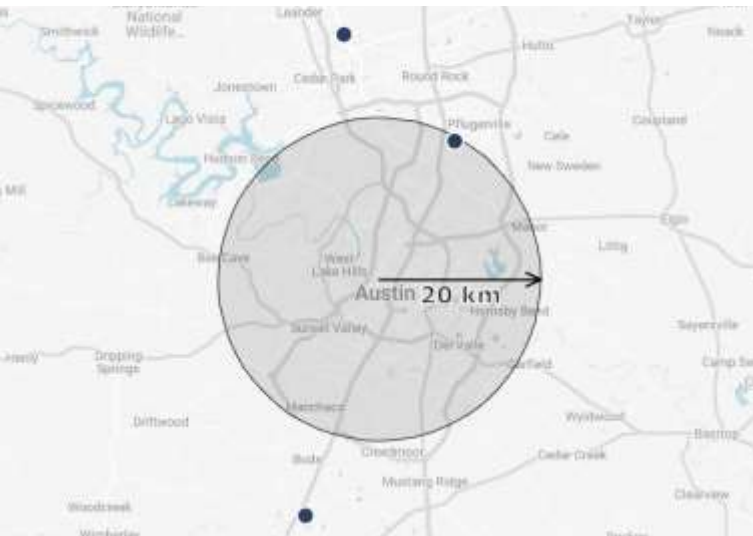
## Paris



● like-for-like properties

	London	Paris
<b>Property portfolio</b>		
Fair value, EUR million	964	432
Capitalization rate, percent	4.43	3.90
Proportion upgraded apartments, percent	79	64
Residential rentable area, thousand sqm	94	47
Commercial rentable area, thousand sqm	9	5
Average apartment size, sqm	40	30
Walk score	84	97
<b>Average rent residential</b>		
	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2023	36.62	29.27
Exchange difference	1.03	-
Adjusted total portfolio Apr 1, 2023	37.65	29.27
Sales and ended units	-	-
Like-for-like Apr 1, 2023	37.65	29.27
Like-for-like change	3.06	0.80
- Change in percent	8.1	2.7
Like-for-like Apr 1, 2024	40.71	30.07
Purchases and new constructions	0.32	-
Total portfolio Apr 1, 2024	41.03	30.07
New lease level	47.08	35.08
<b>Vacancy rate residential</b>		
	Percent	Percent
Real vacancy rate	0.7	0.3
Apartments being upgraded	3.1	17.7
Vacancy rate	3.8	18.0

## Austin



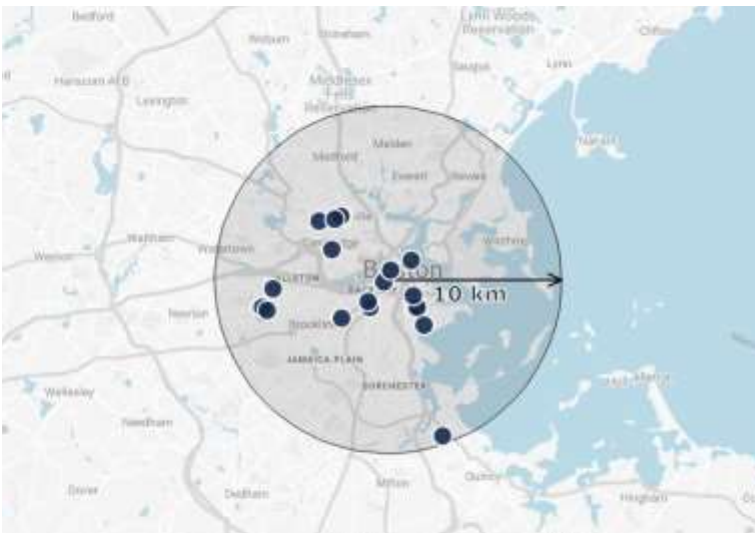
## New York



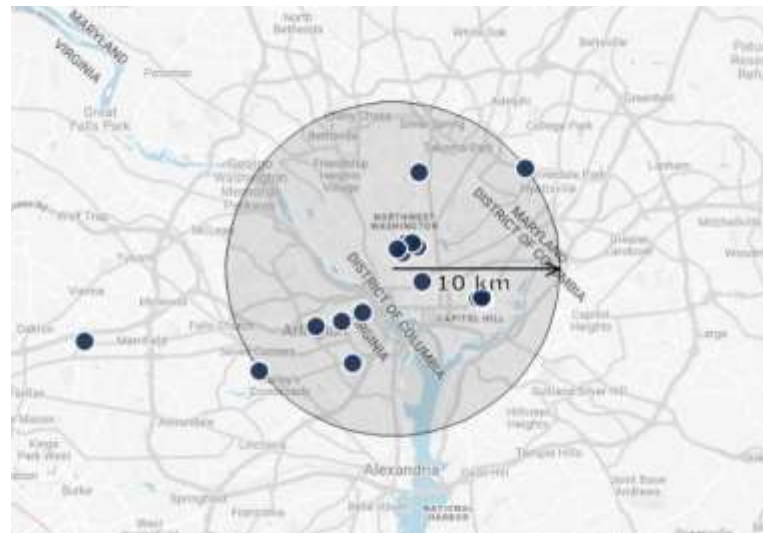
● like-for-like properties

	Austin	New York
<b>Property portfolio</b>		
Fair value, EUR million	168	656
Capitalization rate, percent	5.09	5.10
Proportion upgraded apartments, percent	100	60
Residential rentable area, thousand sqm	66	118
Commercial rentable area, thousand sqm	-	4
Average apartment size, sqm	76	68
Walk score	7	96
<b>Average rent residential</b>		
	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2023	18.01	34.66
Exchange difference	0.10	0.20
Adjusted total portfolio Apr 1, 2023	18.11	34.86
Sales and ended units	-	-
Like-for-like Apr 1, 2023	18.11	34.86
Like-for-like change	-0.17	0.90
- Change in percent	-0.9	2.6
Like-for-like Apr 1, 2024	17.94	35.76
Purchases and new constructions	-	-
Total portfolio Apr 1, 2024	17.94	35.76
New lease level	17.59	57.36
<b>Vacancy rate residential</b>		
	Percent	Percent
Real vacancy rate	7.0	0.3
Apartments being upgraded	0.0	2.5
Vacancy rate	7.0	2.8

## Boston



## Washington D.C.



● like-for-like properties

### Boston Washington D.C.

#### Property portfolio

Fair value, EUR million	601	846
Capitalization rate, percent	4.94	5.54
Proportion upgraded apartments, percent	93	77
Residential rentable area, thousand sqm	79	243
Commercial rentable area, thousand sqm	2	5
Average apartment size, sqm	63	79
Walk score	91	84

#### Average rent residential

EUR/sqm/month

EUR/sqm/month

Total portfolio Apr 1, 2023	39.15	23.37
Exchange difference	0.23	0.14
Adjusted total portfolio Apr 1, 2023	39.38	23.51
Sales and ended units	-	-
Like-for-like Apr 1, 2023	39.38	23.51
Like-for-like change	2.04	0.82
- Change in percent	5.2	3.5
Like-for-like Apr 1, 2024	41.42	24.33
Purchases and new constructions	-	-
Total portfolio Apr 1, 2024	41.42	24.33
New lease level	44.35	25.06

