Knut Rost, CEO
Rolf Larsson, CFO

Diös Interim Report Jan-Mar 2020

3 July, 2020

SIGNIFICANT EVENTS

NET EFFECT OF RETAL DISCOUNTS
SEKM -24

PROPERTY VALUE CHANGES IS DRIVEN BY CHANGE IN INFLATION ASSUPTIONS
SEKM -138

SURPLUS RATIO IS INCREASED AND WAS
65%

RESULT

INCOME STATEMENT

SEKm	2020 6 mth Jan-Jun	2018 6 mth Jan-Jun	%
Totalt income	928	922	1
Property cost	-339	-339	0
Operating surplus	**589**	**583**	1
Central administration	-36	-35	0
Net financial item	-95	-79	-20
Income from property management	**458**	**469**	-2
Value changes, properties and derivatives	-143	137	
Current tax	-37	-41	
Deferred tax	-32	-72	
Profit after tax	**246**	**493**	

INCOME FROM PROPERTY MANAGEMENT

-2%

RENTAL INCOME LIKE-FOR-LIKE

-1.4%

OPERATING SURPLUS LIKE-FOR-LIKE

-1%

SURPLUS RATIO

65%

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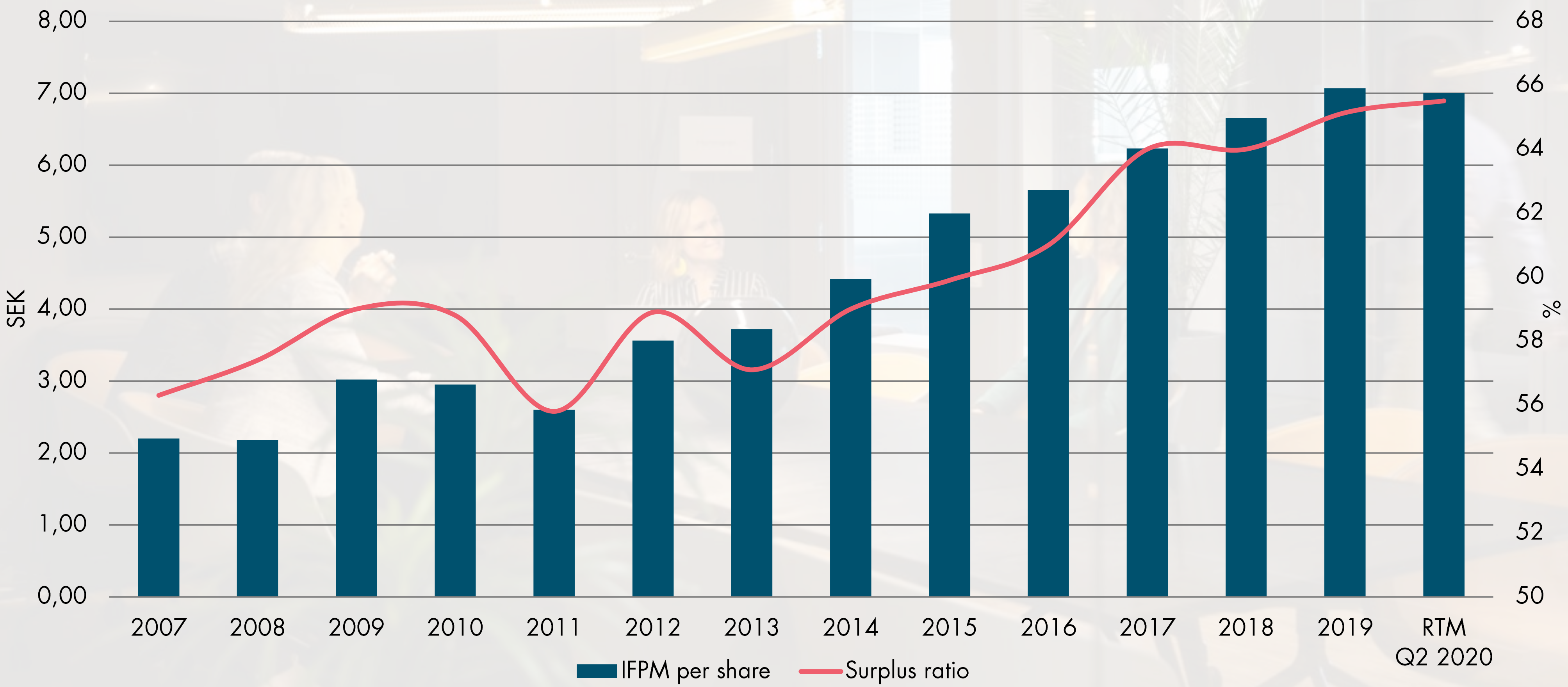
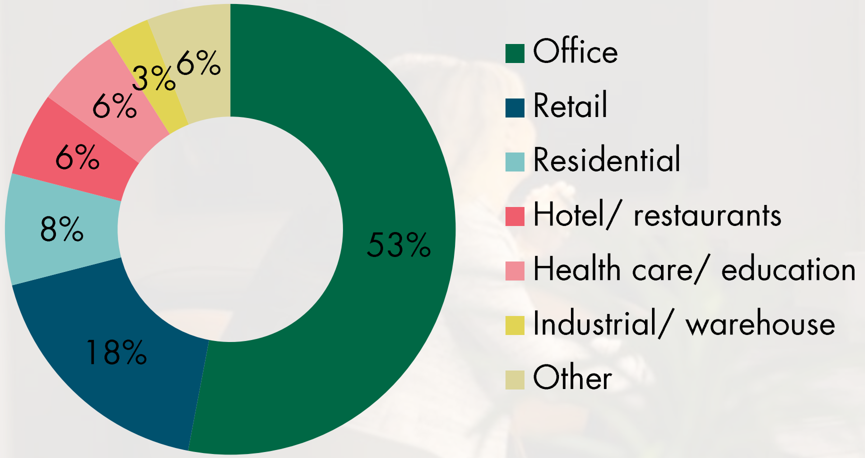
CASHFLOW AND EFFICIENCY

