



INTERIM REPORT

1 JANUARY–30 SEPTEMBER 2024



The period in brief

THE PERIOD JANUARY – SEPTEMBER 2024

- Rental income increased by 20.1 percent and amounted to SEK 1,009m (840). For comparable portfolio rental income increased by 6.0 percent.
- Net operating income increased by 21.9 percent and amounted to SEK 645m (529). For comparable portfolio, net operating income increased by 6.6 percent.
- Profit from property management amounted to SEK 123m (123).
- Changes in property values amounted to SEK -1,383m (-4,073). During the period, SEK 336m was invested.
- Profit/loss for the period amounted to SEK -1,380m (-3,957).

THIRD QUARTER 2024

- Rental income increased by 19.8 percent and amounted to SEK 357m (298).
- Net operating income increased by 18.3 percent and amounted to SEK 252m (213).
- Profit from property management amounted to SEK 85m (97).
- Changes in property values amounted to SEK -265m (-807). During the quarter, SEK 127m was invested.
- Profit/loss for the period amounted to SEK -338m (-750).

SIGNIFICANT EVENTS DURING AND AFTER THE QUARTER

- During the quarter construction of three new development projects started: in Stockholm, Nacka and Skellefteå. The projects encompass 540 apartments overall, with a total estimated annual rental value at completion of SEK 82m.
- During the quarter 80 apartments were completed in a new development project in Karlstad, with an annual rental value of SEK 8m.
- After the quarter the Company's shares were listed on Nasdaq First North Premier Growth Market. More than 10,000 new shareholders were added in conjunction with the listing and all debt to owners was repaid.
- After the quarter Sveafastigheter refinanced bank debt of SEK 1,077m maturing in 2024 with new loan that matures in 2027. The Company also signed a credit facility agreement of SEK 1,000m.

KEY RATIOS

	2024 Jan–Sep	2023 Jan–Sep	2024 Jul–Sep	2023 Jul–Sep	2023 Jan–Dec
Rental income, SEKm	1,009	840	357	298	1,126
Net operating income, SEKm	645	529	252	213	685
Profit from property management, SEKm	123	123	85	97	47
Value change investment properties, SEKm	-1,383	-4,073	-265	-807	-4,704
Profit/loss for the period, SEKm	-1,380	-3,957	-338	-750	-4,384
Earnings per share, SEK	-11.78	n/a	-1.69	n/a	n/a
NOI margin, %	64	63	71	71	61
NOI margin incl. property administration, %	56	58	64	67	55
Occupancy rate, %	94.7	95.0	94.7	95.0	94.3
Market value of properties, SEKbn	27.7	25.1	27.7	25.1	24.8
Number of apartments managed	14,547	12,568	14,547	12,568	12,562
Number of apartments currently under construction	1,150	1,293	1,150	1,293	1,293
Number of apartments currently in project development	6,680	7,530	6,680	7,530	7,795
Loan-to-value ratio, %	43	47	43	47	50
Interest coverage ratio (12 mths), multiple	2.1	n/a	2.1	n/a	2.4
Long-term net asset value, SEKbn	15.7	14.6	15.7	14.6	14.2
Long-term net asset value, SEK/share	78.68	n/a	78.68	n/a	n/a

For definitions and calculation of key ratios see pages 25–28.

+20.1%

Rental income vs. Jan–Sep 23

645

Net operating income, SEKm

27.7

Property value, SEKbn

1,150

Number of apartments currently under construction

78.68

Long-term net asset value, SEK/share

43%

Loan-to-value ratio

Sweden's largest publicly listed pure-play residential company

Sveafastigheter has shown during the quarter that we are delivering according to our strategy, where the focus is increased profitability and growth. In October we completed the listing of our shares on Nasdaq First North Premier Growth Market and in connection with this welcomed over 10,000 new shareholders. As an independent company with a diversified ownership we have the opportunity to achieve the full potential of our property portfolio and development portfolio. Now the work towards our vision to be Sweden's best residential company continues.

