

Fabege Interim Report

jan-mar 2022

Stefan Dahlbo, CEO
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Summary of Q1

- High activity in inquiries and viewings
- Positive net lettings SEK 8m (36)
- In identical portfolio, income increased by approximately 8 percent (-1)
- Surplus ratio 73 per cent (72)
- Positive value changes SEK 2,159m (514)
- Acquisition on the southern side of Stockholm

Result jan-mar 2022



Condensed income statement

SEKm	Jan-Mar 2022	Jan-Mar 2021
Net sales	769	707
Property and residential development expenses	-209	-201
Gross profit	547	506
Central administration	-25	-32
Net financial items	-127	-118
Ground rents	-11	-9
Share in profits of associated companies	-3	-1
Profit from property management	381	346
Realized changes in value, properties	74	0
Unrealized changes in value, properties	2,159	514
Changes in value, derivatives and equities	881	234
Profit before tax	3,495	1,094
Tax	-713	-231
Profit for the period	2,782	863



- Rental growth in identical portfolio: approx. 8%
- Surplus ratio: 73% (72)
- Value growth 2.6% (0.7)
- Earnings per share: SEK 8.69 (2.64)

Key ratios, March 31 2022

	2022 Jan-Mar	2021 Jan-Mar	Target
Equity per share, SEK	145	125	
EPRA NRV, SEK per share	179	158	
Total return properties, %	3.3	1.3	
Surplus ratio, %	73	72	75
Equity/assets ratio , %	51	51	>35
Loan-to-value ratio, %	35	35	<50
Debt ratio, multiple	14.4	13.7	<13
Interest coverage ratio, multiple	4.1	3.9	>2.2



Financing

Stable financing

- Total facilities SEK 36.5bn
- Total loans SEK 30.7bn
 - of which bonds SEK 13.0bn
 - of which commercial paper SEK 2.3bn
- 99 % green financing
- Undrawn SEK 3.6bn
- Fixed-term maturity 4.7 years
- Fixed-rate period 3.4 years
- BAA2 stable outlook from Moody's