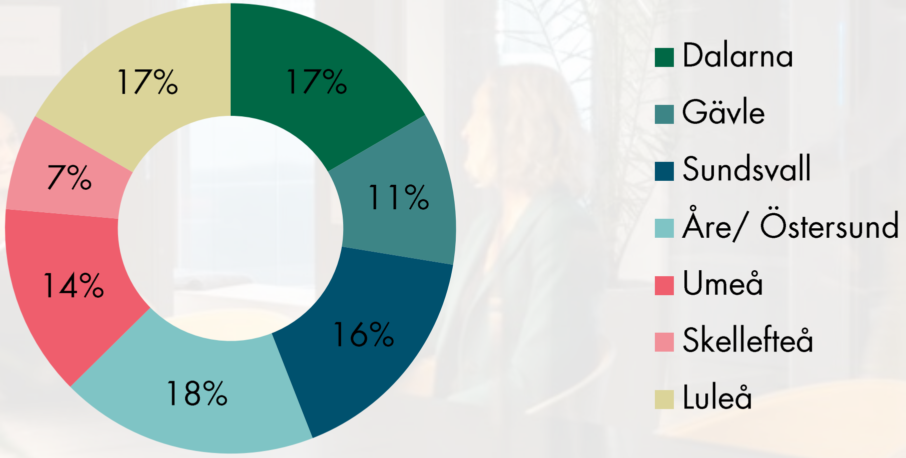


DIVERSIFIED TOPLINE

RENTAL VALUE PER TYPE OF PREMISES



RENTAL VALUE PER BUSINESS AREA



1,830
Contracted rental income, SEKm

4,700
No. of rental contracts

17%
Ten largets tenants, share of total

TEN LARGEST TENANTS

Tenants at 30 June, 2020	Public related	No. of contracts	Annual contract value, SEK '000	Average lease terms, years
Swedish Transport Administration		25	70,299	9.2
Östersund Local Authority		118	37,765	2.5
Swedish Police Authority		30	30,189	8.9
Swedish Public Employment Service		32	28,874	1.8
Swedish Social Insurance Agency		20	25,142	3.5
Folksam ömsesidig sakförsäkring		42	22,337	4.1
Falun Local Authority		11	22,215	5.3
Telia Sverige AB		33	21,803	8.6
Swedish Migration Board		10	21,786	1.8
Swedbank AB		12	21,551	3.4
Total, largest tenants		**333**	**301,961**	**5.8**

