INTERIM REPORT
JANUARY–JUNE 2024

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Summary Jan-Jun 2024

- Increased rental income SEK 1,731m (1,685)
- Almost unchanged gross profit SEK 1,264m (1,268)
- Surplus ratio 73 per cent (74)
- Negative value changes in the property portfolio SEK -1,461m (-3,824)
- Result after tax -682 (-2,535)
- Net letting SEK -74m (22)

Condensed income statement

SEKm	2024 Jan-Jun	2023 Jan-Jun
Rental income	1,731	1,685
Sales residential projects	142	308
Other income	-	-
Net sales	**1,873**	**1,993**
Property expenses	-462	-444
Residential projects expenses	-147	-281
Gross profit	**1,264**	**1,268**
Central administration	-60	-55
Net interest expense	-486	-460
Ground rents	-21	-23
Share in profits of associated companies	-38	-27
Profit from property management	**659**	**703**
Realized changes in value, properties	4	0
Unrealized changes in value, properties	-1,461	-3,824
Changes in value, derivatives and equities	29	-100
Profit before tax	**-769**	**-3,222**
Tax	87	687
Profit/loss for the period	**-682**	**-2,535**

- Rental growth in identical portfolio: approx. 8% (12)
- Surplus ratio: 73% (74)
- Value changes SEK -1,461m, equal to -1,9%
- Earnings per share: SEK - 2.17 (-8.06)

Property valuation Q2 2024

Property value SEK 77.6bn of which management portfolio SEK 63.8bn

	Q2 2024	Q1 2024	Q3 2023	Q3 2023
Externally valued	53%	70%	70%	55%
Value change	SEK -80m	SEK -1,381m	SEK -2,415m	SEK -1,591m
Yield	4.54%	4.51%	4.43%	4.25%

Breakdown of value changes 2024	Q2	Q1
Projects, SEKbn	-0.11	-0.22
Management - Cash flow, SEKbn	0.30	0.09
Management – Yield, SEKbn	- 0.28	-1.26
Total, SEKbn	**-0.1**	**-1.4**

Sensitivity analysis – Property values

Chane in value	Impact on earnings after tax	Equity per share	Equity/ratio	Loan-to-value
30/06/2024		SEK 121	46%	43%
5%	SEK -3,080m	SEK 108	44%	46%
10%	SEK -6,160m	SEK 99	42%	48%
15%	SEK -9,240m	SEK 89	40%	51%
20%	SEK -12,320m	SEK 80	38%	54%

Based on property value 30/06/2024: SEK 77.6bn

Key ratios, 30 June 2024

	2024 Jan-Jun	2023 Jan-Jun	Target
Equity per share, SEK	121	134	
EPRA NRV, SEK per share	146	161	
Total return properties, %	-0,2	-3,0	
Surplus ratio, %	73	74	75
Equity/assets ratio , %	46	47	>35
Loan-to-value ratio, %	43	40	<50
Debt ratio, multiple	13.9	14.6	<13
Interest coverage ratio, multiple	2.4	2.6	>2.2

Financing

Overview

Total debt	SEK 33.7bn
Undrawn credit facilities,	SEK 6.0bn*
Loan-to-value	43%
Sustainability	99% Green financing
Fixed-term maturity	3.8 years
Fixed-interest term	1.8 years (2.8 years cancellable swaps)
Interest coverage ratio	2.4
Rating	Baa2 negative outlook (Moody's)