Sveafastigheter is now Sweden's largest publicly listed pure-play residential company with 14,550 apartments under its management, 1,150 apartments under construction and 6,680 apartments in project development. The Group was formed in June this year through a restructuring in which residential properties from three separate companies create our property portfolio. Prior to that our organisation had managed just over half of the portfolio. Within our portfolio 5,200 apartments are managed externally until the end of the year and we are now preparing to take over, after which we can apply our value-adding management philosophy to the entire property portfolio.

Some parts of the financial results are therefore not representative of Sveafastigheter, and the restructuring and formation of Sveafastigheter have contributed to higher administrative costs and taxes this year compared to what the financial result will look like going forward.

STRENGTHENED PROFITABILITY

Our focus is on organic growth and increased profitability. Although we will not be managing the entire portfolio until January next year, we see clear signs that our strategy is delivering according to plan. Our rental income increased by 20.1 percent compared with the previous year, mainly driven by the completion of 1,020 apartments from ongoing construction and the outcome of annual renegotiations, where the rent increase for 2024 was 5.2 percent. Rental income in comparable portfolio increased by 6.0 percent during the same period.

Net operating income increased by 21.9 percent and in comparable portfolio by 6.6 percent. The fact that our net operating income is increasing at a faster rate than our rental income shows that our focus on strengthening the NOI margin is starting to have results. Our administrative costs are temporarily burdened by costs attributable to establishing Sveafastigheter and form the organisation. Nevertheless, the NOI margin including property administration is stable, which means that we are on the right track towards the goal of reaching a NOI margin including property administration of 70 percent within five years.

Increasing the occupancy rate is a priority for us and we are pleased that it has increased to 94.7 percent, compared with 94.3 percent in the previous quarter. Occupancy rates can fluctuate between individual quarters, important is the long-term trend – and here we feel confident with the plan we are working on.

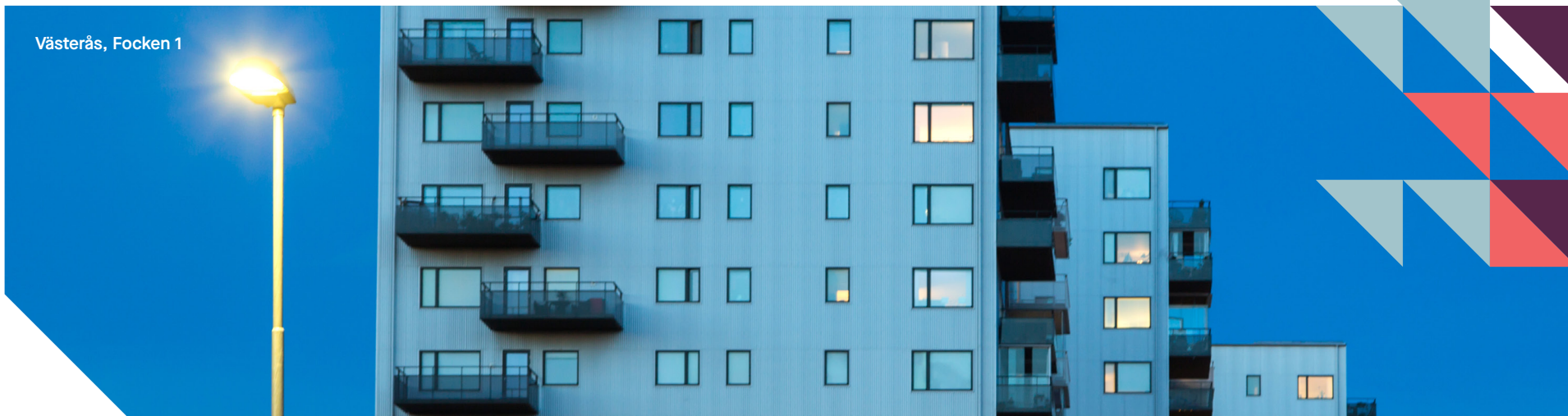
By lowering our energy consumption we reduce both our property expenses and our climate impact. This is usually achieved by making investments with good profitability and since the beginning of the year we have invested SEK 39m in energy projects. There is also great potential in upgrading apartments in our portfolio with high profitability. We have a standardised process for apartment upgrades that we call Hemlyft. Our target is to upgrade 2,000 apartments over the next five years and we will gradually increase the pace to reach that target.

