

Press release | Stockholm, April 27, 2023

## Interim report Jan-Mar 2023

Annehem is prepared to face a challenging market. We deliver a net operating income for 2023 of SEK 50.6 million (41.4), which is an increase of 22 percent compared to the previous year. Profit from property management, adjusted for exchange rate effects in net financial items, amounted to SEK 20.4 million (20.3). The occupancy rate is 95 percent, and the surplus rate is 82.8 percent. The net loan-to-value ratio is 40.7 percent, and the debt is fully bank financed.

### January – March

- Rent revenue for the period amounted to SEK 61.1 million (50.5)
- Net operating income amounted to SEK 50.6 million (41.4)
- Income from property management amounted to SEK 17.7 million (20.3)
  - Income from property management excl. currency effects amounted to SEK 20.4 million (20.3)
- Earnings per share amounted to SEK -1.59 (2.68)
- Investments in existing properties amounted to SEK 14.3 million (4.6)
- Valuations of investment properties yielded an increase in fair value of SEK -122.0 million (142.6)
- Fair value of investment properties amounted to SEK 4,336.3 million (4,160.3)

### Significant events after the end of the period

- No significant events to note

*“Our real estate portfolio consists of modern and sustainable properties located in well-connected areas, positioning us well for the future where companies are seeking efficient spaces in prime locations to accommodate evolving workstyles. Renting from a property owner that places sustainability at the forefront of their agenda has never been more important”,* says Monica Fallenius, CEO of Annehem Fastigheter.

The report will be presented at 11:00 a.m. CET on February 27 by CEO Monica Fallenius and CFO Jan Egenäs. The presentation will be held in Swedish. After the end of the presentation, it is possible to ask questions in writing via the chat function in Teams. Questions for the conference can also be sent in advance to [ir@annehem.se](mailto:ir@annehem.se)

Date: 27 February

Time: Live conference on Teams 11:00 (CET)

Join the presentation by clicking on the following Teams-link:

[https://teams.microsoft.com/registration/mKMQ5UbZ4U-6F0xUeNBbxQ.iWOWwiq5zkmF7fg4p3iBRA,49RZEjrgQkqn4U1mFWVo6Q.Hp9Jeq-8DEun\\_OZPIPTgHA,f6ypbde-mkSLsrIC8jimmA,G6UmpJ5\\_bkeS\\_Ak-rnvbyg?mode=read&tenantId=e510a398-d946-4fe1-ba17-4c5478d05bc5](https://teams.microsoft.com/registration/mKMQ5UbZ4U-6F0xUeNBbxQ.iWOWwiq5zkmF7fg4p3iBRA,49RZEjrgQkqn4U1mFWVo6Q.Hp9Jeq-8DEun_OZPIPTgHA,f6ypbde-mkSLsrIC8jimmA,G6UmpJ5_bkeS_Ak-rnvbyg?mode=read&tenantId=e510a398-d946-4fe1-ba17-4c5478d05bc5)

First quarter 2023 report and the presentation will be published on Annehem's website.

Ängelholm April 27, 2023

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This information is information that Annehem Fastigheter AB is obliged to make public pursuant to the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the contact person set out above, at 08:00 CEST on April 27, 2023

### **Annehem Fastigheter**

Annehem Fastigheter is a growth-driven property company specializing in commercial, community service and residential properties in the Nordic growth regions of Stockholm, Skåne, Gothenburg, Helsinki and Oslo. The property portfolio in Annehem Fastigheter consists of 26 investment properties with a value of SEK 4 336 million and a lettable area of 198 thousand sqm. The company is listed on Nasdaq Stockholm since December 2020 with the ticker ANNE B and have a Nasdaq Green Designation since May 2022. For more information, please visit Annehem's website [www.annehem.se](http://www.annehem.se).