

Press release | May 3, 2024

Interim report Jan–Mar 2024

Annehem Fastigheter AB (publ) delivers an increased income from property management and strong net letting. During the period, 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 excl. currency effects increases by 28 percent, compared to the same period last year.

Jan-Mar¹

- Rent revenue increased to SEK 66.3 million (61.1)
- Net operating income increased to SEK 58.0 million (50.6)
- Income from property management increased to SEK 21.3 million (17.7)
- Income from property management excl. currency effects increased to SEK 26.2 million (20.4)
- Earnings per share amounted to SEK -0.12 (-1.36)
- Positive net letting of SEK 12.0 million
- Investments in existing properties amounted to SEK 35.7 million (14.3)
- Revaluations of investment properties yielded a decrease in fair value of SEK -35.2 million (-122.0)
- The fair value of investment properties amounted to SEK 4,688.7 million (4,336.3)
- Net asset value (EPRA NRV) per share amounted to SEK 36.5 (36.4)

1) The average number of shares and key figures based on this have been restated by an adjustment factor of 1.1659 for all comparative years, corresponding to the bonus issue element in this year's rights issue; for more information, refer to Note 7 in the report.

“We have started the year with a good result, strong net letting, and positive progress in our sustainability efforts. However, I am humble about the future given the economic situation and the recession prevailing. The successful rights issue demonstrates strong confidence from our investors and provides us with opportunities for further value creation going forward.” says Monica Fallenius, CEO of Annehem Fastigheter.

Significant events during the period

- Annehem publishes final outcome of the rights issue initiated in the fourth quarter.
- Annehem accesses residential property in Partille Port, Gothenburg.
- Annehem Fastigheter enters its third year as a green share under the Nasdaq Green Equity Designation.

The report will be presented at 11:00 a.m. CET on May 3 by CEO Monica Fallenius and CFO Adela Colakovic. The presentation will be held in Swedish. Questions relating to the presentation can be forwarded to ir@annehem.se in advance. It is possible to ask questions in writing via the chat function in Teams after the presentation.

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

<https://events.teams.microsoft.com/event/17a58bbc-6d49-4063-8fb3-45cb16b50622@e510a398-d946-4fe1-ba17-4c5478d05bc5>

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

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This information is information that Annhem 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 May 3, 2024

About Annhem Fastigheter

Annhem 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 Annhem Fastigheter consists of 27 investment properties with a value of SEK 4,688.7 million and a lettable area of 207 thousand sqm as of Mars 31, 2024. 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 Annhem's website www.annhem.se.