



Diös

> Q3

25 OCT 2019

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HIGHLIGHTS

**IFPM IS INCREASED
BY 8 PER CENT**



**NET LETTING AT
SEK 31 MILLION**



**NEW LEASE AGREEMENT
WITH POLICE AUTHORITY**



**DEVELOPMENT OF CITY
CAMPUS IN BORLÄNGE**





FINANCIAL RESULT

> INCOME STATEMENT

SEKm	2019 9 mth Jan-Sep	2018 9 mth Jan-Sep	%
Totalt income	1,386	1,363	2
Property cost	-491	-506	3
Operating surplus	895	857	4
Central administration	-51	-52	2
Net financial item	-123	-136	10
Income from property management	721	669	8
Value changes, properties and derivatives	262	352	
Current tax	-64	-77	
Deferred tax	-127	-54	
Profit after tax	792	890	

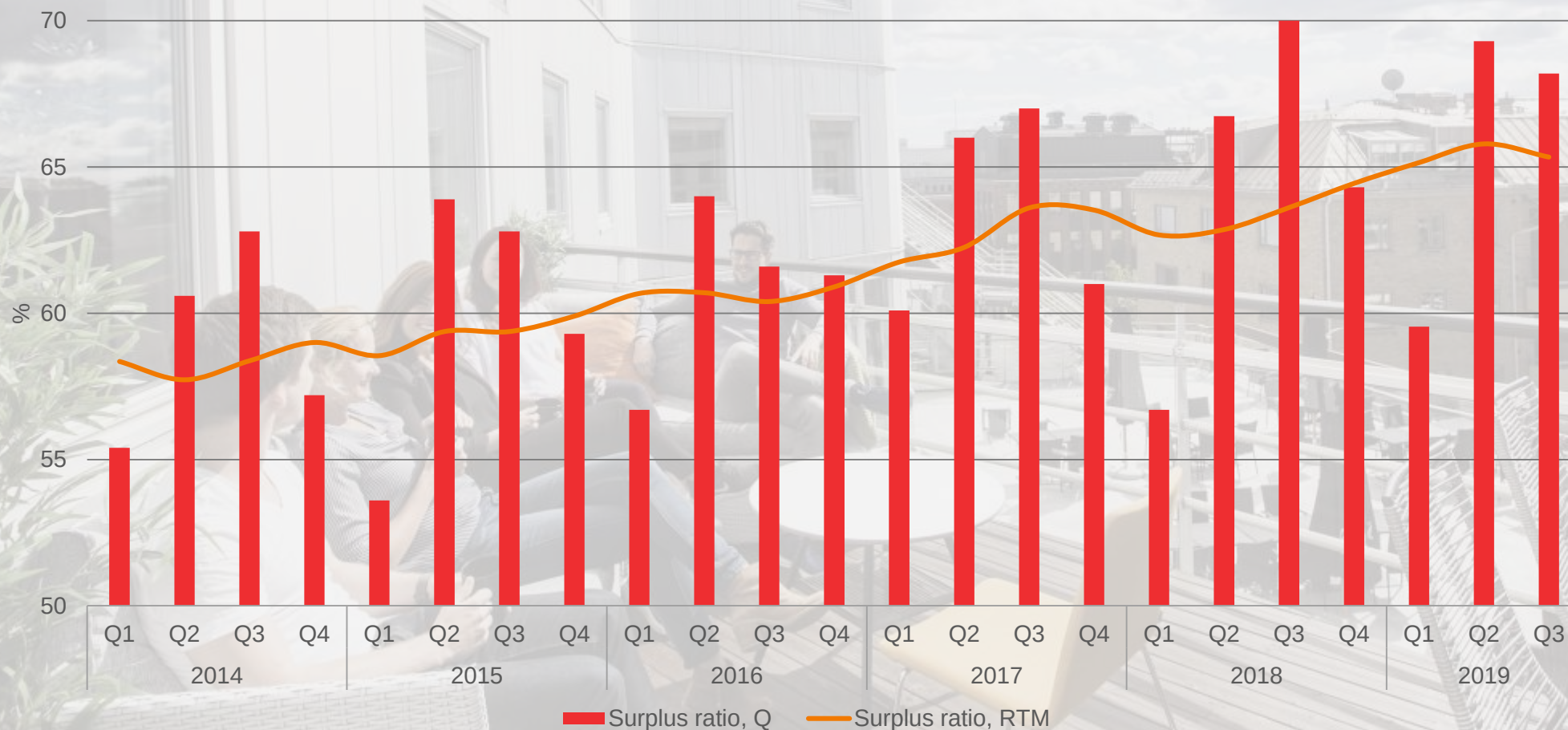
INCOME FROM PROPERTY MANAGEMENT
8%

RENTAL INCOME
LIKE-FOR-LIKE
2.5%

OPERATING SURPLUS
LIKE-FOR-LIKE
1.9%

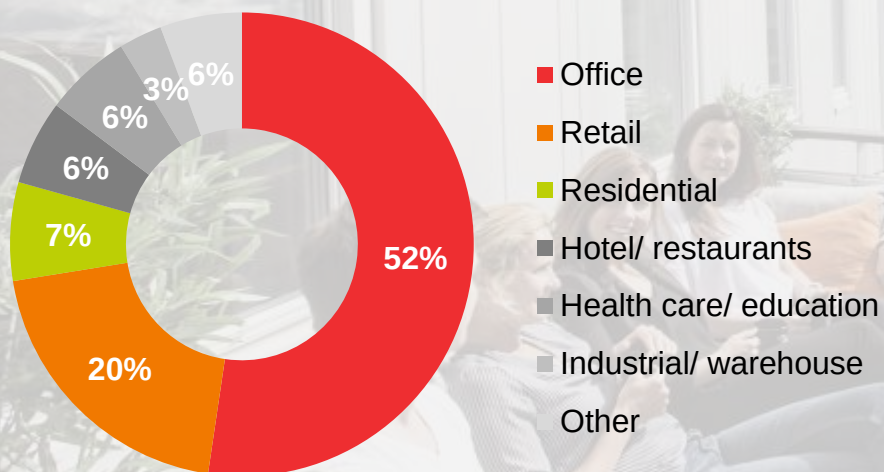
SURPLUS RATIO
66%

SURPLUS RATIO



> DIVERSIFIED TOPLINE

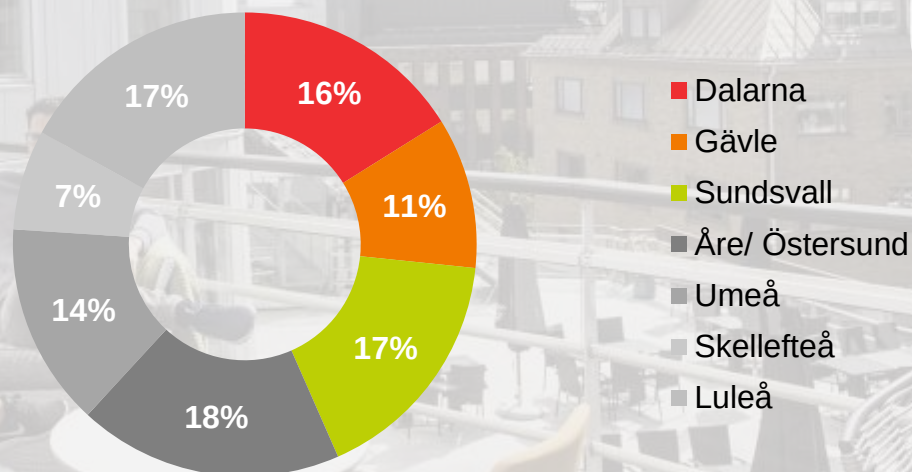
RENTAL VALUE PER
TYPE OF PREMISES



1.8

Contracted rental income, SEK billion

RENTAL VALUE PER
BUSINESS AREA



4,700

No. of rental contracts

~16%

Ten targets tenants, share of total

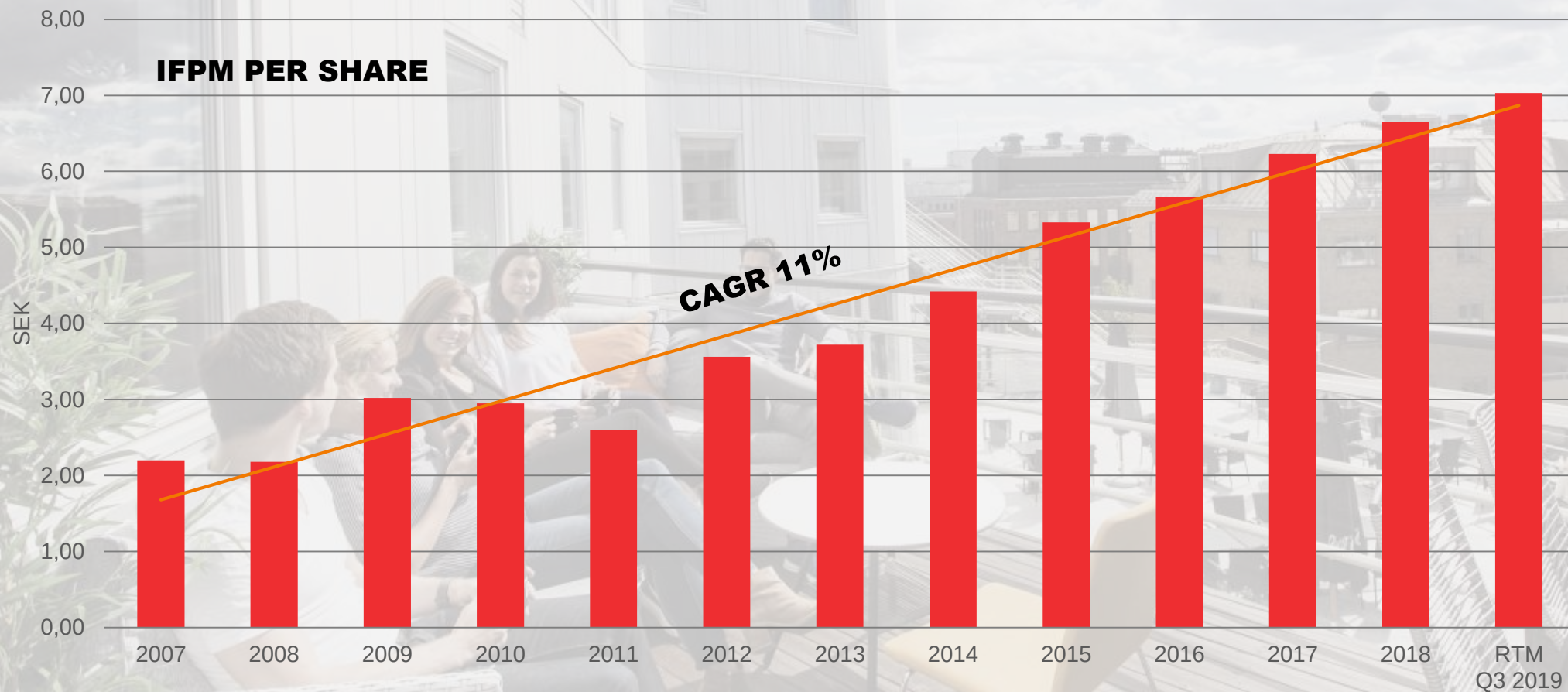


26%

Rental income from public
related companies



INCREASED CASH FLOW



> PROPERTIES