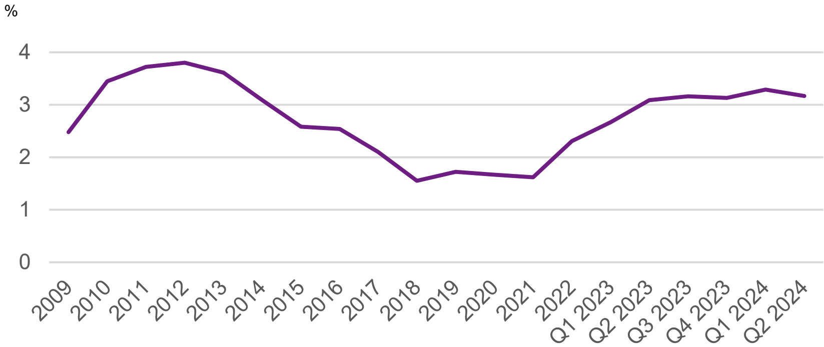
**Of which SEK 2bn back-up for CP*

Activities during Jan-Jun 2024

- Issued bonds totaling SEK 3.7bn
  - Of which SEK 1.2bn to be settled in early July
  - Gradually improved margins
- Repaid bond maturities of approx. SEK 3.1bn
- Increased outstanding commercial SEK 1.0bn
- Increased the swap portfolio with callable derivatives by SEK 1.0bn
  - Contributes to lower interest costs with limited risk
- Moody´s affirms Baa2, negative outlook (June)

Fixed-rate period 30/06/2024

Average interest rate



- 55 per cent of the portfolio fixed
- Average fixed-rate term 1.8 years (2.8 years cancellable swaps)
- Fixed interest derivatives between -0.15% and 1.30%
- Cancellable derivatives fixed interest between 1.82% and 2.50%

Maturity	Swaps	Callable swaps	FXD MTN & Loan	Toal
2024	1,900	7,000	285	9,185
2025	2,200		400	2,600
2026	2,700		400	3,100
2027	2,800		450	3,250
2028	2,300		976	3,276
2029	2,000			2,000
2030	800			800
2031	900			900
2032	500			500
Totalt	**16,100**	**7,000**	**2,510**	**25,610**

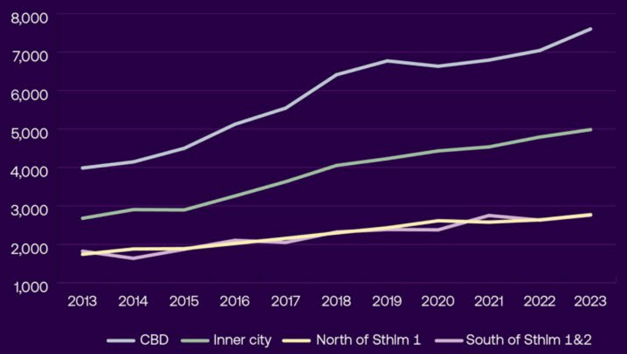
** The callable swaps have a term of 10 years with an option for the bank to close the swaps in 2024.*

Transactions on our market

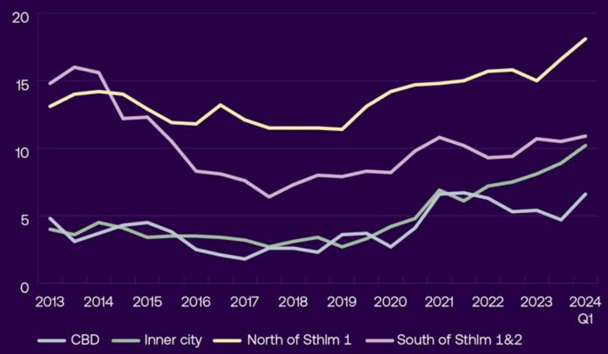
- Mentorn 1, CBD
  - 18,000 smg office, seller AMF, buyer KPA Pension, price aprrox. SEK 3,000m, SEK 170,000/sqm
- Uggleborg 14, CBD
  - 5,900 sqm office, seller Union, buyer Vasakronan, price aprrox. SEK 715m, SEK 120,000/sqm
- Skravelberget Större 14, CBD
  - 2,800 sqm office, seller SEB Trygg Liv, buyer Sparbössan, price approx. SEK 170,000/sqm
- Vinkelhaken 10+18, CBD
  - 10,400 sqm office, seller SEB Trygg Liv, buyer Axfast, price aprrox. SEK 150,000/sqm
- Sumpen 10, CBD
  - 1,700 sqm office, seller SEB Trygg Liv, buyer Harmerica Properties, price aprrox. SEK 370m, SEK 220,000/sqm
- Styckjunkaren 4, CBD
  - 1,750 sqm office, seller SEB Trygg Liv, buyer Folksam, price approx. SEK 220,000/sqm
- Städet 9, Hagastaden
  - 28,000 sqm office, seller SEB Trygg Liv, buyer Areim, price unknown
- Eken 6, Eken 14, Sundbyberg
  - 36,400 sqm office, seller Alecta, buyer Atrium Ljungberg, price aprrox. SEK 2,100m, SEK 61,000/sqm
- Hilton 4, Frösunda (Solna)
  - 8,800 sqm office, seller BNP Paribas, buyer Artmax, price aprrox. SEK 600m, SEK 68,000/sqm