#### Vacancy rate residential

Percent

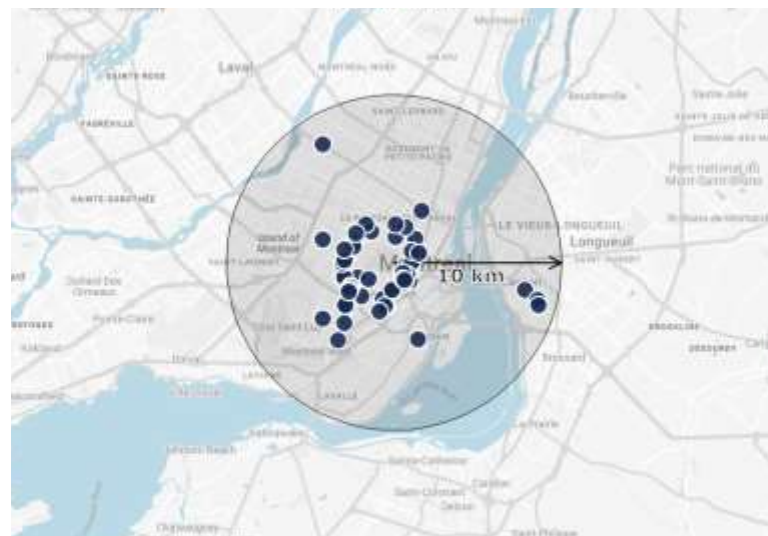
Percent

Real vacancy rate	1.6	2.2
Apartments being upgraded	2.1	7.8
Vacancy rate	3.7	10.0

## Toronto



## Montreal



● like-for-like properties

### Toronto

### Montreal

#### Property portfolio

Fair value, EUR million	1,111	947
Capitalization rate, percent	4.42	4.81
Proportion upgraded apartments, percent	63	57
Residential rentable area, thousand sqm	238	284
Commercial rentable area, thousand sqm	5	7
Average apartment size, sqm	56	67
Walk score	74	77

#### Average rent residential

EUR/sqm/month

EUR/sqm/month

Total portfolio Apr 1, 2023	18.10	14.44
Exchange difference	0.08	0.07
Adjusted total portfolio Apr 1, 2023	18.18	14.51
Sales and ended units	-	-
Like-for-like Apr 1, 2023	18.18	14.51
Like-for-like change	1.23	0.87
- Change in percent	6.8	6.0
Like-for-like Apr 1, 2024	19.41	15.38
Purchases and new constructions	-	0.03
Total portfolio Apr 1, 2024	19.41	15.41
New lease level	30.37	18.48

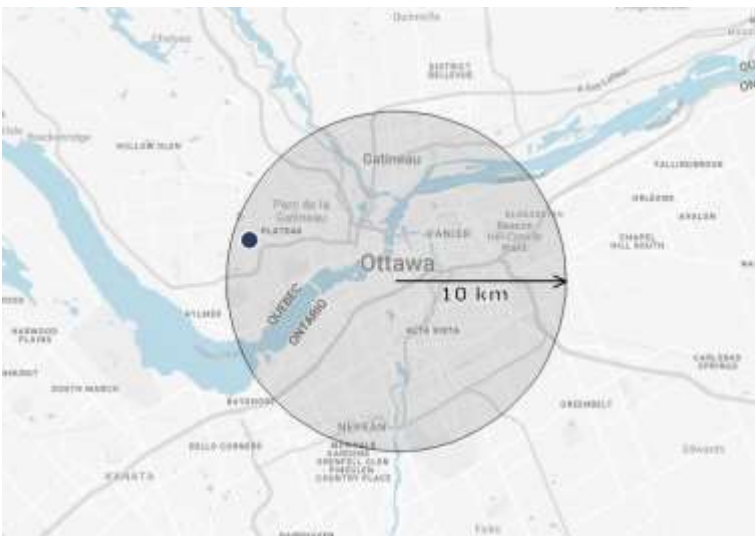
#### Vacancy rate residential

Percent

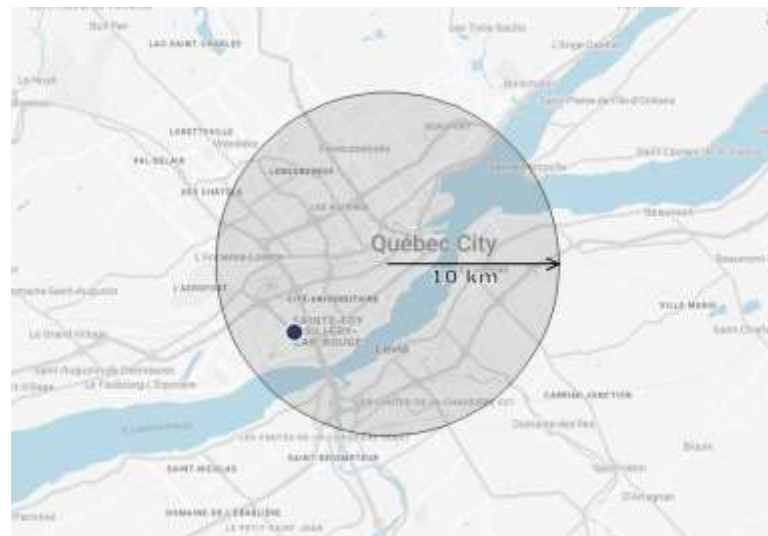
Percent

Real vacancy rate	0.1	1.1
Apartments being upgraded	1.4	4.1
Vacancy rate	1.5	5.2

## Ottawa



## Quebec City



- like-for-like properties

	Ottawa	Quebec City
<b>Property portfolio</b>		
Fair value, EUR million	20	21
Capitalization rate, percent	4.75	5.00
Proportion upgraded apartments, percent	100	2
Residential rentable area, thousand sqm	11	15
Commercial rentable area, thousand sqm	-	-
Average apartment size, sqm	95	71
Walk score	3	68
<b>Average rent residential</b>		
	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2023	8.14	7.94
Exchange difference	0.04	0.03
Adjusted total portfolio Apr 1, 2023	8.18	7.97
Sales and ended units	-	-
Like-for-like Apr 1, 2023	8.18	7.97
Like-for-like change	0.73	0.61
- Change in percent	8.9	7.6
Like-for-like Apr 1, 2024	8.91	8.58
Purchases and new constructions	-	-
Total portfolio Apr 1, 2024	8.91	8.58
New lease level	10.83	10.70
<b>Vacancy rate residential</b>		
	Percent	Percent
Real vacancy rate	0.0	0.0
Apartments being upgraded	0.0	0.5
Vacancy rate	0.0	0.5

# sustainability in all decisions

## Akelius' focus areas



### environment

- reduce energy and water consumption
- decarbonize the company
- reduce waste



### governance

- enhance business ethics and compliance
- improve cyber security
- implement sustainable supply chain



### social

- promote diversity and non-discrimination
- have healthy and safe tenants and employees
- ensure an attractive work environment

## gas saving technologies

Four optimization devices, *M2G cloud connect devices*, were installed at the four boilers located in McMillan House property in London during 2023.