There are clear economies of scale in being a large, pure-play residential company where large parts of the operations are carried out by our internal organisation. During the autumn





Västerås, Focken 1



we therefore decided that our customer service, which is currently managed externally, should be carried out using our own personnel. This is an example of the measures we are taking to benefit from the economies of scale that exist within Sveafastigheter, while at the same time creating the conditions for increased satisfaction among our tenants.

CONTINUED GROWTH THROUGH NEW CONSTRUCTION

Our new developments create profitable organic growth of the property portfolio. Of our 14,550 apartments, 1,620 apartments are from new developments completed since 2023, with 1,020 of these apartments having been completed in the year to date.

During the quarter we started construction of 540 apartments and we now have a total of 1,150 apartments in ongoing construction. We can start construction in times when few are doing so is because we have projects in strong locations, with 93 percent of our development portfolio located in the Stockholm-Mälardalen region, we also have an experienced project organisation that can develop cost-effective projects and we have a strong financial position.

As long as the profitability of the projects is solid, we will continue to start new projects. Our target is to start construction of 600–800 apartments per year; apartments that come from our development portfolio of 6,680 apartments. The development portfolio has been built up over a period of 10 years, a task that has required long-term relationships with

municipalities and us to have delivered high-quality projects over the years. We have built almost 3,000 apartments over this 10-year period and several of our projects have won awards. We intend to continue to add building rights to our development portfolio through, above all, new land allocations.

LOW FINANCIAL RISK

After ten consecutive quarters with increased yield requirements and declining property values, we have seen this quarter that property values have stabilised as the average yield requirement is unchanged from the previous quarter. Since February this year the Riksbank has lowered the policy rate from 4.0 percent to 2.75 percent and has communicated that further rate cuts may take place in the near future. The fact that we in this market situation have a loan-to-value ratio of 43 percent, with 86 percent of the debt portfolio consisting of secured loans from Nordic banks and 14 percent of bonds, means that we have a strong financial position and low financial risk.

PLATFORM FOR PROFITABLE GROWTH

This year the rent increase landed at 5.2 percent and we have now begun negotiations for next year. For part of the portfolio we signed two-year agreements, where the average increase for 2025 is 4.6 percent. We can state that some parties have tested the level of rents for 2025 in the recently introduced independent dispute resolution

procedure. The outcome following these proceedings is above 5.1 percent. This autumn we have appointed a newly established role of rent negotiation strategist, which will help to strengthen our rent development going forward in the annual negotiations, our apartment upgrades and value in use tests where we raise the general rent level.