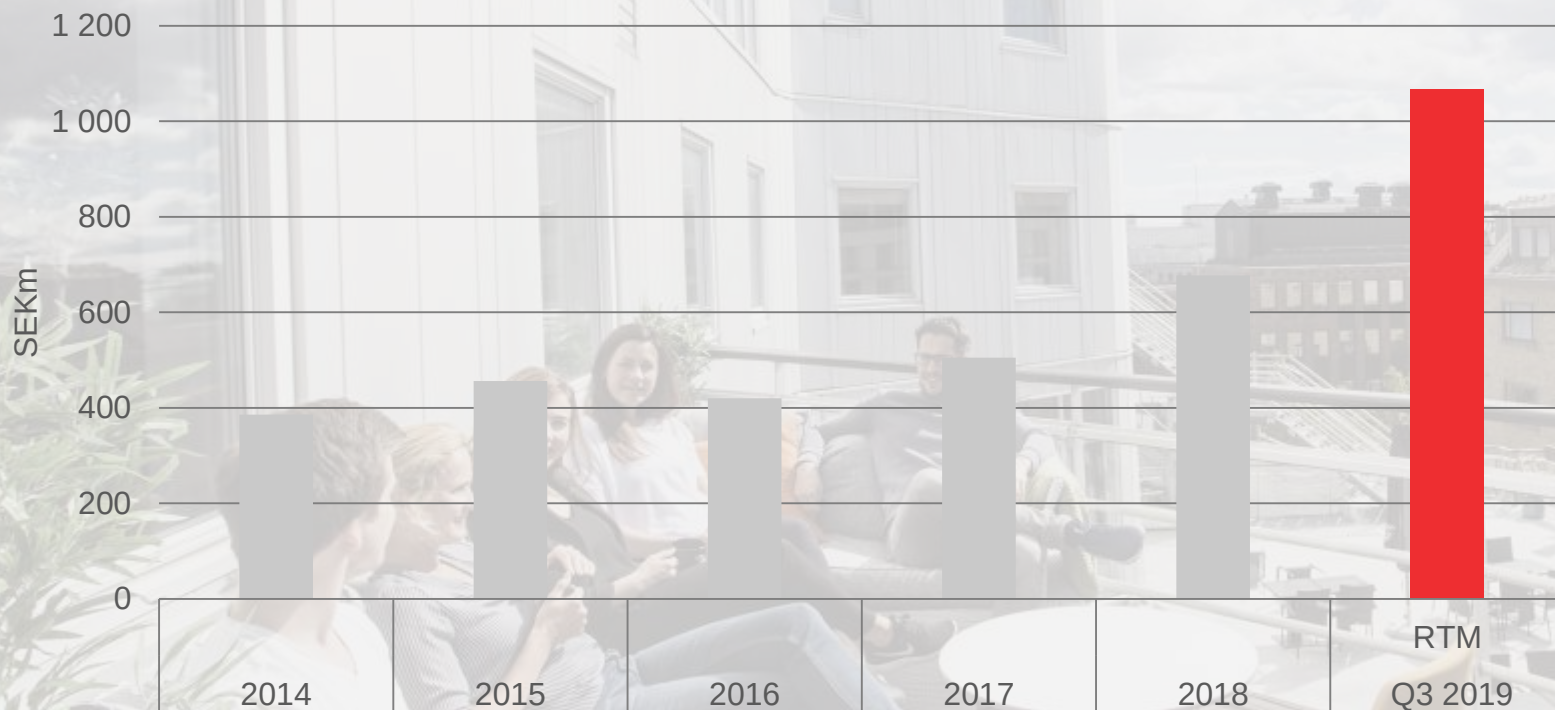


22.3
SEKbn

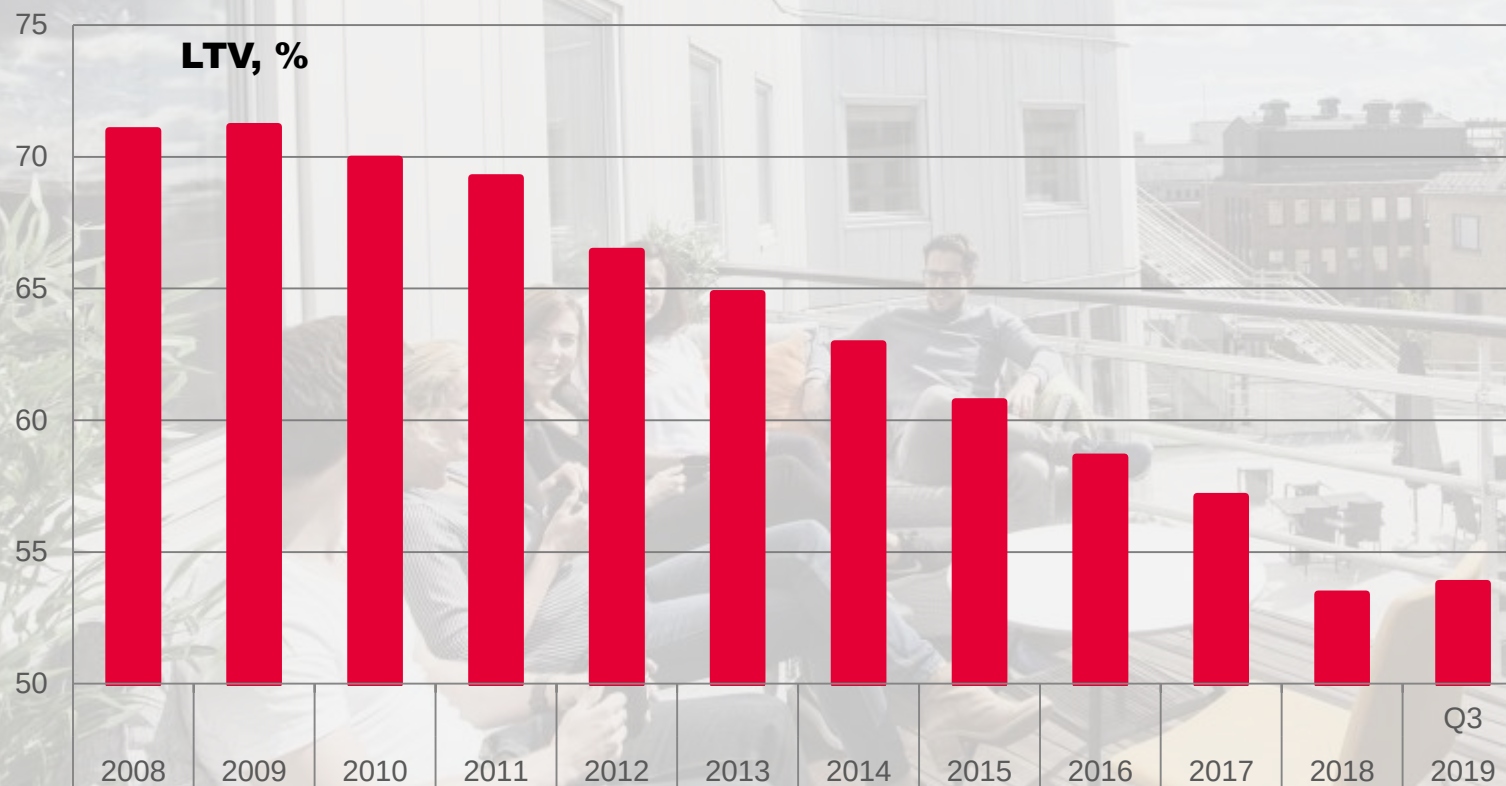
	SEKbn	No.
Property portfolio, value, Jan 1st	20,802	330
Acquisitions	450	6
Investments in new builds, extensions and conversions	872	
Divestments	-120	-5
Unrealized change in values	256	
Property portfolio, value, Sep 30	22,259	331

	SEKbn	%
Operating Surplus, etc.	201	79
Yield	55	21
Totalt	256	100

INVESTMENTS



FINANCING



53.8%

Loan-to-value



1.2%

Average interest
rate



10.7

Net Debt /
EBITDA

KEY RATIOS



CASH FLOW PER SHARE, SEK :

4.96 (4.48)



NET DEBT / EBITDA :

10.7 (10.5)



EQUITY RATIO, %:

36.4 (36.1)



ICR, TIMES :

