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Annhem Fastigheter's year-end report 2021

Significantly increased income from property management and strong performance in property portfolio. Income from property management amounted to SEK 86.2 million which corresponds to an increase of 92 percent year on year adjusted for items affecting comparability. The value of the property portfolio increased from SEK 3,317.5 million to SEK 3,994.1 million.

October-December

- Rent revenue for the period amounted to SEK 50.2 million (43.2)
- Net operating income amounted to SEK 39.1 million (34.5)
- Income from property management amounted to SEK 17.0 million (-4.3)
- Earnings per share amounted to SEK 1.10 (0.75).
- Investments in existing properties amounted to SEK 9.0 million (26.5)
- Valuations of investment properties yielded an increase in fair value of SEK 66.8 million (69.5)
- Acquisition of the Ledvolten 1 property at an underlying property value amounting to SEK 290.0 million – the property is certified according to BREEAM Very Good with energy class B

January-December

- Rent revenue for the period amounted to SEK 187.8 million (151.5)
- Net operating income amounted to SEK 155.8 million (115.0)
- Income from property management amounted to SEK 86.2 million (16.0)
- Earnings per share amounted to SEK 3.56 (1.22).
- Long-term net asset value per share amounted to SEK 40.9 (36.3).
- The fair value of investment properties amounted to SEK 3,994.1 million (3,317.5).
- Investments in existing properties amounted to SEK 52.5 million (137.3)
- Valuations of investment properties yielded an increase in fair value of SEK 172.9 million (85.9)
- Acquisition of the Ledvolten 1 property at an underlying property value amounting to SEK 290.0 million – the property is certified according to BREEAM Very Good with energy class B
- Acquisition of the Jupiter 11 property at an underlying property value amounting to SEK 131.0 million – the property is certified in accordance with Swedish Green Building Council Silver, with energy classification B
- Redemption of leasehold rights in Helsinki at a value of EUR 9.2 million
- Agreement on the 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 Swedish Green Building Council Silver, with energy classification B

“We have begun our journey of growth and at year-end had an unutilised credit framework of SEK 420.0 million and cash of SEK 190.2 million, a total of SEK 610.2 million, at our disposal. During 2021, green financing was secured for the properties that were taken into possession during the year, which entailed a cut in the interest expense by half compared with the terms of the initial financing. Overall, this means that we have not only secured financing for our three agreed acquisitions in the form of a logistics project and two residential projects, but also have the capacity for further acquisitions”, 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. This information was released, through the provision of the above-mentioned contact person, for publication on 23 February 2022, at. 08:00 CET.

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 24 investment properties with a value of SEK 3 994,1 million and a lettable area of 193 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.