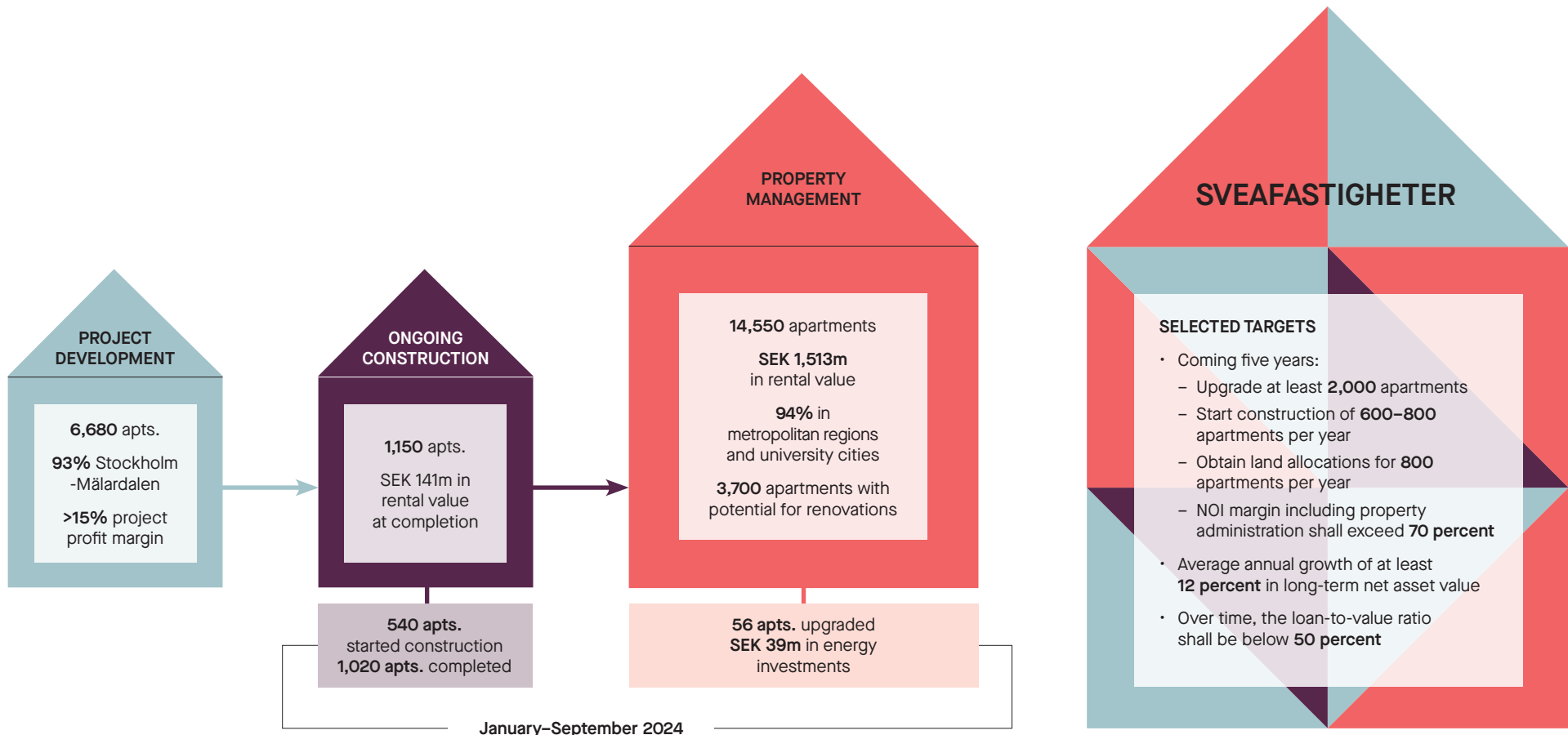
During the year we have formed the organisation and established our vision, business plan and goals. The entire organisation is geared towards operational efficiency and increased profitability. With an experienced organisation that manages a large and attractive investment and development portfolio, together with a conservative capital structure and our operational goals, we have a very strong platform to start from. Focusing on organic and profitable growth and the well-being of our tenants, we will create homes where current and future generations thrive and feel safe.

Erik Hävermark,
CEO Sveafastigheter



Owens, manages and develops homes for all

Sveafastigheter owns, manages and develops a range of attractive rental apartments in growth regions across Sweden, focusing on tenants' well-being and the Company's profitability, and with a commitment to the local community and strong sustainability efforts. An extensive project development portfolio enables new construction in locations where the demand for residential properties is high and which, upon completion, adds a profitable organic growth of the management portfolio.





Tangible sustainability efforts in the core business

Sveafastigheter has won awards for its sustainability work in the residential properties on a number of occasions. The work to make the entire portfolio even more sustainable is now continuing through specific action plans, for instance on climate neutrality.

Sveafastigheter works to promote sustainability throughout its operations and value chain. The overall goal is to develop sustainable and safe living environments, and weave sustainability into everything that Sveafastigheter does. Sveafastigheter's sustainability efforts are an integral part of the Company's management and new development.

DOUBLE MATERIALITY ASSESSMENT COMPLETED

During the autumn Sveafastigheter carried out a double materiality assessment with the aim of identifying the Company's material sustainability topics, to prepare the Company for the EU's new Corporate Sustainability Reporting Directive (CSRD). Sveafastigheter is subject to the CSRD reporting requirements and sustainability reporting for the financial year 2025 .

Ten material sustainability topics for Sveafastigheter were identified, which have been validated by the Company's executive management. The material topics will determine the content of Sveafastigheter's sustainability reporting and sustainability efforts going forward.

