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Interim Report Januari-September 2021

Good development in the underlying business and positive revaluations of the property portfolio.

During the third quarter, income from property management rose 29.7 percent compared with the preceding quarter. The economic occupancy rate was 96.0 percent. Annehems solid balance sheet in combination with long leases and strong tenants makes a good platform for our ongoing growth journey. The leases have an average duration of 5.8 years.

July-September

- Rent revenue for the period amounted to SEK 46.9 million (39.1)
- Net operating income amounted to SEK 40.3 million (31.2)
- Income from property management amounted to SEK 28.4 million (9.0)
- Earnings per share amounted to SEK 1.42 (0.29).
- Investments in existing properties amounted to SEK 3.4 million (65.4)
- External valuations of investment properties in September yielded an increase in fair value of SEK 70.9 million (12.5)

January-September

- Rent revenue for the period amounted to SEK 137.5 million (108.4)
- Net operating income amounted to SEK 116.7 million (80.6)
- Income from property management amounted to SEK 69.3 million (20.3)
- Earnings per share amounted to SEK 2.45 (0.47).
- Long-term net asset value per share amounted to SEK 39.5 (35.7).
- The fair value of investment properties amounted to SEK 3,624.3 million (3,003.1).
- Investments in existing properties amounted to SEK 43.5 million (110.8)
- Acquisition of Peab Center Helsingborg at a fair value amounting to SEK 131.0 million – the property is certified in accordance with the Swedish Green Building Council Silver, with energy classification B.
- Redemption of leasehold rights in Helsinki at a value of EUR 9.2 million
- Acquisition of logistics property in Södertälje with an underlying property value of SEK 96.5 million to be taken into possession in Q2 2022 – the property will be certified in accordance with the Swedish Green Building Council Silver, with energy classification B

“The demands on the office’s adaptability, environment and location with good communications have been further increased. We have a very good platform to start from, as our property portfolio mostly consists of modern, flexible and environmentally certified properties. This is further strengthened through acquired projects with new buildings under construction. It provides us with favourable conditions to meet the demands made regarding green rent revenue”, says Jörgen Lundgren, CEO Annhem Fastigheter.

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This information is of the type that Annhem Fastigheter AB (publ) is required to disclose under the EU Market Abuse Regulation and the Securities Markets Act. This information was released, through the provision of the above-mentioned contact person, for publication on 28 October 2021, at 08:00 CEST.

About Annhem Fastigheter

Annhem Fastigheter is a growth-driven property company specialising in commercial, community service and residential properties in the Nordic growth regions of Stockholm, Skåne, Gothenburg, Helsinki and Oslo. The property portfolio in Annhem Fastigheter consists of 23 investment properties with a value of SEK 3,624 million and a lettable area of 189 thousand sqm. The company is listed on Nasdaq Stockholm since December 2020 with the ticker ANNE B. For more information, please visit our website www.annhem.se.