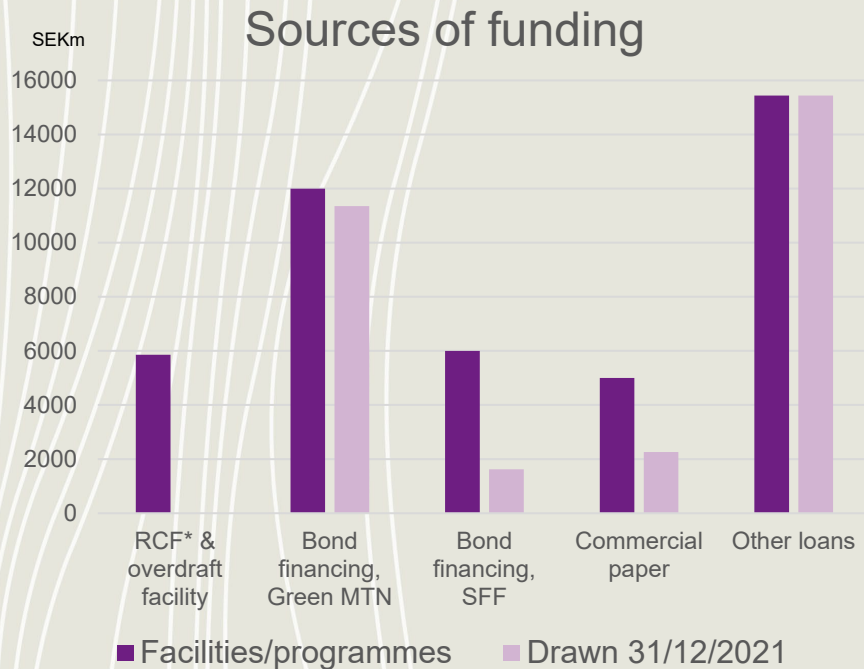
Activities during Q1

- Ongoing refinancing of commercial papers
- Bond issues of SEK 1.0bn

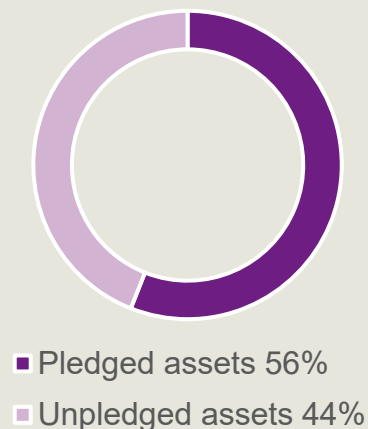
Buybacks Jan-Mar 2022

- 2.3 million shares during the period
- Total 11,784,877 treasury shares
- 3.56 per cent of the total number of registered shares

Sources of funding



Breakdown of collateral



Our portfolio



Modern portfolio in good locations

- Market value SEK 86.0bn
 - of which project properties SEK 6.1bn
 - of which development properties SEK 8.4bn
- 100 properties
- Value growth Jan-Mar 2022: SEK 2,159m
- Average yield requirement: 3.70%

Stable customers with long agreements

- Approx 660 customers
- 25 largest customers represents 43% of rental value
- Share of total rent



- Office, 83%
- Retail, 4%
- Industry/logistics, 4%
- Other, 9%

Customer	Share of total rent	Year of expiry
SEB	7%	2037
ICA Fastigheter Sverige	4%	2030
Telia Company	4%	2031
TietoEvry	3%	2029
Swedbank	2%	2029
Carnegie Investment Bank	2%	2027
The Swedish Migration Agency	2%	2028
Bilia	2%	2041
Svea Ekonomi	2%	2027
The Swedish Agency for Education	2%	2024
Summa	30%	



Stockholm inner city

- Property value SEK 32,7bn
- 27 properties
- Strong interest for efficient office premises
- Strong value growth



Hammarby Sjöstad

- Property value SEK 8.2bn
- 11 properties
- Decision to start redevelopment of the property Påsen 1



Arenastaden

- Property value SEK 22 bn
- 26 properties
- Good rental levels in new contracts
- 750 new apartments by 2026

Haga Norra

- Property value SEK 3.2bn
- Project start Kvarter 1
 - Offices approx. 27,000 sqm
 - Preparations for approx. 600 apartments





Solna Business Park

- Property value SEK 9.8bn
- 10 properties
- 350 new apartments by 2026
- Focus on improving the attractiveness of the area

Flemingsberg

Södra entrén

Alfa Laval



Stadscentrum

Operan / Dramaten



- Property value SEK 2.1bn
- 7 properties
- Acquisition of Generatör 10
- Project start Operan/Dramaten

Operan/Dramaten



Transactions market



Kabelverket 2 in southern Stockholm

- Purchase price SEK 812m
- Fully rented
- Rental income approx. SEK 50m
- Possible building rights:
 - Approx. 6,000 sqm office
 - Approx. 50 apartments