27%

Rental income from public related tenants

PROPERTY PORTFOLIO

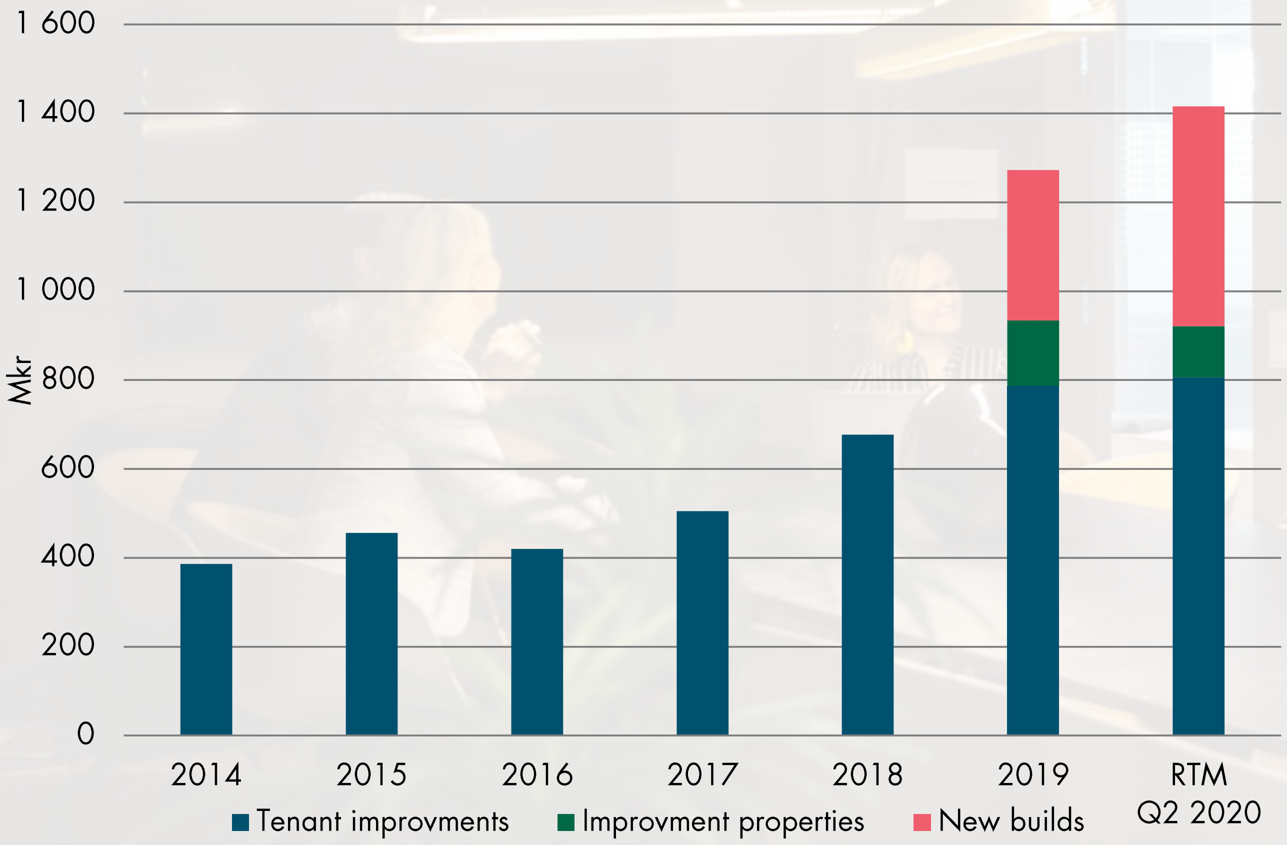
	SEKm	No.
Property portfolio, value, 1 Jan	**22,885**	**333**
Acquisitions	38	2
Investments in new builds, extensions and conversions	726	
Divestments	-	-
Unrealized change in values	-143	
Property portfolio, value, 30 June	**23,506**	**337[1]**

[1]= Two properties has been registrated out of Noten 5, Umeå.

Lower inflations assumptions has effected unrealized change in values by SEKm -138

	SEKm	%
Operating Surplus, etc.	60	42
Yield	83	58
Total	**-143**	**100**

PROJECT AND CAPEX



RESIDENTIALS, ÖSTERSUND
SEK147m, Q4 2020, 85 apartments

HOTEL, SUNDSVALL
SEK444m, Q2 2021, 14,350 sq.m.

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

HOTEL, UMEÅ
SEK410m, Q3 2022, 14,500 sq.m.

OFFICE, BORLÄNGE
SEK500m, Q3 2022, 31,000 sq.m.

OFFICE, UMEÅ
SEK350m, Q3 2022, 10,000 sq.m.