CONTINUED HIGH FOCUS ON CLIMATE EFFORTS

Sveafastigheter has a long-term ambition to become a climate-neutral company and during the autumn the Company's climate goals team began collecting climate data for scopes 1-3 for the year 2024. In addition, the Company has begun to develop actual emission reduction targets up to the year 2030 according to the new criteria that the Science Based Targets initiative (SBTi) has established for the buildings sector.

Sveafastigheter works to improve energy performance throughout the property portfolio, with a particular focus on the poorest performing buildings. During the period SEK 39m was invested in profitable projects that improved energy performance.

SAFE AND ATTRACTIVE RESIDENTIAL AREAS

Sveafastigheter is a long-term and present property manager, working to ensure that the Company's residential areas are safe and attractive. Sveafastigheter strengthens social cohesion in its residential areas, for instance through a close dialogue with

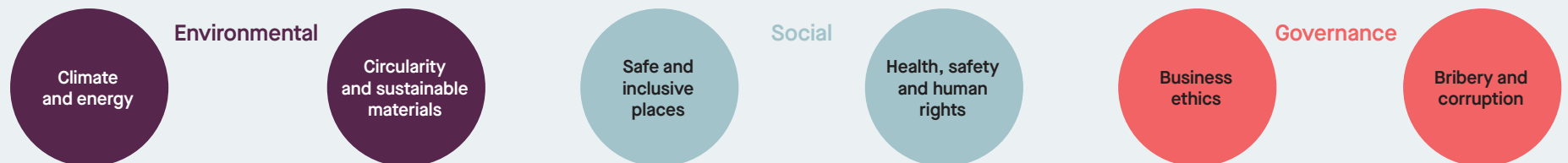
tenants, by organising neighbourhood-wide activities every year, and by supporting and collaborating with a number of civil society organisations and local property owners' associations.

Sveafastigheter uses social value creation analysis in all new development projects to ensure that the homes built meet people's and society's needs. This is done in close collaboration with municipalities, local actors and tenants.

Every year Sveafastigheter offers summer jobs in areas of property management to youngsters living in the Company's regions. In 2024 Sveafastigheter employed 45 young people in summer jobs. During the year Sveafastigheter also offered internships within the management organisation.

As part of further strengthening the Company's work on social sustainability, during the autumn Sveafastigheter appointed a Head of Social Sustainability.

SVEAFASTIGHETER'S SUSTAINABILITY EFFORTS ARE AN INTEGRAL PART OF THE BUSINESS MODEL AND ARE CAPTURED BY SIX FOCUS AREAS





Property portfolio

Investment properties

Sveafastigheter owns, manages and develops long-term rental apartments in growth regions across Sweden with a value of SEK 27.7bn. Management is based on being present, committing locally as well as placing sustainability at the forefront in new construction.

THE PROPERTY PORTFOLIO

At the end of the period the market value of the property portfolio amounting to SEK 27.7bn. The portfolio consists of investment properties amounting to SEK 24.5bn, properties classified as ongoing construction amounting to SEK 1.2bn, and project development and building rights amounted to SEK 2.0bn.

INVESTMENT PROPERTIES

The investment properties consist of both acquired and self-developed residential properties, spread across four markets, with 94 percent of the portfolio located in either Sweden's three metropolitan regions or university cities. The portfolio consists of 14,550 apartments spread over 263 properties with a total lettable area of 998,000 sqm. The investment properties have an occupancy rate of 94.7 percent and a market value totalling SEK 24.5bn, which corresponds to SEK 24,510 per square metre.

Sveafastigheter also provides external asset management for SBB covering approximately 3,950 apartments, an assignment that has a positive impact on revenues.

MANAGEMENT WITH LOCAL PRESENCE

Sveafastigheter has a centrally controlled management organisation that is local and present. This enables economies of scale in the business while identifying and managing local needs in order to develop and maintain attractive and safe residential environments where tenants thrive. The mantra within the management organisation is 'helt, rent, snyggt och tryggt'.

Through a local and active presence and a continuous dialogue with tenants, the local community and the municipalities, Sveafastigheter not only creates good living environments but also contributes to positive social development.