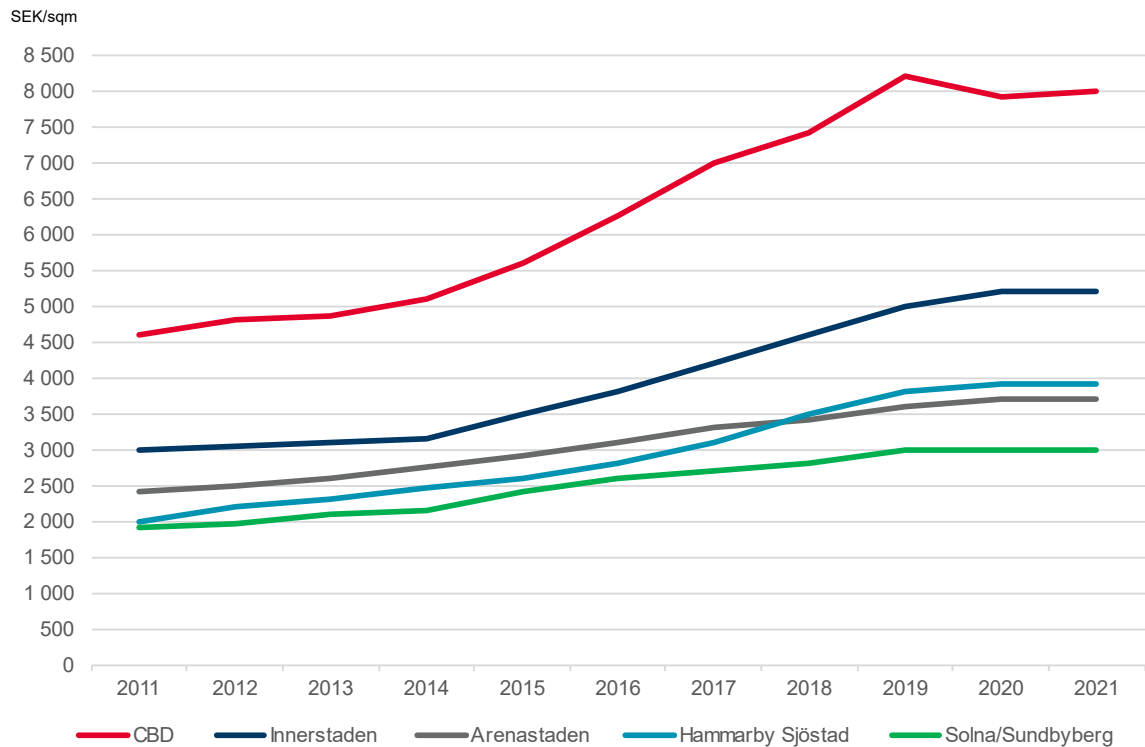


Generatorm 10 i Flemingsberg

- Building rights for approx. 35,000 sqm commercial
- Important for devoping the future city center

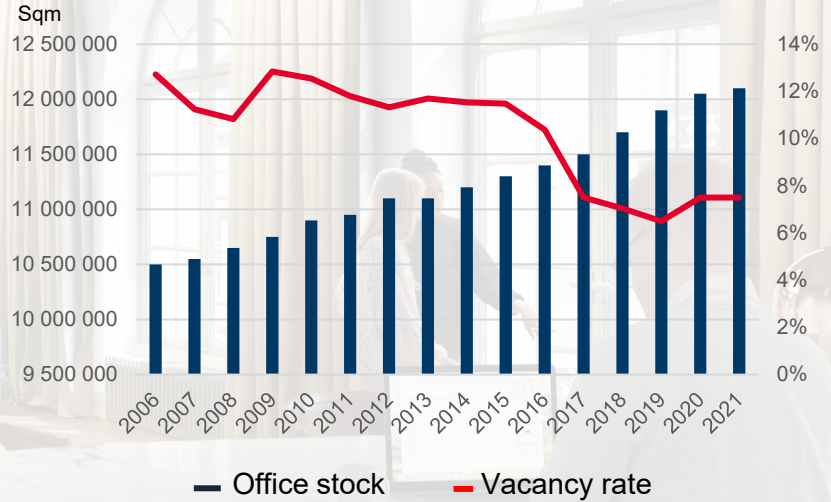
Rental market

Rental development 2001-2021 (prime rent)