The device should reduce unnecessary firing on boilers and does also provide real time data.

After the project in McMillan House, the London team approved thirteen new projects to proceed with the M2G technology during the first quarter of 2024.

The potential gas savings during the first year are 194,801 KWh.

## improvement in sustainability rating

Akelius received an update regarding ISS sustainability rating.

The new rating is C, with a performance score of 44.38. This shows improvement as the score in 2023 was 38.84, and in 2022 was 37.53.

## Akelius employees

	Akelius target	Mar 31 2024	2023	2022	2021	2020
Number of employees	n/a	654	655	755	865	1,300
Gender pay ratio, percent	90-110	111	112	114	114	116
Annual sick leave, percent	≤2.0	3.5	2.3	1.9	1.5	1.9
Fatality cases	0	-	-	-	-	-
Injury rate*	0.00	0.00	0.07	0.06	0.25	0.14
Lost day rate*	0.00	0.00	0.00	0.00	0.96	2.60

\*) per 100,000 worked hours

## consolidated income statement and comprehensive income

EUR million	Note	2024 Jan-Mar 3 months	2023 Jan-Mar 3 months	2023 Jan-Dec 12 months
Rental income	1	87	81	333
Operating expenses	2	-34	-35	-136
Maintenance	2	-6	-6	-24
<b>Net operating income</b>	<b>2</b>	<b>47</b>	<b>40</b>	<b>173</b>
Central administrative expenses		-3	-4	-17
Other income and expenses		-	-1	-
<b>EBITDA</b>	<b>3</b>	<b>44</b>	<b>35</b>	<b>156</b>
Depreciation		-	-	-3
Unrealized revaluation of investment properties		-16	-18	-582
<b>Operating profit or loss</b>		<b>28</b>	<b>17</b>	<b>-429</b>
Interest income	4	2	14	50
Interest expenses	4	-13	-13	-57
Interest expenses hybrid bonds	4	-2	-5	-14
Change in fair value of financial assets	4	-10	-12	264
Change in fair value of derivatives	4	71	-17	-67
Other financial income and expenses	4	-45	-8	45
<b>Profit or loss before tax</b>	<b>5</b>	<b>31</b>	<b>-24</b>	<b>-208</b>
Current tax	6	-2	1	-2
Deferred tax	6	-17	-10	-50
<b>Profit or loss*</b>		<b>12</b>	<b>-33</b>	<b>-260</b>
<b>Items that may be reclassified to profit or loss</b>				
Translation differences	7	56	-84	-93
Tax on items that may be reclassified	7	-5	12	15
<b>Other comprehensive income</b>	<b>7</b>	<b>51</b>	<b>-72</b>	<b>-78</b>
<b>Total comprehensive income*</b>		<b>63</b>	<b>-105</b>	<b>-338</b>
Earnings per share, basic and diluted, EUR		0.00	-0.01	-0.04

\*) profit or loss and total comprehensive income are attributable in their entirety to the Parent Company's shareholders

## note 1

### rental income

Rental income was EUR 87 million (81), an increase of 7.6 percent compared to the same period in 2023.

Like-for-like growth in rental income was EUR 6 million (8) or 8.2 percent (13.1). The increase is mainly related to decreased vacancy and increased rent levels due to high demand in Akelius apartments.

3,760 rental contracts (3,923) with an annual rent of EUR 51 million (52) were renewed or renegotiated during the period. The new yearly rent is EUR 53 million (54), an increase of 4.0 percent (3.8).

The vacancy rate for residential units decreased by 0.2 percentage points to 5.7 percent (7.3), compared to the end of 2023.

This is mainly due to an increased amount of completed apartment upgrades.

80 percent (73) of vacancy was due to upgrades.

The real vacancy rate decreased by 0.2 percentage points to 1.1 percent (2.0) during the period.

## note 2

### net operating income

Property expenses totaled EUR 40 million (41). EUR 6 million (6) was attributable to maintenance, corresponding to EUR 19 per square meter (19) per year.

Net operating income was EUR 47 million (40).

Like-for-like growth in net operating income was 19.4 percent (15.1).

Like-for-like growth in net operating income was positively affected by the increase in rental income.

Net operating income margin was 54.2 percent (49.1).

## note 3

### EBITDA

EBITDA was EUR 44 million (35), an increase by 25.7 percent compared to the same period in 2023.

The increase is mainly related to growth in like-for-like rental income.

## note 4

### net financial items

Interest income was EUR 2 million (14) and interest expenses were EUR 13 million (13). Interest expenses includes net interest for interest rate derivatives of EUR 1 million, of which EUR 7 million refers to interest income.

Interest expenses related to hybrid bonds were EUR 2 million (5).

Revaluations of financial assets affected earnings by EUR -10 million (-12).

Revaluations of derivatives impacted earnings by EUR 71 million (-17).

Other financial income and expenses amounted to EUR -45 million (-8), and are mainly related to currency effects from derivatives, financial investments, and external loans.

## note 5

### profit or loss before tax

Profit or loss before tax was EUR 31 million (-24).

Profit or loss before tax was mainly affected by positive net operating income of EUR 47 million (40), negative unrealized changes of investment properties EUR -16 million (-18), and a positive financial net of EUR 3 million (-41).

## note 6

### tax

Reported tax in profit or loss totaled EUR -19 million (-9).

EUR -17 million (-10) refer to deferred tax, mainly due to utilization of tax losses in Parent Company and non-capitalized deferred tax assets.

## note 7

### other comprehensive income

Other comprehensive income was EUR 51 million (-72).

It mainly relates to net investments in foreign operations that are translated to EUR.

# condensed consolidated statement of financial position

EUR million	Note	Mar 31 2024	Mar 31 2023	Dec 31 2023
<b>Assets</b>				
Investment properties	8	5,759	6,102	5,679
Owner-occupied properties	8	7	9	7
Right-of-use-assets		6	7	6
Tangible fixed assets		4	4	4
Derivatives		55	56	44
Deferred tax assets		-	49	22
Financial assets	9, 10, 12	817	1,991	855
Receivables and other assets		4	5	6
<b>Total non-current assets</b>		<b>6,652</b>	<b>8,223</b>	<b>6,623</b>
Financial assets	9, 10, 12	-	331	-
Receivables and other assets		36	38	27
Derivatives		22	17	8
Cash and cash equivalents	10, 12	27	238	74
<b>Total current assets</b>		<b>85</b>	<b>624</b>	<b>109</b>
<b>Total assets</b>		<b>6,737</b>	<b>8,847</b>	<b>6,732</b>
<b>Equity and liabilities</b>				
Equity	11	3,398	4,401	2,833
<b>Total equity</b>		<b>3,398</b>	<b>4,401</b>	<b>2,833</b>
Unsecured loans	12	2,058	2,906	2,644
Secured loans	12	100	131	105
Hybrid bonds		334	650	334
Lease liabilities		5	6	5
Derivatives		2	18	11
Deferred tax liabilities		48	36	48
Provisions		2	-	1
Other liabilities		19	18	20
<b>Total non-current liabilities</b>		<b>2,568</b>	<b>3,765</b>	<b>3,168</b>
Unsecured loans	12	669	578	577
Secured loans	12	32	20	28
Lease liabilities		1	1	1
Derivatives		8	8	45
Provisions		1	3	2
Other liabilities		60	71	78
<b>Total current liabilities</b>		<b>771</b>	<b>681</b>	<b>731</b>
<b>Total equity and liabilities</b>		<b>6,737</b>	<b>8,847</b>	<b>6,732</b>

## note 8

### property fair value EUR 5,766 million

Fair value was EUR 5,766 million (6,111), which is equivalent to an average of EUR 4,679 per square meter (4,970).