Stockholm office market

Rental development last ten years, SEK

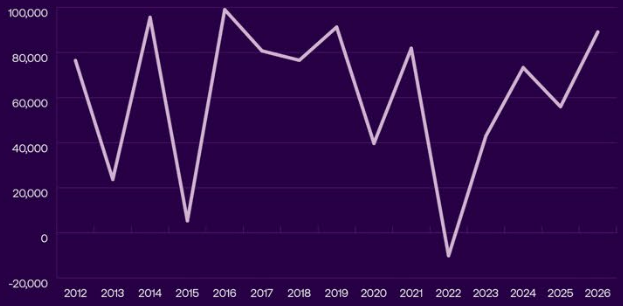


Vacancy rate of total area (%)



Number of employees in office-intensive industries Stockholm, Solna, Sundbyberg, Nacka

New office space all of Stockholm (sqm net)



Source: CityMark

Stable customers with long agreements

- Approx 700 customers
- 25 largest customers represents 42% of rental value
- Average contract length 4.7 years
- Share of total rent

Customer	Share of total rent	Year of expiry
SEB	6.7%	2037
ICA Fastigheter Sverige	3.9%	2030
Convendum	3.7%	2034
Telia Company	3.6%	2031
Tietoevry	2.1%	2029
Carnegie Investment Bank	1.7%	2027
Bilia	1.6%	2041
Svea bank	1.5%	2029
Statens skolverk	1.3%	2030
Telenor Sverige	1.3%	2028
Total	**27%**	

Net letting H1 2024

SEKm	H1, 2024	H1, 2023
New lettings	83	136
Terminations	-157	-114
Net letting	**-74**	**22**

Target 2024 > SEK 80m

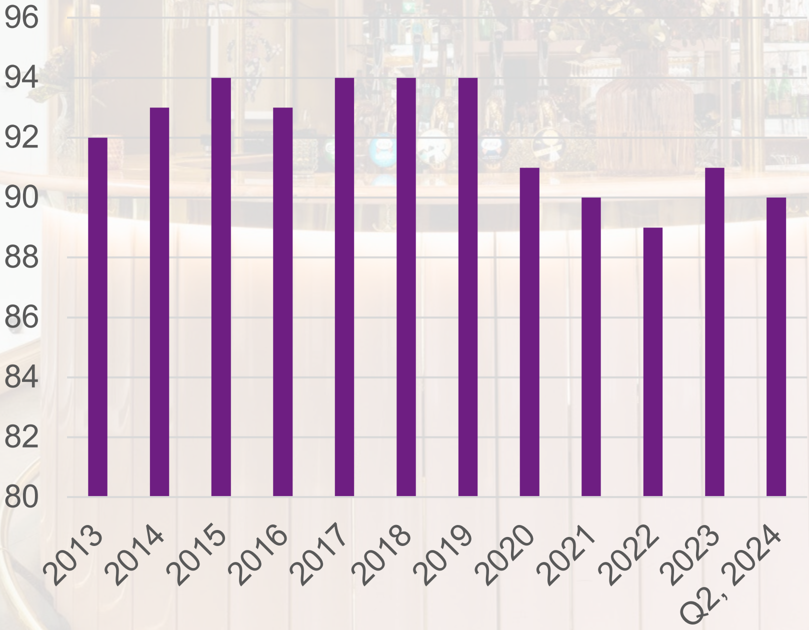
Renegotiations Jan-Jun 2024

- Renegotiations
  - SEK 145m extended on unchanged terms
  - SEK 59m -2.3%
- SEK 416m has already been renegotiated when the current agreement expires