MANAGEMENT WITH VALUE-ADD

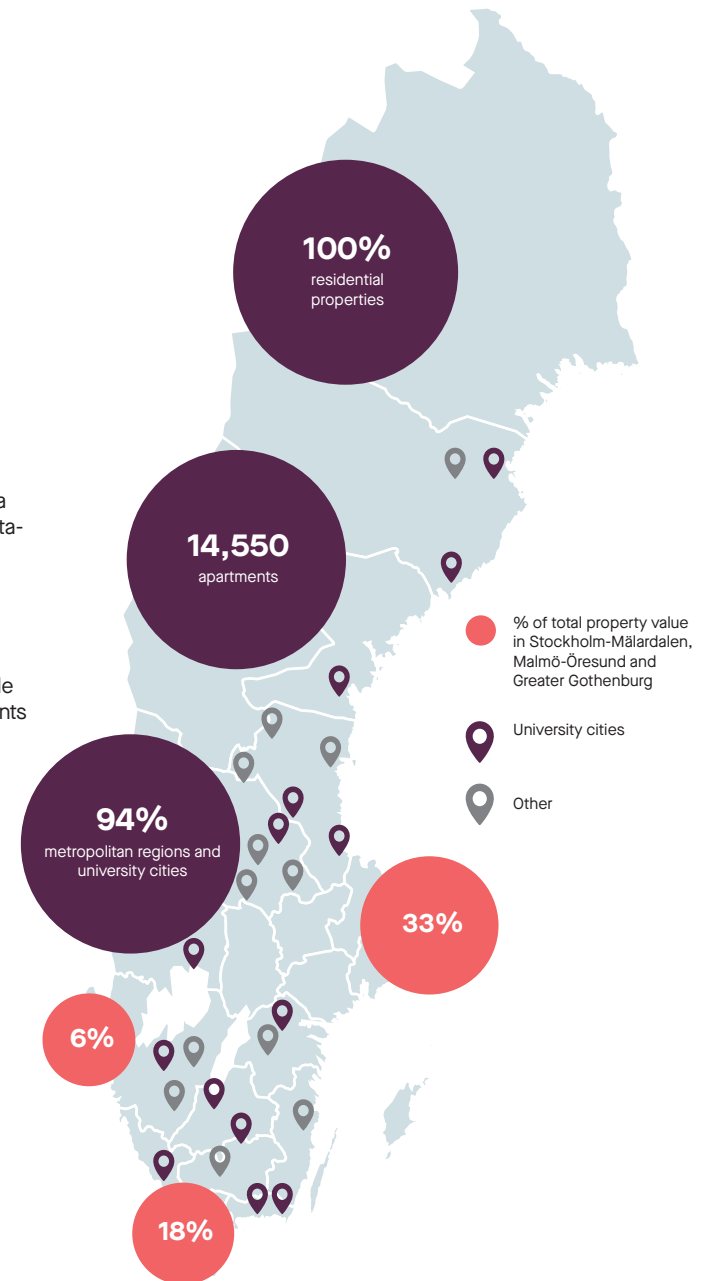
The local teams provide the right prerequisites for active and value-add property management.

The energy use in the property portfolio is continuously monitored, and measures are implemented and investments made to reduce energy demand. As Sveafastigheter is essentially responsible for all energy costs, these investments generate a good return. During the period SEK 39m was invested in profitable energy projects.

There is potential to increase rental income and the noi margin in the property portfolio by upgrading apartments when tenants move out. Sveafastigheter has a standardised process for these upgrades called 'Hemlyft'. Sveafastigheter is preparing to upgrade 2,000 apartments over the next five years. A total of 56 apartments have been upgraded since the beginning of the year.