The average capitalization rate was 4.77 percent (4.24), compared to 4.74 percent at the end of 2023.

Refer to table on page 5.

### revaluation of properties EUR -16 million

The change in property value was EUR -16 million (-18), or -0.3 percent (-0.3).

Refer to table on page 5.

### property investments EUR 36 million

Investments in properties amounted to EUR 36 million (42).

On an annual basis, this corresponds to EUR 116 per square meter (136).

12 percent (11) of the total investments referred to apartment upgrades.

## note 9

### financial assets

Financial assets decreased from EUR 855 million to EUR 817 million (2,322) during the period.

The investment in Castellum AB decreased by EUR 38 million.

EUR 10 million relates to change in fair value and EUR 28 million is due to negative currency effects.

At the end of the period, Akelius held 13.5 percent (13.4) of the shares outstanding in Castellum AB, at a fair value of EUR 817 million (469).

## note 10

### liquidity

Available funds in the form of cash equivalents, financial assets, and unutilized credit facilities totaled EUR 890 million (2,628).

Unutilized credit facilities amounted to EUR 46 million (68), with an average maturity of 1.1 years (1.0). Facilities intended to be kept are extended prior maturity.

The unutilized bilateral credit agreements are provided by 4 banks (5).

The fair value of the unencumbered properties was EUR 5,311 million (5,555).

## note 11

### equity ratio

Equity increased by 565 million to EUR 3,398 million (4,401) during the period. The change is mainly impacted by the share issue subscribed on March 5, 2024, which was approved on the Annual General Meeting on April 18, 2024.

The equity ratio including hybrid bond amounted to 55 percent (57).

### D-shares

The number of ordinary shares of class D was 220,000,000, equivalent to EUR 117 million in equity, including the ongoing share issue.

Akelius Apartments Ltd, majority owner of Akelius Residential Property AB (publ), has purchased D-shares for EUR 11 million (12) during the period.

D-shares, including the ongoing share issue, represent 3.44 percent (3.69) of the total amount of shares in Akelius Residential Property AB (publ).

The closing price per D-share was EUR 1.644 (1.846) at the end of the period.

## note 12

### net debt EUR 2,015 million

Loans excluding hybrid bonds decreased by EUR 495 million during the period, to EUR 2,859 million (3,635).

The loan-to-value ratio decreased by 8 percentage points since the end of 2023 to 34 percent (17).

Unsecured debt includes 7 bonds (10).

Financial investments, including cash and cash equivalents, amounted to EUR 844 million (2,560).

Net debt amounts to EUR 2,015 million (1,075).

### maturities 3.3 years

Loans excluding hybrid bonds had an average maturity of 3.3 years (3.8), compared to 3.1 years at the end of 2023. EUR 701 million (598) mature within one year.

### interest rate hedge 4.5 years

EUR 876 million (1,544) of the debt portfolio excluding hybrid bonds had a fixed interest rate term of more than five years.

On average, the underlying interest rate is secured for 4.5 years (4.9) for debt portfolio excluding hybrid bonds, compared to 4.1 years at the end of 2023.

### average interest rate

#### 1.25 percent

The average interest rate decreased from 1.38 percent to 1.25 percent (1.62) on debt portfolio excluding hybrid bonds during the period.

## credit rating

Akelius holds a long-term issuer default rating of BBB with negative outlook by Fitch Ratings.

Akelius' senior unsecured bonds received the sector specific one-notch uplift to BBB+.

Akelius' hybrid bonds are graded BBB-.

Standard and Poor's has assessed Akelius a BBB- rating with negative outlook.

The rating for Akelius' hybrid bonds is BB.

### unencumbered asset ratio 2.32

The unencumbered asset ratio was 2.32 (2.48), compared to 1.97 at the end of 2023.

## consolidated statement of changes in equity

EUR million	Share capital	Share premium	Currency translation reserve	Retained earnings	Total equity
<b>Balance at Jan 1, 2023</b>	<b>348</b>	<b>3,662</b>	<b>132</b>	<b>364</b>	<b>4,506</b>
Total comprehensive income for the period	-	-	-72	-33	-105
<b>Balance at Mar 31, 2023</b>	<b>348</b>	<b>3,662</b>	<b>60</b>	<b>331</b>	<b>4,401</b>
Total comprehensive income for the period	-	-	-6	-227	-233
Share issue	6	162	-	-	168
Dividend	-	-1,503	-	-	-1,503
<b>Balance at 31 dec, 2023</b>	<b>354</b>	<b>2,321</b>	<b>54</b>	<b>104</b>	<b>2,833</b>
<b>Balance at Jan 1, 2024</b>	<b>354</b>	<b>2,321</b>	<b>54</b>	<b>104</b>	<b>2,833</b>
Profit or loss for the period	-	-	-	12	12
Other comprehensive income	-	-	51	-	51
<b>Total comprehensive income for the period</b>	<b>-</b>	<b>-</b>	<b>51</b>	<b>12</b>	<b>63</b>
Ongoing share issue*	19	483	-	-	502
<b>Balance at Mar 31, 2024</b>	<b>373</b>	<b>2,804</b>	<b>105</b>	<b>116</b>	<b>3,398</b>

\*) Akelius Residential Property AB (publ) has an ongoing share issue of A-shares where unregistered share capital totaled EUR 19 million.

The share issue was approved at the Annual General Meeting on April 18, 2024.

Equity is attributable in its entirety to the Parent Company's shareholders.