6.7 (5.7)



EPRA NAV, PER SHARE, SEK :

71.2 (64.0)



RETURN ON EQUITY, %:

9.8 (12.4)



**STRONG
PIPELINE**



PROJECTS



HÖGSKOLA DALARNA AND POLICE AUTHORITY



100,000 SQ.M ONGOING PRODUCTION



STRONG PIPELINE OF NEW PROJECTS



NEW CONSTRUCTION CAMPUS – HÖGSKOLAN DALARNA

MIMER, BORLÄNGE



NEW CONSTRUCTION POLICE AUTHORITY

STIGBYGELN, UMEÅ





NET LETTING



31 SEKm
Jan-Sep





SOCIAL SUSTAINABILITY

- A KEY PRIORITY



OUTLOOK

CHALLENGES AND OPPORTUNITIES

WE WILL BUILD THE MOST INSPIRING CITIES IN SWEDEN

The background is a warm-toned, orange-tinted photograph of a person's lower legs and feet. They are wearing light-colored sneakers and standing on a wooden floor with visible planks. A large, white, stylized arrow points from the left side of the frame towards the right, partially obscuring the person's legs. The text "Q&A" is written in a bold, white, sans-serif font, positioned to the right of the arrow's tip.

Q&A

A man and a woman are smiling and looking towards the right. The man has a beard and is wearing a black t-shirt and brown leather apron. The woman is wearing a black button-down shirt. They are in a rustic setting with a brick wall, hanging plants, and lanterns.

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THANK YOU