Office stock & vacancy rate in Stockholm



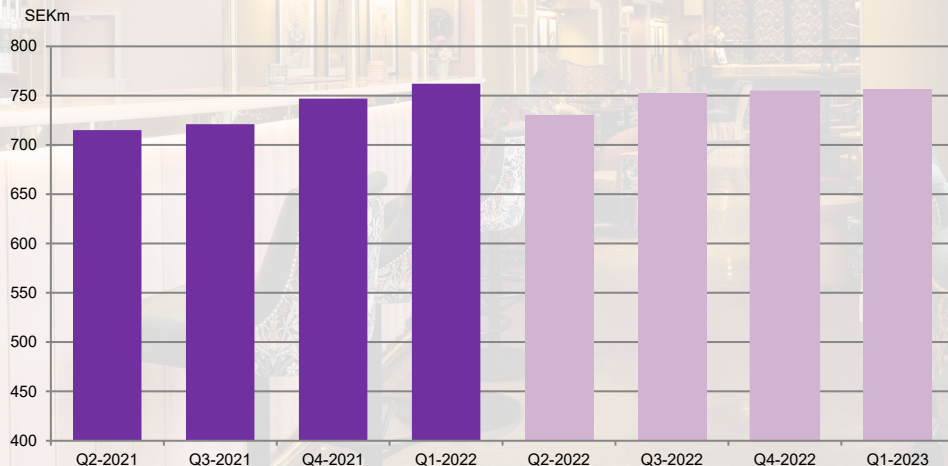
Source: Cushman & Wakefield



Net letting

	Q1 2022	Q1 2021	2021
New lettings	61	101	329
Terminations	-53	-65	-167
Net lettings	8	36	162

Rental income – trend over next four quarters



Renegotiations

- Renegotiations Jan-Mar
 - Small volumes, SEK 20m, +17%
 - SEK 57 extended on unchanged terms
- Renegotiations 2022
 - Limited due to high indexation (2.8%) and increased property tax
 - Approx. SEK 173m has already been renegotiated for 2022.

Lease maturity structure

Maturity, year	No. of leases	Annual rent, SEKm	Sharel, %
2022	596	679	23
2023	299	375	12
2024	213	274	9
2025	132	326	11
2026	99	353	12
2027+	73	862	29
Commercial	1,402	2,868	95%
Housing leases	119	12	0%
Parking	730	127	4%
Total	2,261	3,007	100%



Occupancy



- Occupancy rate 89%
- No structural vacancies in the portfolio
- Large vacancies
 - Nöten 4, Solna Strand
 - Solna Business Park
 - Pre emptied properties in Arenastaden

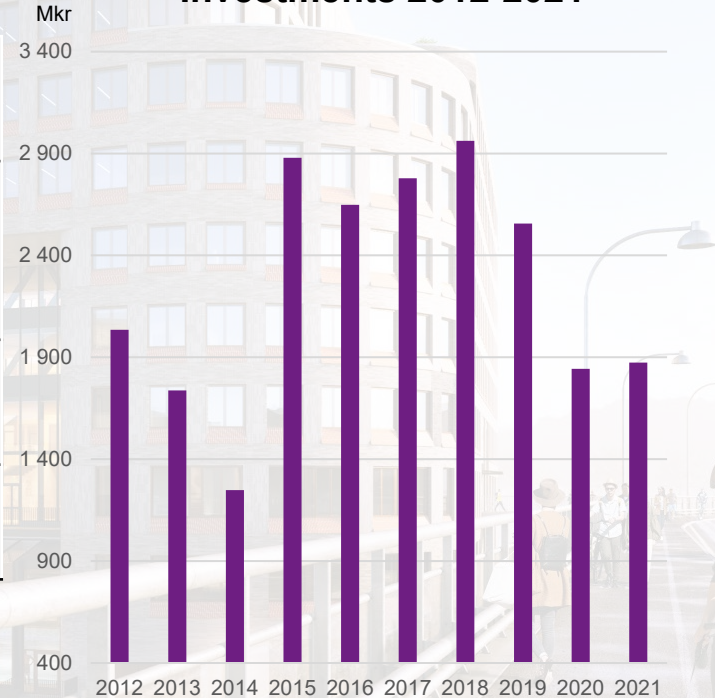
Our projects



Capex

Investments	2022 Jan-Mar	2021
Project- & developments properties	SEK 255m	SEK1,239m
Management properties	SEK 181m	SEK 635m
Total	SEK 436m	SEK 1,874m

Investments 2012-2021



”Staden under tak”

- Nöten 4, Solna Strand
- Development project
- Approx. 50,000 sqm office
- Project start 2022





Tumba skog - JV

- No of homes: Approx 1,000
- Completion: 2024-2030
- Area: Approx. 50,000 sqm





Other residential projects

- Hälsövägen, Flemingsberg:
Approx. 300 apartments
- Billsta, Västerås:
Approx. 40 apartments
- Parkallén, Hjärrup:
Approx. 60 apartments
- Borstahusen, Landskrona:
Approx. 50 apartments