Lease maturity structure

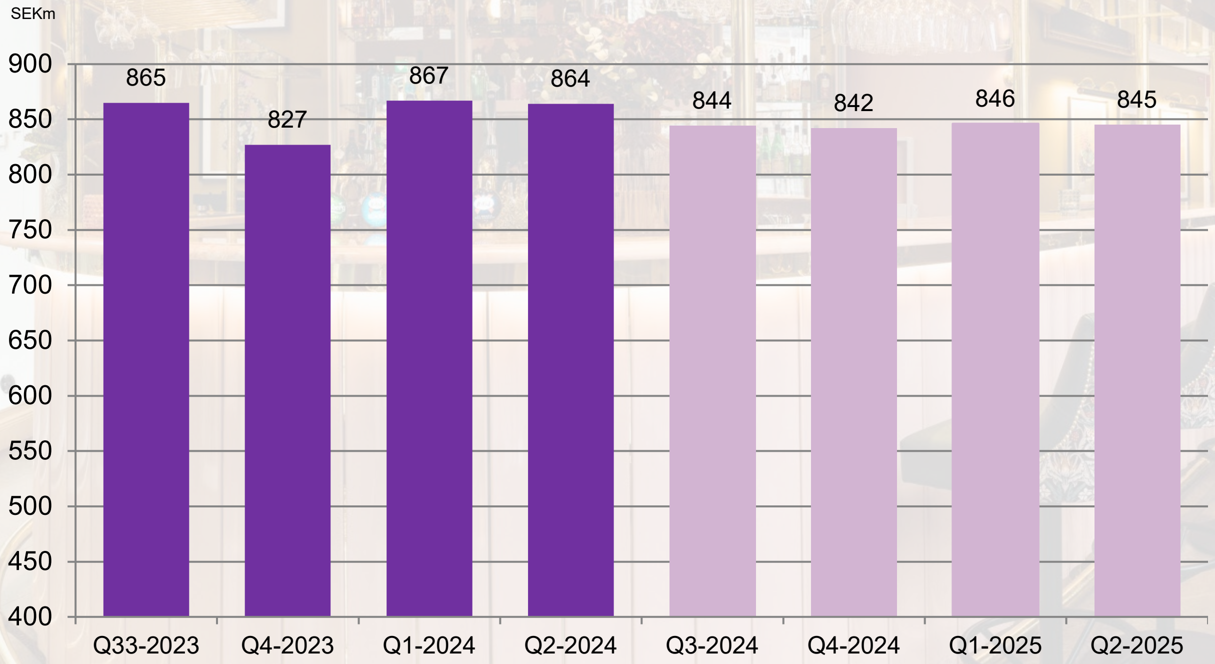
Maturity, year	No. of leases	Annual rent, SEKm	Percentage, %
2024	333	417	12%
2025	407	569	17%
2026	294	581	17%
2027	212	499	15%
2028	79	209	6%
2029+	113	923	28%
Commercial	**1,438**	**3,197**	**95%**
Housing leases	205	22	1%
Indoor and outdoor parking	644	135	4%
Total	**2,287**	**3,354**	**100%**

Occupancy rate 30/06/2024



- Development portfolio
  - Relates to properties that are partly or fully vacated for project development, lettings are made for short-term contracts without a right of possession
  - In total approximately 228,000 sqm, of which 148,000 is let

