



Knut Rost, CEO
Rolf Larsson, CFO

DIÖS YEAR-END REPORT 2019

11 FEB, 2020



HIGHLIGHTS



7%

IFPM



42_{SEKM}

NET LEASING



3.30

DIVIDEND



10%

GROWTH TARGET

RESULT

INCOME STATEMENT

SEKm	2019 12 mth Jan-Dec	2018 12 mth Jan-Dec	%
Totalt income	1,845	1,810	2
Property cost	-667	-670	0
Operating surplus	1,187	1,140	4
Central administration	-73	-71	-3
Net financial item	-162	-175	7
Income from property management	952	894	7
Value changes, properties and derivatives	350	687	
Current tax	-79	-90	
Deferred tax	-173	-166	
Profit after tax	792	890	

INCOME FROM PROPERTY MANAGEMENT

7%

RENTAL INCOME
LIKE-FOR-LIKE

2.5%

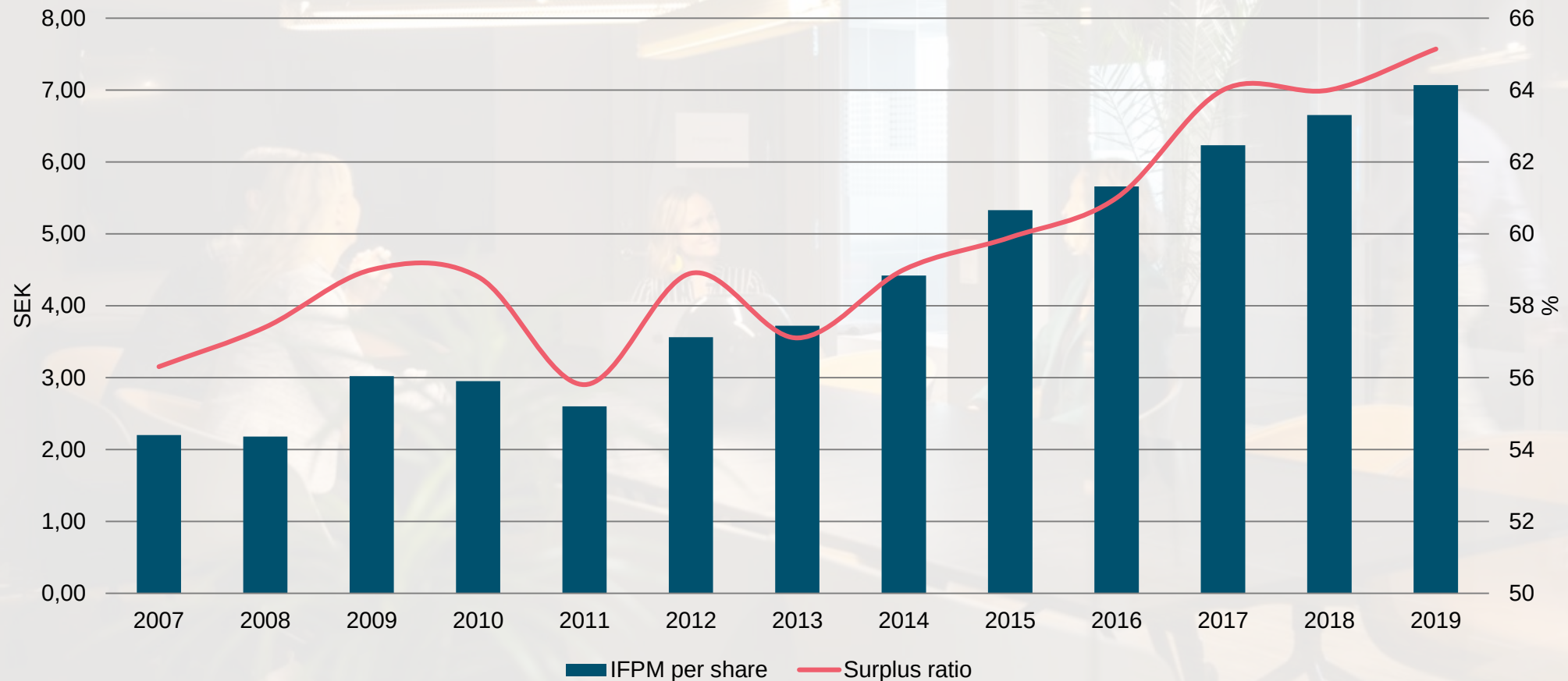
OPERATING SURPLUS
LIKE-FOR-LIKE

3.3%

SURPLUS RATIO

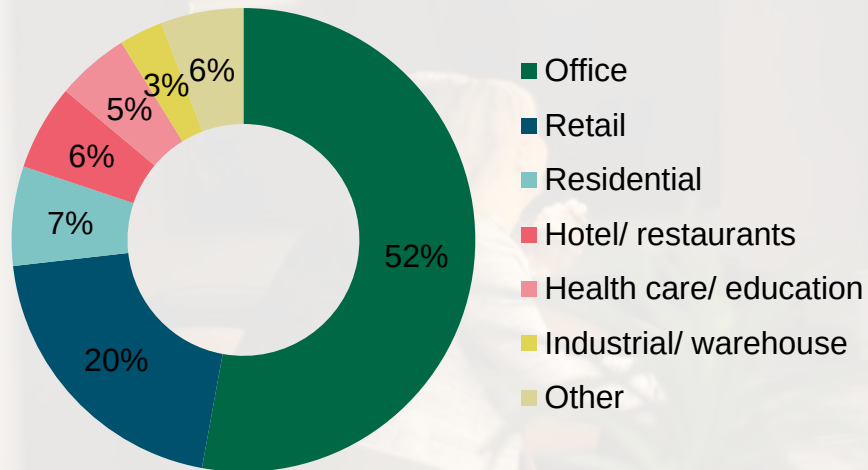
65%

CASHFLOW AND EFFICIENCY



DIVERSIFIED TOPLINE

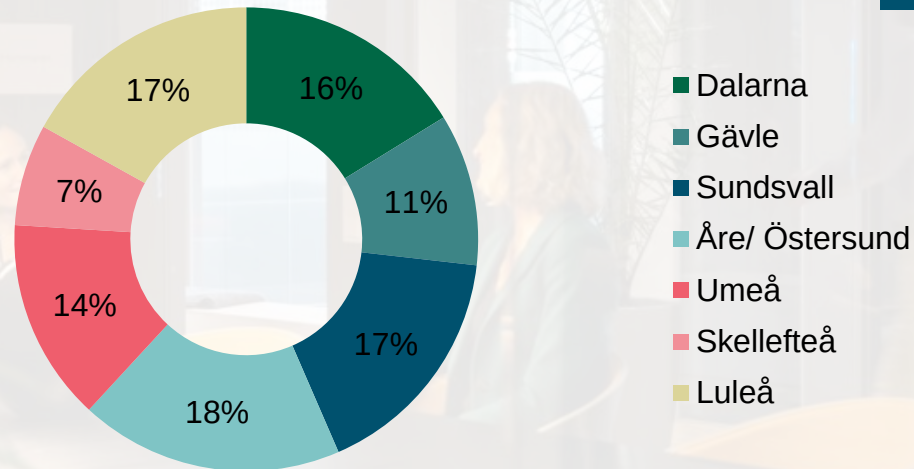
RENTAL VALUE PER
TYPE OF PREMISES



1.9

Contracted rental income, SEKbn

RENTAL VALUE PER
BUSINESS AREA



4,700

No. of rental contracts

26%

Income from public sector
related tenants

16%