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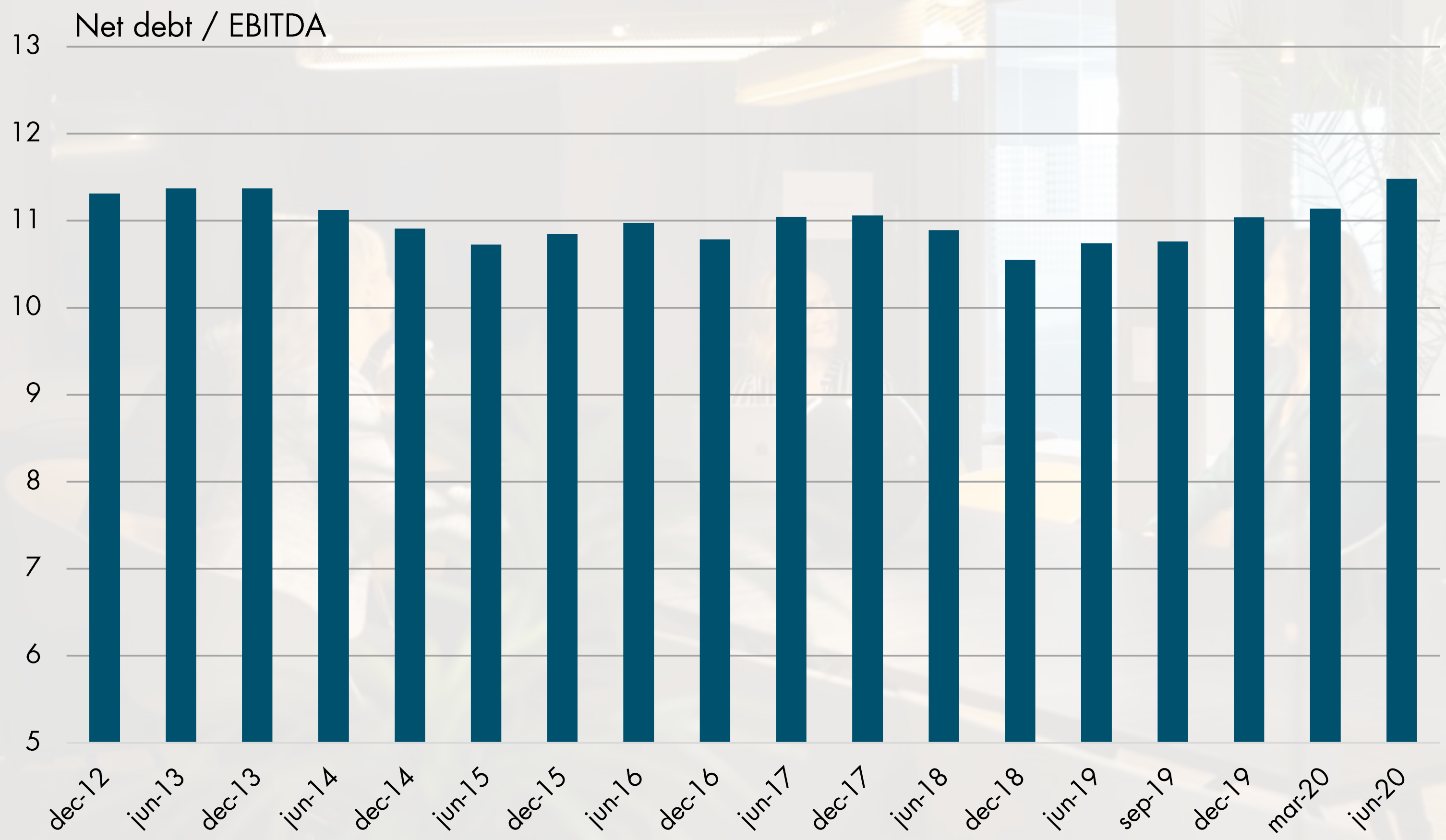
FINANCING



LTV, %
54,9

AVERAGE INTEREST RATE, %
1.3

FIXED RATE TERMS, YEARS
0.3

LOAN DURATION, YEARS
3.1

KEY RATIOS

CASH FLOW PER SHARE, SEK :
3.15 (3.24)

NET DEBT / EBITDA :
11.5 (10.7)

EQUITY RATIO, %:
35.5 (35.8)

ICR, TIMES :
5.7 (6.7)

EPRA NAV, PER SHARE, SEK :
73.8 (68.7)

RETURN ON EQUITY, RTM, %:
9.5 (16.0)

GROWTH IN IFPM PER SHARE, RTM, %:
0 (10.8)

OUTLOOK

OUTLOOK

- INCREASED ACTIVITY
- PROACTIVE MEASURES
- BUSINESS MODEL AND MARKET
- ONGOING TRENDS

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Q&A

THANK YOU

CONTACT

JOHAN DERNMAR
IR
+46 10-470 95 20
johan.dernmar@dios.se

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