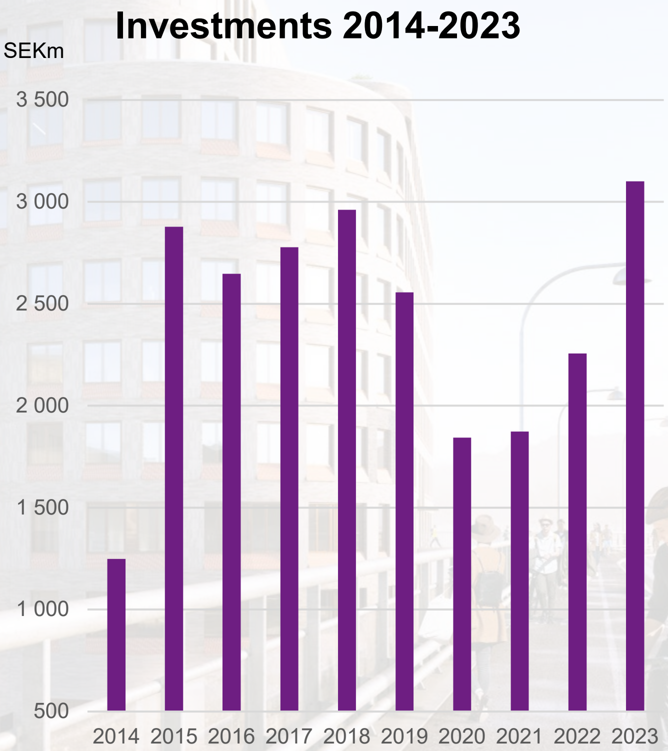
Rental development existing lease portfolio 30/06/2024



The graph is not a forecast, but instead aims to show the rental trend for the existing lease portfolio on the balance sheet date.

Investments

Capex SEKm	**2023**	**2024, Q1**	**2024E**
Project- & developments properties	2,094	922	
Management properties	1,007	377	
Total	**3,101**	**1,299**	**2,800**



Project portfolio 30/06/2024

- Estimated capex: SEK 4,376m
- Of which spent: SEK 2,748m

Property listing	Category	Area	Completed	Lettable area, sqm	Occupancy rate, % space[1]	Rental value[2]	Book value, SEKm	Estimated investment, SEKm	of which spent, SEKm
Ackordet 1	Offices	Haga Norra	Q3-2024	27,000	66%	101	1,517	1,441	1,062
Påsen 1	Offices	Hammarby Sjöstad	Q1-2025	11,500	47%	41	741	486	352
Regulatorn 3 (part of)	Offices	Flemingsberg	Q1-2025	5,800	83%	10	679	193	153
Separatorn 1	Offices	Flemingsberg	Q2-2025	23,400	91%	59	811	1,060	831
Nöten 4 [3]	Offices	Solna Strand	Q3-2025	66,000	100%	155	1,975	1,196	350
Total				**133,700**	**85%**	**366**	**5,723**	**4,376**	**2,748**
Other land and project properties							1,877		
Other development properties							6,208		
Total project, land and development properties							**13,808**		

[1] Operational occupancy rate at 30 June 2024.
[2] Rental value including additions. The annual rent for the largest projects in progress could increase to SEK 366m (fully let) from SEK 8m in annualised current rent at 30 June 2024.

Birger Bostad

- Start of the next residential stage in Haga Norra
  - 288 apartments, of which 78 rental apartments.
  - Estimated investment excluding initial value SEK 855m.
- In Upplands Väsby, 18 terraced houses are under production
  - Income recognition in Q3
- Several construction starts are moved forward, the planning work continues