Alfa Laval

- 27,000 sqm
- Investment approx. SEK 824m
- Project start Q3, 2022
- Completed Q2, 2025



Sustaniability



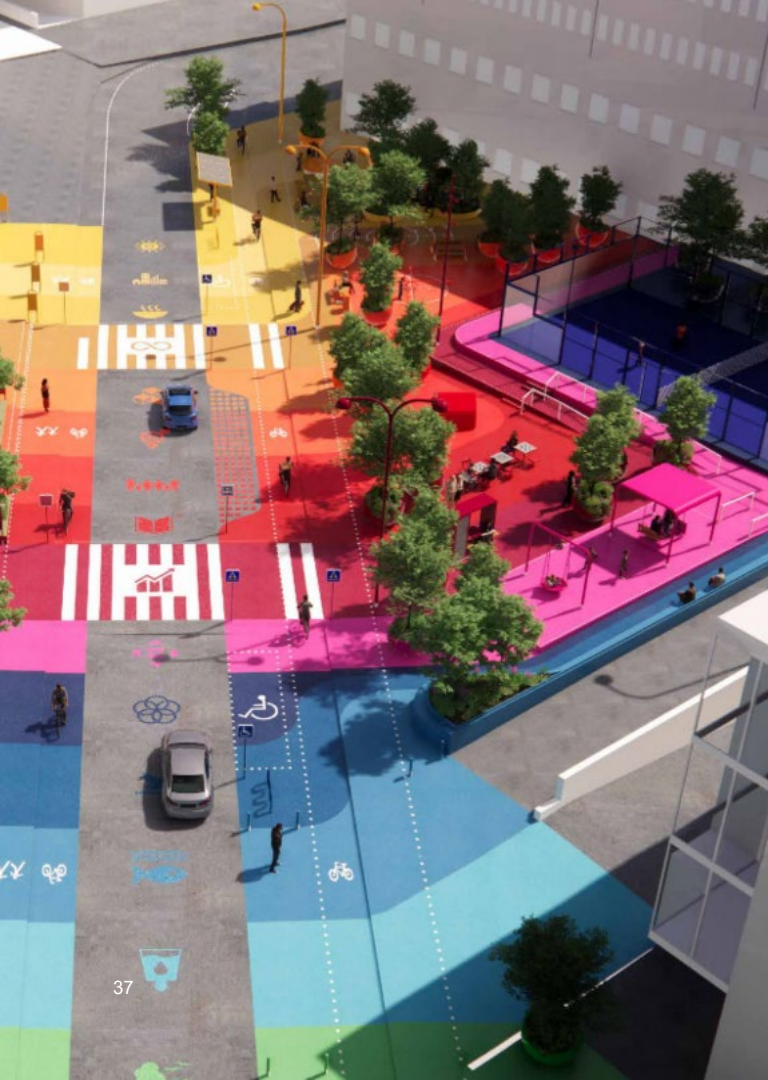
Sustainability in everything we do

- 100% Sustainability certified management portfolio
- 100% Sustainability certified projects
- 99 % Green financing
- 100% Review of strategic suppliers
- 96% Renewable energy
- 79% Green leases of total area
- GRESB 93 out of 100

Sustainability -clear targets

- Carbon neutral management portfolio 2030
- Indirect emissions (Scope 3) to be halved by 2030.
- 100% green financing
- 100% of our strategic suppliers sustainability reviewed
- An index of at least 85 in GPTW
- We must make a difference in our areas and focus must be on children and young people





Collaboration to create safe and attractive areas

Focus on education, spare time, health and work

- Help with homework in Flemingsberg
- Support to Changer's Hub in Huddinge
- Talent Academy in Huddinge
- BID (Business Improvement District) i Huddinge
- Support to Stadsmissionen
- Street Gallery
- Support to local sports clubs
- Pep Parks
- Support to Samverkan Huddinge



Questions

Our vision

The success factor for a new era