Ten targets tenants, share of total

PROPERTY PORTFOLIO

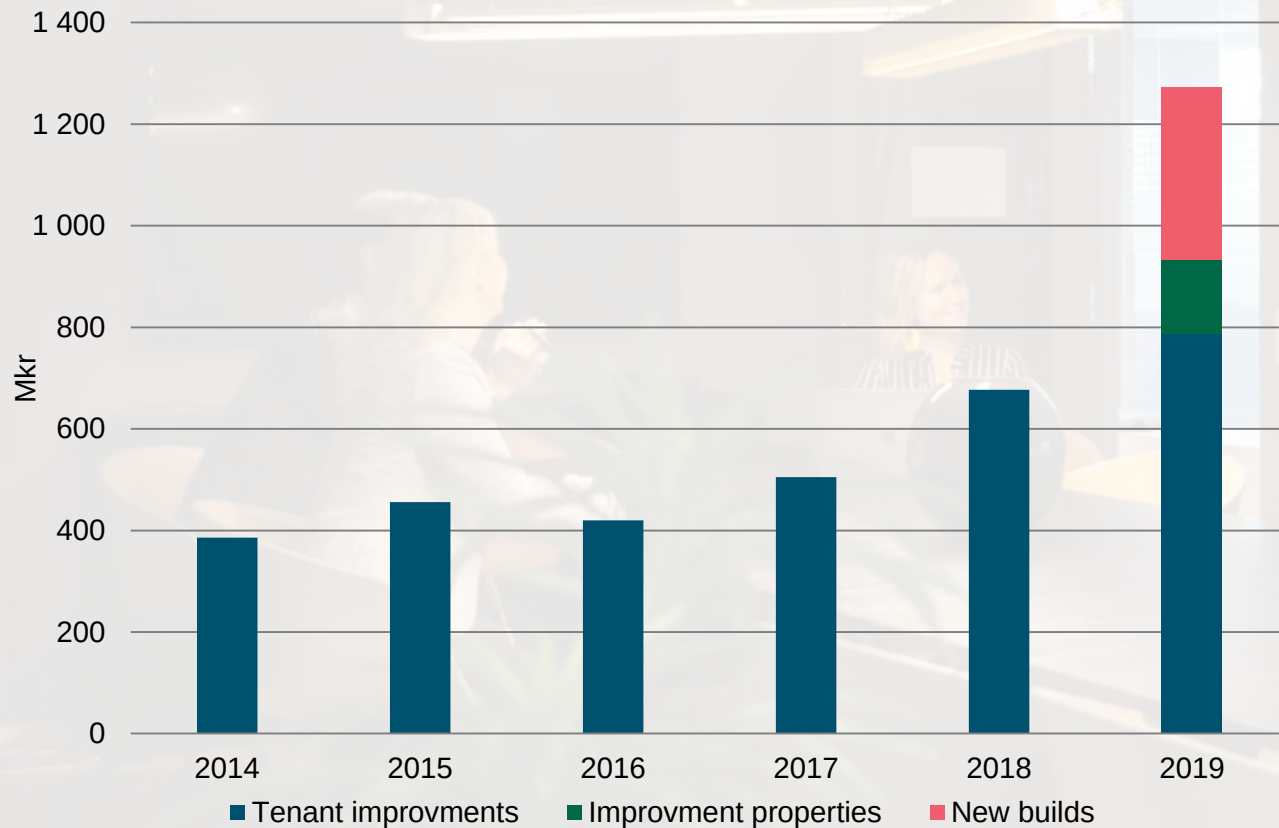
	SEKm	No.
Property portfolio, value, Jan 1 st	20,802	330
Acquisitions	600	9
Investments in new builds, extensions and conversions	1,273	
Divestments	-120	-5
Unrealized change in values	331	
Property portfolio, value, Dec 31 st	22,885	333

22.9SEKbn



	SEKm	%
Operating Surplus, etc.	268	81
Yield	63	19
Total	331	100

PROJECT AND CAPEX



HOTEL, SUNDSVALL

SEK385m, Q2 2021, 14,350 sq.m.

HOTEL, UMEÅ

SEK400m, Q3 2022, 14,500 sq.m.