## consolidated statement of cash flows

EUR million	2024 Jan–Mar 3 months	2023 Jan–Mar 3 months	2023 Jan–Dec 12 months
Net operating income	47	40	173
Central administrative expenses	-3	-4	-17
Interest paid	-33	-31	-71
Interest received	2	12	51
Tax paid	-	-1	-3
<b>Cash flow before changes in working capital</b>	<b>13</b>	<b>16</b>	<b>133</b>
Change in current assets	-4	8	8
Change in current liabilities	2	13	6
<b>Cash flow from operating activities</b>	<b>11</b>	<b>37</b>	<b>147</b>
Investment in properties	-36	-42	-194
Acquisition of properties*	-3	-	2
Acquisition of financial assets	-	-20	-140
Acquisition of other assets	-	-1	-2
Sale of properties	-	-	5
Sale of financial assets	-	51	1,939
<b>Cash flow from investing activities</b>	<b>-39</b>	<b>-12</b>	<b>1,610</b>
Share issue	502	-	168
Loans raised	-	-	296
Repayment of loans	-501	-18	-923
Cash from derivatives	-15	23	61
Amortization leasing	-	-	-2
Dividend A-shares	-	-	-1,481
Dividend D-shares	-6	-6	-22
<b>Cash flow from financing activities</b>	<b>-20</b>	<b>-1</b>	<b>-1,903</b>
<b>Cash flow for the period</b>	<b>-48</b>	<b>24</b>	<b>-146</b>
Cash and cash equivalents at beginning of the period	74	217	217
Exchange differences in cash and cash equivalents	1	-3	3
<b>Cash and cash equivalents at end of the period</b>	<b>27</b>	<b>238</b>	<b>74</b>

\*) EUR -3 million pre-payment for one property

## segment reporting

### net operating income Jan–Mar 2024

EUR million	Rental income	Operating expenses	Maintenance	Net operating income
London	11	-2	-1	8
Paris	4	-3	-	1
<b>Europe</b>	<b>15</b>	<b>-5</b>	<b>-1</b>	<b>9</b>
New York	13	-6	-1	6
Washington D.C.	18	-7	-1	10
Boston	10	-3	-1	6
Austin	4	-2	-	2
<b>US</b>	<b>45</b>	<b>-18</b>	<b>-3</b>	<b>24</b>
Toronto	14	-6	-1	7
Montreal	13	-5	-1	7
Ottawa*	-	-	-	-
Quebec City*	-	-	-	-
<b>Canada</b>	<b>27</b>	<b>-11</b>	<b>-2</b>	<b>14</b>
<b>Total</b>	<b>87</b>	<b>-34</b>	<b>-6</b>	<b>47</b>

\*) Akelius owns one property in each city

### net operating income Jan–Mar 2023

EUR million	Rental income	Operating expenses	Maintenance	Net operating income
London	9	-2	-1	6
Paris	4	-3	-	1
<b>Europe</b>	<b>13</b>	<b>-5</b>	<b>-1</b>	<b>7</b>
New York	12	-6	-1	5
Washington D.C.	17	-7	-1	9
Boston	9	-3	-1	5
Austin	4	-2	-	2
<b>US</b>	<b>42</b>	<b>-18</b>	<b>-3</b>	<b>21</b>
Toronto	14	-6	-1	7
Montreal	12	-6	-1	5
Ottawa*	-	-	-	-
Quebec City*	-	-	-	-
<b>Canada</b>	<b>26</b>	<b>-12</b>	<b>-2</b>	<b>12</b>
<b>Total</b>	<b>81</b>	<b>-35</b>	<b>-6</b>	<b>40</b>

\*) Akelius owns one property in each city

## segment reporting

### total property return Jan–Mar 2024

EUR million	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent	Net operating income margin, percent	Property fair value
London	8	-6	2	0.7	69.0	964
Paris	1	1	2	2.2	37.5	432
<b>Europe</b>	<b>9</b>	<b>-5</b>	<b>4</b>	<b>1.1</b>	<b>60.7</b>	<b>1,396</b>
New York	6	-	6	3.7	48.0	656
Washington D.C.	10	-5	5	2.3	54.3	846
Boston	6	-4	2	1.5	59.5	601
Austin	2	-3	-1	-2.2	42.7	168
<b>US</b>	<b>24</b>	<b>-12</b>	<b>12</b>	<b>2.2</b>	<b>52.6</b>	<b>2,271</b>
Toronto	7	-2	5	2.1	53.5	1,111
Montreal	7	2	9	3.9	53.3	947
Ottawa	-	-	-	7.9	53.7	20
Quebec City	-	1	1	10.4	37.0	21
<b>Canada</b>	<b>14</b>	<b>1</b>	<b>15</b>	<b>3.0</b>	<b>53.2</b>	<b>2,099</b>
<b>Total</b>	<b>47</b>	<b>-16</b>	<b>31</b>	<b>2.2</b>	<b>54.2</b>	<b>5,766</b>

### total property return Jan–Mar 2023

EUR million	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent	Net operating income margin, percent	Property fair value
London	6	-8	-2	-0.7	65.6	949
Paris	1	-9	-8	-6.3	33.0	462
<b>Europe</b>	<b>7</b>	<b>-17</b>	<b>-10</b>	<b>-2.6</b>	<b>56.1</b>	<b>1,411</b>
New York	5	-	5	3.1	42.8	686
Washington D.C.	9	-	9	3.6	50.5	959
Boston	5	-	5	3.0	56.0	660
Austin	2	-	2	3.6	46.2	199
<b>US</b>	<b>21</b>	<b>-</b>	<b>21</b>	<b>3.3</b>	<b>49.0</b>	<b>2,504</b>
Toronto	7	-2	5	1.6	48.9	1,141
Montreal	5	1	6	2.3	43.7	1,014
Ottawa	-	-	-	3.8	41.8	20
Quebec City	-	-	-	0.7	0.0	21
<b>Canada</b>	<b>12</b>	<b>-1</b>	<b>11</b>	<b>1.9</b>	<b>45.7</b>	<b>2,195</b>
<b>Total</b>	<b>40</b>	<b>-18</b>	<b>22</b>	<b>1.4</b>	<b>49.1</b>	<b>6,111</b>

## key figures

	Mar 31 2024	Dec 31 2023	Dec 31 2022	Dec 31 2021	Dec 31 2020
<b>Equity</b>					
Equity, EUR million	3,398	2,833	4,506	7,049	5,374
Equity ratio, percent	50	42	50	57	43
Equity and hybrid bond ratio, percent	55	47	57	64	51
Return on equity, percent	2	-8	-8	52	0
Net asset value, EUR million	3,379	2,863	4,433	7,087	6,324
<b>Net operating income*</b>					
Rental income, EUR million	87	333	303	212	190
Growth in rental income, percent	7.6	10.0	42.9	12.1	0.4
Like-for-like growth in rental income, percent	8.2	10.8	11.9	1.5	3.5
Net operating income, EUR million	47	173	148	99	91
Growth in net operating income, percent	18.7	16.7	49.6	8.6	5.4
Like-for-like growth in net operating income, percent	19.4	18.0	18.9	-2.1	9.7
Net operating income margin, percent	54.2	51.9	48.9	46.8	48.2
<b>Financing</b>					
Loan-to-value, percent	34	42	16	0	39
Unencumbered asset ratio	2.32	1.97	2.50	3.76	1.89
Interest coverage ratio, 12 months	8.1	21.7	8.8	63.2	3.3
Interest coverage ratio excluding realized value growth, 12 months	8.2	22.0	9.6	2.8	2.5
Average interest rate, percent	1.25	1.38	1.20	1.51	1.95
Fixed interest term, years	4.5	4.1	5.1	5.4	5.0
Debt maturities, years	3.3	3.1	4.0	4.5	5.7
<b>Properties</b>					
Number of apartments	19,661	19,652	19,545	17,770	44,443
Rentable area, thousand sqm	1,232	1,233	1,234	1,115	2,986
Rent potential, percent	22	21	22	25	24
Real vacancy rate, residential, percent	1.1	1.3	2.0	2.6	1.7
Vacancy rate, residential, percent	5.7	5.9	8.1	12.5	7.5
Turnover of tenants, percent	23	23	25	27	16
Fair value, EUR per sqm	4,679	4,613	5,001	5,399	4,066
In-place rent, all unit types, EUR million	345	337	317	258	473
Capitalization rate, percent	4.77	4.74	4.20	3.99	3.28
Like-for-like change in capitalization rate, percentage points	0.03	0.55	0.21	-0.16	-0.38
Opening balance fair value, EUR million	5,686	6,173	6,020	12,139	11,964
Change in fair value, EUR million	-16	-582	-592	1,719	34
Investments, EUR million	36	194	205	360	381
Purchases, EUR million	-	-	457	588	172
Sales, EUR million	-	-5	-11	-9,138	-185
Exchange differences, EUR million	60	-94	94	352	-227
Closing balance fair value, EUR million	5,766	5,686	6,173	6,020	12,139

