

Press release | October 30, 2024

Annhem Fastigheter completes successful refinancing resulting in lower marginal costs and increased borrowing

Annhem Fastigheter AB (publ) has today entered into bilateral loan agreements with three Swedish banks, thereby replacing previous loans amounting to SEK 1,532.0 million, corresponding to 73 percent of the total loan portfolio.

The refinancing is being carried out early as the current loans with a bank consortium were set to mature in November 2025. The agreements also mean that Annhem is leveraging its low loan-to-value ratio and increasing the total loan portfolio by approximately SEK 90.0 million, which will be used for the company's continued growth. The credit margin in the refinanced portfolio is reduced by an average of 48 basis points, and future cash flow is strengthened as a result of lower amortisation.

Through the refinancing, Annhem's average capital commitment period is extended from 1.39 to 3.15 years. Following the refinancing, the requirements for green financing are met for 83 percent of the total loan portfolio.

"I am very pleased that we have refinanced parts of the loan portfolio ahead of schedule. Good discussions with both new and existing banks have made this possible. The new bilateral bank agreements reduce our marginal costs and provide us with greater flexibility for upcoming acquisitions. We are also proud to meet the requirements for green financing for a large part of the loan portfolio, which reflects the high sustainability profile of our property portfolio. Overall, we are now well-positioned for continued profitable and sustainable growth", says Monica Fallenius, CEO of Annhem Fastigheter.

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About Annhem Fastigheter

Annhem Fastigheter is a growth company specializing in sustainable commercial, community service and residential in the Nordic growth regions of Stockholm, Skåne, Gothenburg and Helsinki. The property portfolio in Annhem Fastigheter consists of 27 investment properties with a value of SEK 4,674,5 million and a lettable area of 207 thousand sqm as of September 30, 2024. The Company has been listed on Nasdaq Stockholm since December 2020 with the ticker ANNE B and has a Nasdaq Green Equity Designation since May 2022. For more information, please visit Annhem's website www.annhem.se.