

Press release | Stockholm, April 14, 2023

## Correction of Annehem's year-end report for 2022

In the year-end report published in February, 2023, included incorrect information regarding Annehem's Property Portfolio, page 9) and current earning capacity (page 10) as of December 31, 2022.

The errors occurred when certain parts were not updated correctly with the current indexation. Correct tables are included below.

- Property Portfolio, page 9.  
(Correction of Rent revenue and Annualized rental value)

Property	Property name	City	Area, sqm	Rent-revenue SEK million	Annualised rental value, SEK million	Fair value incl leasing <sup>1</sup> , SEK million
Valhall Park, Ängelholm	Barkåkra 50:3	Ängelholm	51 564	38,2	40,6	486,0
Ljungbyhed Park	Sjöleden 1:5-1:17	Ljungbyhed	73 234	29,6	35,0	222,2
Kamaxeln	Kamaxeln 2	Malmö	950	1,6	1,6	19,4
Peab Center Malmö	Stenekullen 2	Malmö	4 937	15,3	15,3	241,2
Peab Center Helsingborg	Jupiter 11	Helsingborg	4 807	8,4	8,4	138,0
Peab Center Solna	Sadelplatsen 3	Stockholm	12 455	42,7	42,7	970,0
Sadelplatsen 4	Sadelplatsen 4 <sup>2</sup>	Stockholm	13 494	15,5	18,9	378,0
Ledvolten	Ledvolten	Stockholm	4 268	14,5	14,5	328,1
Almnäs	Almnäs 5:28	Södertälje	2 158	5,3	5,3	104,0
Partille Port	Partille 11:60	Partille	6 431	12,7	13,0	194,0
Ulimes I&II inkl Parking	Ultimes	Helsingfors	17 015	68,4	68,4	944,3
Carl Berner Torg	Carl Berner Torg	Oslo	3 640	15,0	15,0	284,0
	<b>Total</b>		<b>194 953</b>	<b>267,1</b>	<b>278,8</b>	<b>4 309,2</b>

- Current earnings capacity, page 10.  
(Correction of the items Adjusted rental revenue, vacancy and rental revenue.)

Earnings capacity, SEK million	2022-12-31
Rent revenue	278,8
Vacancy	-11,7
<b>Rent revenue</b>	<b>267,1</b>
Property expenses	-85,0
Property tax	-12,5
<b>Net operating income</b>	<b>169,6</b>
Other operating income	-0,4
Central administration	-36,4
Net financial items	-60,1
<b>Income from property management</b>	<b>72,8</b>

Read the corrected year-end report here, [Finansiella rapporter och presentationer - Annehem](#)

Ängelholm April 14, 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 14:th, 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 25 investment properties with a value of SEK 4 309 million and a lettable area of 195 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).