\*) 2020 has been recalculated due to discontinued operations in 2021

## condensed income statement for the Parent Company

EUR million	2024 Jan–Mar 3 months	2023 Jan–Mar 3 months	2023 Jan–Dec 12 months
Central administrative expenses	-1	-2	-4
<b>Operating profit or loss</b>	<b>-1</b>	<b>-2</b>	<b>-4</b>
Result from shares in subsidiaries	-	-	-357
Financial income	48	75	280
Financial expenses	-36	-86	-107
Change in fair value of financial assets	-10	-12	264
Change in fair value of derivatives	71	-17	-67
<b>Profit or loss before appropriations</b>	<b>72</b>	<b>-42</b>	<b>9</b>
Appropriations	-	-	7
<b>Profit or loss before tax</b>	<b>72</b>	<b>-42</b>	<b>16</b>
Tax	-19	-	-29
<b>Profit or loss</b>	<b>53</b>	<b>-42</b>	<b>-13</b>

The Parent Company has no items in other comprehensive income.

# condensed balance sheet for the Parent Company

EUR million	Mar 31 2024	Mar 31 2023	Dec 31 2023
<b>Assets</b>			
Shares in Group companies	3,116	2,418	3,116
Receivables from Group companies	2,386	3,578	2,321
Financial assets	817	1,991	855
Derivatives	55	56	44
Deferred income tax assets	-	48	18
<b>Total non-current assets</b>	<b>6,374</b>	<b>8,091</b>	<b>6,354</b>
Receivables from Group companies	11	11	10
Financial assets	-	331	-
Derivatives	22	16	8
Prepaid expenses and accrued income from Group companies	5	7	-
Other assets	5	11	2
Cash and cash equivalents	8	144	56
<b>Total current assets</b>	<b>51</b>	<b>520</b>	<b>76</b>
<b>Total assets</b>	<b>6,425</b>	<b>8,611</b>	<b>6,430</b>
<b>Equity and liabilities</b>			
Restricted equity	376	351	357
Non-restricted equity	2,843	3,620	2,308
<b>Total equity</b>	<b>3,219</b>	<b>3,971</b>	<b>2,665</b>
Interest-bearing liabilities	800	1,964	1,386
Interest-bearing liabilities from Group companies	1,695	1,977	1,695
Derivatives	2	18	11
Provisions	1	-	1
<b>Total non-current liabilities</b>	<b>2,498</b>	<b>3,959</b>	<b>3,093</b>
Interest-bearing liabilities	668	578	577
Interest-bearing liabilities from Group companies	1	49	2
Derivatives	8	8	45
Provisions	-	1	-
Other liabilities	27	41	32
Other liabilities from Group companies	4	4	16
<b>Total current liabilities</b>	<b>708</b>	<b>681</b>	<b>672</b>
<b>Total equity and liabilities</b>	<b>6,425</b>	<b>8,611</b>	<b>6,430</b>

## alternative performance measures

Calculation of alternative key figures using guidelines published by the European Securities and Markets Authority.

### net asset value and loan-to-value ratio

	Mar 31 2024	Mar 31 2023	Dec 31 2023
EUR million			
Equity	3,398	4,401	2,833
Deferred tax	48	-13	26
Derivatives	-67	-47	4
<b>Net asset value</b>	<b>3,379</b>	<b>4,341</b>	<b>2,863</b>
Total interest-bearing liabilities	3,193	4,285	3,688
Hybrid bonds	-334	-650	-334
Cash and cash equivalents	-27	-238	-74
Financial assets	-817	-2,322	-855
<b>Net debt</b>	<b>2,015</b>	<b>1,075</b>	<b>2,425</b>
Total assets	6,737	8,847	6,732
Cash and cash equivalents	-27	-238	-74
Financial assets	-817	-2,322	-855
<b>Net assets</b>	<b>5,893</b>	<b>6,287</b>	<b>5,803</b>
<b>Loan-to-value ratio, percent</b>	<b>34</b>	<b>17</b>	<b>42</b>

### average interest rate

	Mar 31 2024	Mar 31 2023	Dec 31 2023
EUR million			
Interest-bearing liabilities excluding hybrid bonds	2,859	3,635	3,354
Interest cost based on interest at end of period	36	59	46
<b>Average interest rate</b>	<b>1.25</b>	<b>1.62</b>	<b>1.38</b>

### liquidity

	Mar 31 2024	Mar 31 2023	Dec 31 2023
EUR million			
Cash and cash equivalents	27	238	74
Unutilized credit facilities	46	68	47
Financial assets	817	2,322	855
<b>Liquidity</b>	<b>890</b>	<b>2,628</b>	<b>976</b>

## alternative performance measures

### unencumbered asset ratio

EUR million	Mar 31 2024	Mar 31 2023	Dec 31 2023
Unencumbered properties	5,311	5,555	5,232
Right-of-use-assets	6	7	6
Tangible fixed assets	4	4	4
Deferred tax assets	-	49	22
Financial assets	817	2,322	855
Receivables and other assets	40	43	33
Derivatives	77	73	52
<b>Unencumbered assets</b>	<b>6,255</b>	<b>8,053</b>	<b>6,204</b>
Unsecured loans	2,727	3,484	3,221
Cash and cash equivalents	-27	-238	-74
<b>Net unsecured senior debt</b>	<b>2,700</b>	<b>3,246</b>	<b>3,147</b>
<b>Unencumbered asset ratio</b>	<b>2.32</b>	<b>2.48</b>	<b>1.97</b>