RESIDENTIALS, ÖSTERSUND

SEK147m, Q4 2020, 85 apartments

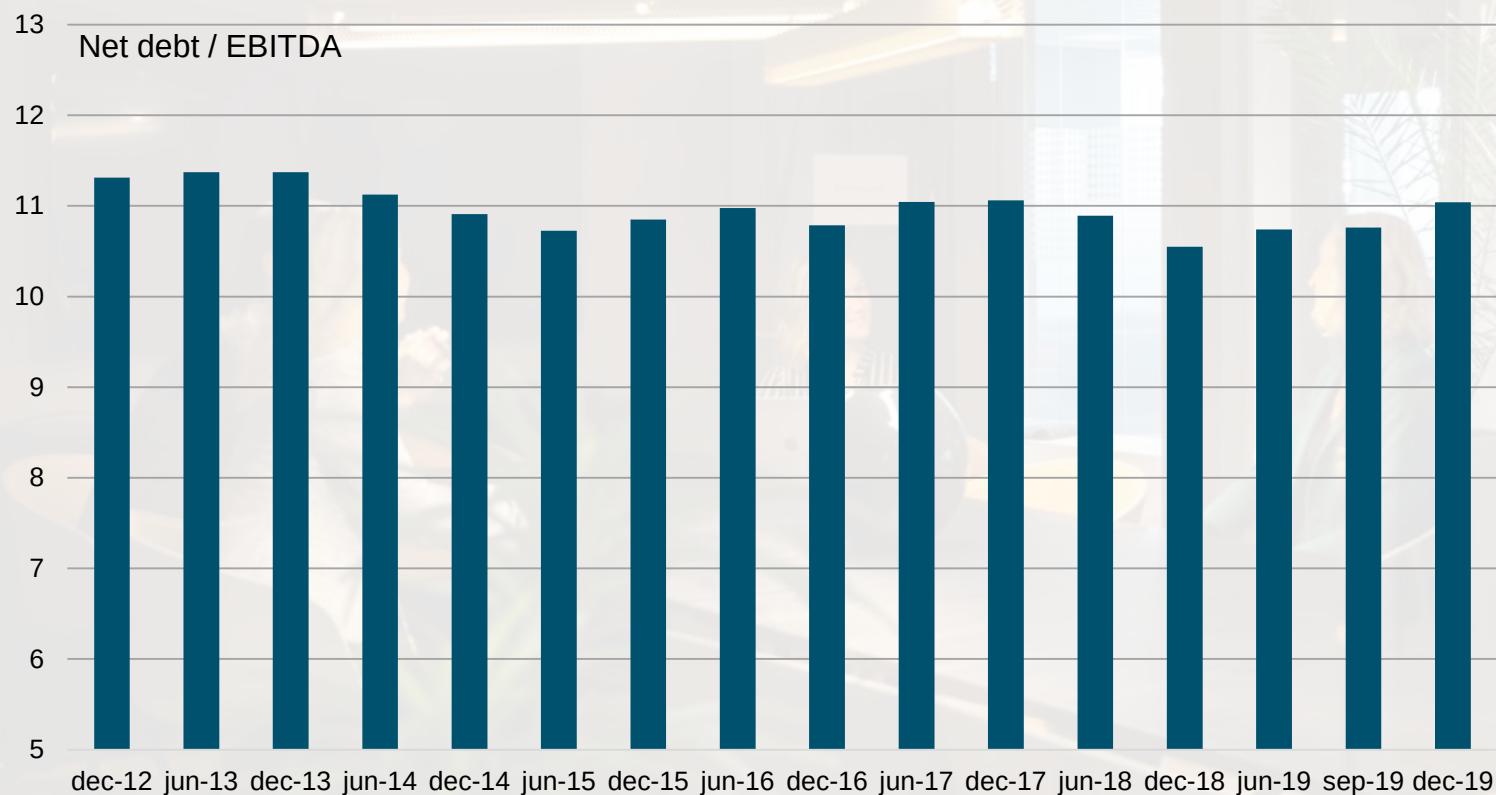
OFFICE, BORLÄNGE

SEK500m, Q3 2022, 37,000 sq.m.

UNIVERSITY, BORLÄNGE

SEK380m, Q2 2022, 12,300 sq.m.

FINANCING



LTV, %
53.1

AVERAGE INTEREST RATE, %
1.2

MAX AMOUNT, CP PROGRAMME, SEKm
3,500

REFINANCING AFTER 31/12, SEKm
5,100

LOAN DURATION, YEARS
3.3*

* Agreements sign
after the period

KEY RATIOS



CASH FLOW PER SHARE, SEK :

6.67 (6.05)

NET DEBT / EBITDA :

11.0 (10.5)

EQUITY RATIO, %:

36.6 (37.2)

ICR, TIMES :

6,6 (5,9)

EPRA NAV, PER SHARE, SEK :

73.4 (67.6)

RETURN ON EQUITY, %:

12,8 (18,2)

GROWTH IN IFPM, PER SHARE, %:

6.5 (4.7)



OUTLOOK

UNIQUE POSITION



PROPERTY
MANAGEMENT



PROJECTS



FINANCING



TRANSACTIONS

NEW GROWTH TARGET



10%

AVERAGE GROWTH IN INCOME FROM
PROPERTY MANAGEMENT PER SHARE



THANK YOU

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