Sustainability in everything we do

Key ratios

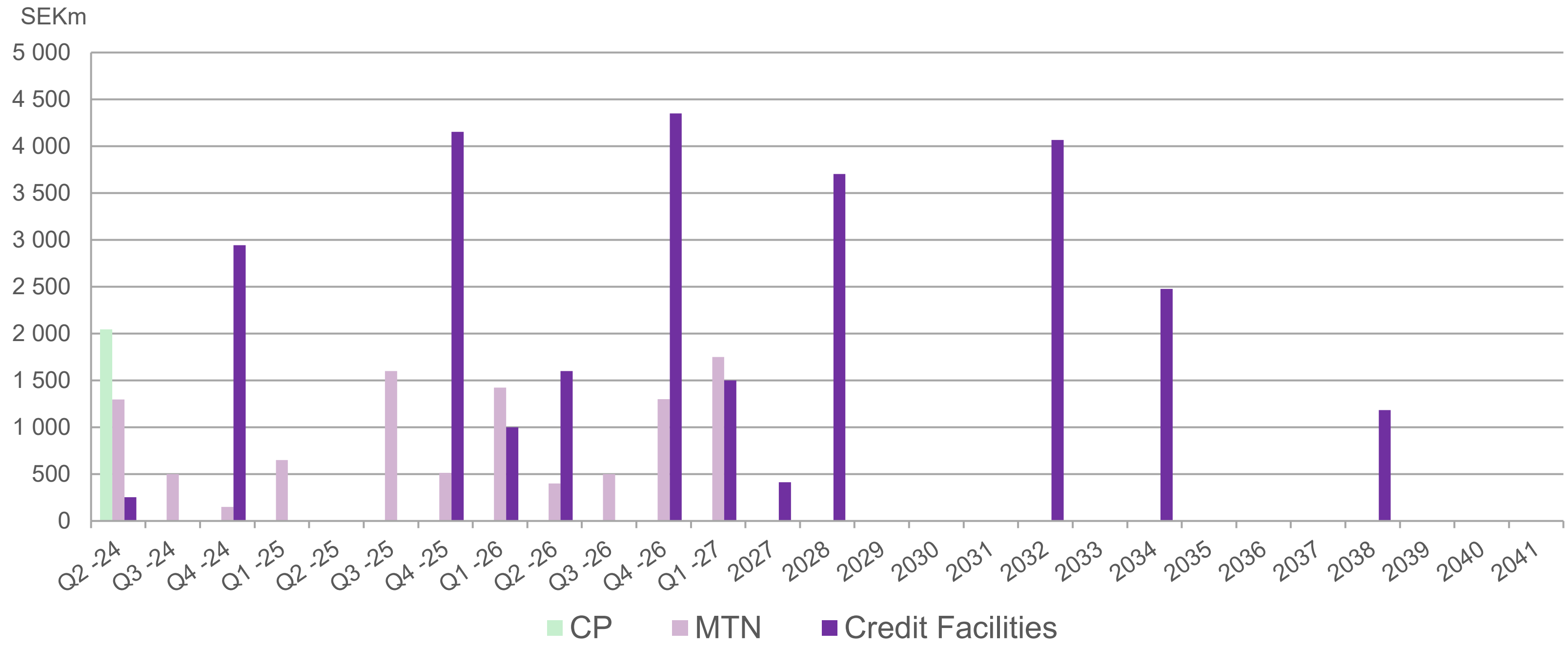
	2024, kv2	2023	2022	Target
Energy performance, KWh/sqm Atemp*	39.5	71	73	Max. 70 kWh/sqm*
Proportion of renewable energy, %	90	90	94	100
Environmental certification, number of properties**	63	63	63	-
Environmental certification, % of total area	82	82	84	100
Green leases, % of newly signed space	94	96	100	100
Green leases, % of total space	91	91	89	100
Green financing, %	99	99	100	100
Satisfied employees, confidence rating, %	n/a	88	87	2024 >88
GRESB, points	n/a	93	94	>91

Questions

Our vision

The success factor for a new era

Maturity profile 31 March 2024



2023:

- Maturity: CP SEK 2,0bn (extended on average 3 months)
- Maturity: MTNs SEK 1.9bn
- Bank facilities SEK 3.0bn

2025:

- Q1: MTNs SEK 0.7bn
- Q3: MTNs SEK 1.6bn
- Q3: MTNs SEK 1.6bn
- Q4: MTNs SEK 0.5bn, bank SEK 4.2bn (of which SEK 2.0bn automatically exteneded

Priorities 2024

1. Increase the occupancy rate in the management portfolio
2. Cost control
3. Enable future projects
4. Refinance bond maturities and secure access to capital
5. Continue to be at the forefront of ESG