### equity

EUR million	Mar 31 2024	Mar 31 2023	Dec 31 2023
Comprehensive income for the period	63	-105	-338
Opening balance equity	2,833	4,506	4,506
<b>Return on equity, percent</b>	<b>2</b>	<b>-2</b>	<b>-8</b>
Equity	3,398	4,401	2,833
Hybrid bonds	334	650	334
<b>Equity and hybrid bonds</b>	<b>3,732</b>	<b>5,051</b>	<b>3,167</b>
<b>Total assets</b>	<b>6,737</b>	<b>8,847</b>	<b>6,732</b>
<b>Equity ratio, percent</b>	<b>50</b>	<b>50</b>	<b>42</b>
<b>Equity and hybrid capital ratio, percent</b>	<b>55</b>	<b>57</b>	<b>47</b>

### development of EBITDA

EUR million	Mar 2023- Mar 2024
<b>EBITDA, Mar 31, 2023</b>	<b>35</b>
Like-for-like rental income	7
Like-for-like property costs	1
<b>Like-for-like net operating income</b>	<b>8</b>
<b>Purchase and sales net operating income</b>	<b>-</b>
Exchange differences	-1
Central administrative expenses	1
Other income and expenses	1
<b>EBITDA, Mar 31, 2024</b>	<b>44</b>

## alternative performance measures

### rental income and net operating income growth for like-for-like properties

EUR million	2024 Jan–Mar	2023 Jan–Mar	Growth, percent
Rental income	87	81	7.6
Service income	-1	-1	
Exchange differences	-	-	
<b>Like-for-like rental income</b>	<b>86</b>	<b>80</b>	<b>8.2</b>
Net operating income	47	40	18.7
Purchases and sales	-	-	
Exchange differences	-	-	
<b>Like-for-like net operating income</b>	<b>47</b>	<b>40</b>	<b>19.4</b>

### realized value growth

EUR million	2024 Jan–Mar	2023 Jan–Mar	2023 Jan–Dec
Proceeds from the sale of properties	-	-	5
Acquisition costs	-	-	-5
Accumulated investments	-	-	-2
<b>Realized value growth</b>	<b>-</b>	<b>-</b>	<b>-2</b>

## other information

### basis of presentation

The Akelius Residential Property Group's interim report has been prepared in accordance with IAS 34, Interim Financial Reporting and the Swedish Annual Accounts Act.

The financial statements of the Parent Company, Akelius Residential Property AB (publ), corporate identity number 556156-0383, have been prepared in accordance with the Swedish Annual Accounts Act and the accounting standard RFR 2, Accounting for Legal Entities.

Disclosures in accordance with IAS 34, Interim Financial Reporting are submitted both in notes and in other sections of the interim report.

The figures in this interim report have been rounded, while the calculations have been made without rounding.

As a result, certain tables and key figures may appear not to add up correctly.

### risks and uncertainties

The Group is impacted by various types of risks.

Operational risks are limited by concentrating the property portfolio to residential properties in metropolitan areas. Strong residential rental markets in Akelius' cities reduce the risk of long-term vacancies on aggregated level.

To reduce risk or variations in cash flow further, interest rates are secured on a long-term basis.

Access to capital from a large number of banks, through the capital market, and the financial guarantee from Akelius Apartments Ltd mitigates the refinancing risk.

Akelius' currency risk is mitigated by interest-bearing debt in the same currencies as the properties that Akelius holds or intends to hold.

Akelius also uses derivatives to obtain a desired currency position.

The Group is impacted by external risks, for example, new rent regulations, climate risks, pandemics, and war.

These risk areas can impact the business negatively both in the long- and short-term.

### accounting principles

Accounting principles can be found in Akelius annual report 2023.

#### **new and amended IFRS standards adopted by the EU applied as at January 1, 2024**

New and amended IFRS standards that came into effect after January 1, 2024, have not had any material impact on the Group's financial reports.

### cash flow

Operating cash flow before change in working capital was EUR 13 million (16).

Cash flow from investing activities was EUR -39 million (-12).

On average, upgrades can be stopped within a three-month period.

Cash flow from financing activities was EUR -20 million (-1).

## other information

### Parent Company

On March 5, 2024, Akelius subscribed class A ordinary shares for EUR 502 million with the support of a board resolution.

The share issue was approved by the annual general meeting held on April 18, 2024.

Financial income mainly includes interest income.

Financial expenses mainly include interest expense and financial exchange differences.

The profit or loss before tax was EUR 72 million (-42).

### Annual General Meeting 2024

The Annual General Meeting was held on April 18, 2024.

The resolutions are available on the Company's website, [www.akelius.com](http://www.akelius.com).

### related party transactions

Akelius Apartments Ltd has previously issued a financial guarantee to Akelius Residential Property AB, which has been used during the period to repay a bond of EUR 500 million. Capital of EUR 502 million has been obtained from the owners through the ongoing share issue, of which EUR 426 million is connected to the financial guarantee.

Net administration costs to related parties amounted to EUR 1 million (1).

This is reported as central administrative expenses in the income statement.

Net debt to related parties was EUR - million (-).

All transactions are carried out on market terms.

The circle of related parties has not changed significantly since the annual report 2023.

### significant events after the reporting period

Akelius terminated its credit rating agreement with Fitch on April 5, 2024.

Fitch was added in 2021, before the disposal of Akelius property portfolios in Sweden, Denmark, and Germany.

Akelius continues to be rated under the credit rating agreement with Standard & Poor's.

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Ralf Spann  
CEO and Board Member

Stockholm, April 19, 2024  
Akelius Residential Property AB (publ)

This interim report has not been reviewed by the company's auditors.

## definitions

### **adjusted EBITDA**

*EBITDA* plus other financial income and expenses.

Shows the results excluding interest expenses and changes in the value of assets and liabilities.

### **annual property return**

*Net operating income* plus unrealized and realized changes in the value of properties on an annual basis in relation to the fair value of the properties at the beginning of the year.

Illustrates the total return on the *property portfolio*.

### **average interest rate**

Average interest rate on the total interest-bearing liabilities, excluding hybrid bonds, at period end.

This key figure shows financial risk.

### **capitalization rate**

The rate of return used in assessing the terminal value of property in fair value assessment.

### **cash sources**

Cash sources include *liquidity*, contracted sales, and profit before tax and revaluation.

### **cash uses**

Cash uses include investments, contracted purchases, and short-term loans.

### **debt coverage capacity**

*Net debt* in relation to *EBITDA*.

*Net debt* in relation to *EBITDA* including realized change in value.

Shows the number of years it takes for the company to pay off its debt with current earnings.

### **debt maturities, years**

Volume-weighted remaining term of interest-bearing loans and derivatives on the balance sheet date.

Illustrates the company's refinancing risk.

### **discontinued operations**

A discontinued operation is a component of an entity that either has been disposed or is classified as held for sale and represents a geographical area.

### **discount rate**

Rate of return used in assessing the present value of future cash flow and terminal value in the fair value assessment of properties.

### **earning capacity**

The earning capacity is based on the *property portfolio* at the balance sheet date and the portfolio's gross rent, *real vacancy*, estimated operating expenses, maintenance costs,

and central administrative expenses during a normal year.

Net interest is based on the interest rate for net debt and investments at the balance sheet date.

The exchange rate at closing balance is used.

No tax has been calculated as it mainly relates to deferred tax that does not affect the cash flow.

Earning capacity is not a forecast for the coming twelve months.

