

Press release | February 1, 2024

## Year-end report 2023

Strong underlying property operations demonstrate stability. For the full year, we report increased rent revenue, an improved net operating income, and a continued high occupancy rate. Despite a significantly higher net interest expense, our income from property management increases by 22 percent for the full year, compared to the same period last year.

### Jan-Dec

- Rent revenue increased to SEK 247.2 million (217.9)
- Net operating income increased to SEK 209.7 million (181.3)
- Income from property management increased to SEK 90.5 million (74.2)
- Income from property management excl. currency effects increased to SEK 92.7 million (90.5)
- Earnings per share amounted to SEK -3.40 (3.51)
- Positive net letting of SEK 12.8 million
- Investments in existing properties amounted to SEK 95.8 million (32.8)
- Revaluations of investment properties yielded a decrease in fair value of SEK -266.0 million (98.0)
- The fair value of investment properties amounted to SEK 4,412.7 million (4,309.2)
- Net asset value (EPRA NRV) per share amounted to SEK 41.2 (44.1)

*“Given the current challenges in the macro environment, I am satisfied with Annehem’s performance in 2023. With strong underlying property operations, a low loan-to-value ratio with bank financing and long-term owners, Annehem is demonstrating endurance and stability. During the year, we invested in and strengthened existing operations and during the fourth quarter we were able to make the proactive decision to acquire The Corner an office property in Malmö and resolve on the intention to carry out a rights issue.”*, says Monica Fallenius, CEO of Annehem Fastigheter.

### Significant events during the period

- Annehem took possession of and acquired the office property The Corner in Malmö.
- The board called for an extraordinary general meeting in January 2024 to decide on a rights issue.
- Annehem vacated the Carl Berner Torg retail property in Oslo, Norway.
- Adela Colakovic took over as new CFO.
- Annehem completed 100 new municipal preschool places in Valhall Park.

The report will be presented at 11:00 a.m. CET on February 1 by CEO Monica Fallenius and CFO Adela Colakovic. The presentation will be held in Swedish. Questions about the presentation can be forwarded to [ir@annehem.se](mailto:ir@annehem.se) in advance. After the end of the presentation, it is possible to ask questions in writing via the chat function in Teams.

Join the presentation by clicking on the following Teams-link:  
<https://events.teams.microsoft.com/event/b05b0623-c24d-412e-b8a2-e8919f2647c8@e510a398-d946-4fe1-ba17-4c5478d05bc5>

The year-end report and the presentation will be published on [Annehem's Website](#)

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This information is information that Annehem Fastigheter AB is obliged to make public pursuant to the EU Market Abuse Regulation and the Securities Markets Act. The information was submitted for publication, through the agency of the contact person set out above, at 08:00 CEST on February 1, 2024

#### **About 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 and Helsinki. The property portfolio in Annehem Fastigheter consists of 26 investment properties with a value of SEK 4,412.7 million and a lettable area of 202 thousand sqm as of December 31, 2023. 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).