

Press release | May 6, 2025

## Interim report Jan-Mar 2025

Annehem Fastigheter AB (publ) delivered increased rent revenue and continued positive net letting in a changing market. For the period, Annehem reported increased rent revenue of 10 percent, an increased fair value of investment properties of 8.3 percent and a continued low net-loan-to-value ratio of 44.2 percent.

### Jan-Mar

- Rent revenue for the period increased to SEK 72.7 million (66.3)
- Net operating income increased to SEK 54.8 million (57.5)
- Income from property management excl. currency effects amounted to SEK 23.0 million (26.2), and per share amounted to SEK 0.26 (0.35)
- Income for the period increased to SEK 11.9 million (-9.2), and per share increased to SEK 0.13 (-0.12)
- Valuation of investment properties yielded a decrease in fair value of SEK -6.3 million (-35.2)
- The fair value of investment properties amounted to SEK 5 086.9 million (4 696,8)
- Positive net letting of SEK 1.1 million (12.0)
- Net asset value EPRA NRV amounted to SEK 2 751.1 million (2 754.6), and per share amounted to SEK 31.1 (31.1)

*"With a diversified portfolio of attractive properties, a strong financial position, and a dedicated team, I am confident in our long-term ability to successfully navigate toward our goals. This solid foundation provides us with favourable conditions to act when the right opportunities arise in the transactions market, which is a key component of our ability to grow the business and increase the company's value."* says Monica Fallenius, CEO of Annehem Fastigheter.

### Significant events during the period

- Annehem completed the acquisition of the community property Bryggan 2 in Malmö at an underlying property value of SEK 440 million.

The report will be presented at 11:30 a.m. CEST on May 6 by CEO Monica Fallenius and CFO Adela Colakovic. The presentation will be held in Swedish. After the presentation, there will be an opportunity to ask questions, which can be sent in advance to [ir@annehem.se](mailto:ir@annehem.se) or via the chat function in Youtube.

No pre-registration is required. Join the presentation by clicking the following link:  
<https://www.youtube.com/live/yP7y9ZHPemA>

The Interim 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. The information was submitted for publication, through the agency of the contact person set out above, at 08:00 CEST on May 6, 2025.

#### **About Annehem Fastigheter**

Annehem 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 Annehem Fastigheter consists of 28 investment properties with a value of SEK 5 086.9 million and a lettable area of 215 thousand sqm as of March 31, 2025. 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 Annehem's website [www.annehem.se](http://www.annehem.se).