It contains no estimates of rent, *vacancy*, currency exchange, future property purchases and sales, or interest rate changes.

### **EBITDA**

*Net operating income* plus central administrative expenses, and other income and expenses.

Facilitates the analysis of current operating profit.

### **equity ratio**

Equity in relation to total assets.

Highlights the company's financial stability.

### **financial assets**

Holdings in listed debt securities and equity securities with assessed high creditworthiness.

Included in the calculation of *liquidity*.

### **gender pay ratio**

Calculated by dividing the average pay of male employees by the average pay of female employees.

Based on basic salaries and other taxable remuneration paid directly to employees.

## definitions

### income return

*Net operating income* on an annual basis in relation to the fair value of properties at the beginning of the year.

Measures the yield on the *property portfolio*.

### injury rate

Refers to the frequency of injuries, relative to the total time of 100,000 hours worked.

### in-place rent

Contracted rent excluding rental discounts and temporary charges.

### interest coverage ratio

*Adjusted EBITDA* plus *realized value growth* for the latest rolling 12-month period in relation to *net interest expenses* for the latest rolling 12-month period.

Illustrates the company's sensitivity to interest rate changes.

### interest rate hedge

Volume-weighted remaining term of interest rates on interest-bearing loans and derivatives at the balance sheet date.

Illustrates the company's sensitivity to interest rate changes.

### liquidity

The liquidity reserve consists of cash and cash equivalents, unutilized credit facilities, and *financial assets* that can be liquidized within three working days.

### like-for-like properties

Properties owned during comparing periods. Properties acquired or sold during any of the comparing periods are excluded.

Facilitates the analysis and comparison between different periods as properties not included in all periods are excluded.

### loan-to-value ratio

*Net debt* divided by *net assets*.

The key figure shows financial risk.

### lost day rate

Refers to the impact of occupational accidents and diseases relative to the total time of 100,000 hours worked.

### net asset

Total assets minus pledged cash, cash and cash equivalents, and financial assets. Used to illustrate the company's net assets.

### net asset value

Equity, deferred tax, and derivatives.

Used to highlight the company's long-term capital that is not interest-bearing.

### net debt

Interest-bearing liabilities excluding leasing, less subordinated debt, cash and cash equivalents, pledge cash assets, and financial assets.

Used to facilitate analysis of the company's real indebtedness.

### net interest expenses

Total interest expenses, including net interest of interest derivatives, less interest on subordinated debt, one-off financing charges and other income payable on cash and cash equivalents, and *financial assets*. Used to facilitate analysis of the company's interest results.

### net letting

The sum of agreed contracted annual rents for new lettings for the period less terminated annual rents.

Demonstrates the effect of the vacancy development illustrated in annual rent.

### net operating income

*Rental income* less *property costs*.

Highlights the ongoing earning capacity from property management.

### net operating income margin

*Net operating income* in relation to *rental income*.

Highlights the ongoing earning capacity from property management.

### other financial income and expenses

This item includes change in fair value of derivatives, change in fair value of hybrid bonds, dividend from external shares, currency effects on external loans, and administrative finance cost.

## definitions

### **other income and expenses**

Items from secondary activities such as gains on disposals of fixed assets other than investment properties, income and expenses from temporary services rendered after the sale of properties.

Summarizes income and expenses from business operations ancillary to the main business operations.

### **property costs**

Includes direct property costs, such as operating expenses, utility expenses, maintenance costs, and property taxes.

### **property portfolio**

Investment properties, owner-occupied properties, and investment properties classified as assets held for sale.

### **realized value growth**

Proceeds from sale of investment properties minus acquisition costs, accumulated investments and costs of sale.

This item demonstrates the actual result of sales measured from the acquisition to sale.

### **real vacancy rate**

Total number of vacant apartments less number of vacant apartments due to renovation work or planned sales, in relation to the total number of apartments.

Real vacancy is measured on the first day after the period end.

This rate facilitates the analysis of long-term vacancy for the company.

### **renewed and renegotiated rental contracts**

All changes in rental levels for remaining tenants.

Highlights changes in contracts with existing customers.

### **rent potential**

New lease level per area the last 12 months divided by the rent per area the last day of the period for all occupied apartments.

### **rental income**

*Rental value* less vacancies and rent discounts.

### **rental value**

12 months' rent for apartments, including a market rent for vacant apartments.

### **return on equity**

Comprehensive income divided by opening balance equity.

Shows the return offered on the owners' invested capital.

### **sales and ended units**

Sales or split of an apartment where one apartment object is ended and two new ones are created.

### **unencumbered asset ratio**

Unencumbered assets divided by unsecured loans minus subordinated debt, cash and cash equivalents.

Used to assess unencumbered assets in relation to unsecured senior interest-bearing debt.

### **vacancy rate**

Number of vacant apartments in relation to total number of apartments.

Vacancy rate is measured on the first day after the period end.

### **value growth**

Changes in value of investments properties excluding investment and currency changes. Demonstrates value changes of properties adjusted for currency effects and capital spent.

### **walk score**

Rating from 0 to 100 for how easy it is to carry out daily errands without a car, where 100 is the best.

Walk score is provided by Walkscore.com and is disclosed in order to rate the location of the properties.

## Head office, Sweden

visiting address,  
Engelbrektsgatan 9–11  
114 32 Stockholm  
Postal address,  
Box 5836  
102 48 Stockholm  
+46 8 566 130 00  
akelius.se

## Canada

533 College Street  
Toronto M6G 1A8  
+1 844 253 5487  
akelius.ca

## UK

25 Hosier Lane  
London EC1A 9LQ  
+44 800 014 8579  
akelius.co.uk

## France

37–41 Rue du Rocher  
75008 Paris  
+33 805 081 163  
akelius.fr

## US

300 A Street  
Boston, MA 02210  
+1 857 930 39 00  
akelius.us

# Akelius in brief

## apartments for metropolitans

Akelius' apartments are located in metropolitan cities, such as Paris, London, Toronto, Montreal, Ottawa, Quebec City, New York, Boston, Washington D.C., and Austin.

## *better living*

Akelius restores and upgrades existing properties with a long-term perspective.

Akelius continuously improves the quality of the properties to provide families and individuals a *better living*.

## acquire via cherry-picking

Akelius prefers to make many smaller acquisitions by cherry-picking properties that are exactly right, rather than a few large portfolio acquisitions with partial right properties.

## strong capital structure, low refinancing risk

Akelius' well diversified capital market activities include listed senior unsecured bonds in various currencies, hybrid bonds, and listed ordinary shares of class D. The D-shares are publicly traded on Nasdaq First North Growth Market Stockholm with ownership spread across nine thousand shareholders.

## sustainability is part of all decisions

One of Akelius' main sustainability goals is to align with climate neutrality on reduction of carbon emissions in scope 1, 2, and 3 by the end of 2050.

Akelius' main priorities include promoting a green portfolio, a safe environment for employees and tenants, and using ethical business practices.

## financial calendar

interim report Jan–Jun 2024

July 19, 2024

interim report Jan–Sep 2024

October 25, 2024