10 LARGEST LOCATIONS

Municipality	Property value, SEKm	Share of portfolio
Greater Stockholm	5,680	23%
Linköping	2,616	11%
Skellefteå	1,902	8%
Västerås	1,649	7%
Helsingborg	1,481	6%
Höganäs	1,135	5%
Borås	943	4%
Falun	804	3%
Umeå	685	3%
Kävlinge	648	3%
Total	17,543	72%



Property portfolio

INVESTMENT PROPERTIES PER MARKET

	PROPERTY PORTFOLIO						EARNINGS CAPACITY									
	Number		Lettable area, sqm		Market value		Rental value		Occupancy rate	Rental income		Property expenses		Net operating income	NOI margin	Average yield requirement
	Apts.	Residential	Commercial	SEKm	SEK/sqm	SEKm	SEK/sqm	%	SEKm	SEKm	SEK/sqm	SEKm	%	%		
Stockholm-Mälardalen region	3,723	217,721	27,073	8,133	33,222	457	1,867	95.4	436	115	469	321	74	4.21		
University cities	5,955	382,978	24,875	9,064	22,224	574	1,406	96.1	552	189	465	362	66	4.33		
Malmö-Öresund area	2,677	181,708	13,257	4,282	21,962	274	1,407	95.7	263	88	452	175	66	4.36		
Greater Gothenburg	882	58,503	2,431	1,463	24,004	86	1,414	95.8	83	26	431	56	68	4.18		
Other	1,310	82,788	6,538	1,520	17,018	122	1,363	81.8	100	43	487	56	56	5.28		
Total	14,547	923,698	74,173	24,461	24,513	1,513	1,516	94.7	1,432	462	463	970	68	4.34		
Property administration												72				
Net operating income incl. property administration												898	63			

The information about ongoing construction and project development on pages 9 and 11 is based on assessments of the size, focus and scope of ongoing construction and project development, as well as on when projects are expected to be started and completed. Furthermore, the information is based on assessments of future investments and rental value. The assessments and assumptions should not be viewed as a forecast. The assessments and assumptions entail uncertainty as regards the projects' implementation, design and size, timetables, project costs, as well as the future rental value. The information about ongoing construction and project development is reviewed regularly, and assessments and assumptions are adjusted as a result of ongoing projects being completed or added and as a result of changing conditions. For projects for which construction has not started, funding has not been signed, which means that the financing of construction investments within project development is an uncertainty factor.

The information in the table above contains details from current earnings capacity on page 10, which also sets out significant assumptions that form the basis for the current earnings capacity.



Properties under ongoing construction

Sveafastigheter is one of Sweden's leading developers of new sustainable homes. The experienced project team executes projects with sustainability solutions at the forefront, from concept to finished buildings. By understanding the needs of each location and through close collaboration with municipalities, architects and contractors a wide range of attractive homes are constructed.

Sveafastigheter's ongoing construction is focused on the Stockholm-Mälardalen region along with selected university cities that have a demand for new housing.

Sveafastigheter has a structured and well-designed process for implementing new development projects. The organisation has long experience of urban development with a focus on building homes in attractive locations with good profitability, good design, efficient floor plans and an emphasis on sustainable solutions.

In the development of new properties, successful sustainability efforts from previous projects are re-used and new solutions are evaluated and tested. Sveafastigheter was an early adopter of energy efficient solutions, having built – among other things – Sweden's first multi-family residential building with energy-plus technology. In addition to energy efficiency in the completed buildings, efforts are made to reduce the climate impact of the development, for example by using new climate-friendly and environmentally friendly materials. A site-specific analysis is carried out to generate social sustainability actions for each individual project.

During the quarter Sveafastigheter completed 80 apartments and started the construction of 540 apartments. The Company now has 1,150 apartments under construction, with the final project expected to be completed during the last quarter of 2026. At completion the ongoing construction is expected to add a rental value of SEK 141m and SEK 2.5bn in property value.

REMAINING INVESTMENTS IN ONGOING CONSTRUCTION

Amounts in SEKm	2024	2025	2026
Estimated remaining investment	175	898	236
Estimated future rental value	10	48	83



ONGOING CONSTRUCTION PER MARKET

	Number		Lettable area, sqm		Estimated property value at completion		Rental value, SEKm		Investments, SEKm		Fair value	Yield, %	Gross yield	Gross yield on investment
	Apts.	Projects	Residential	Commercial	SEKm	SEK/sqm	Estimated	SEK/sqm	Estimated	Accumulated	SEKm	%		
Stockholm-Mälardalen region	569	3	30,544	657	1,554	49,802	86	2,772	1,438	541	630	5.6	6.0	
University cities	581	3	23,183	-	972	41,921	54	2,334	891	479	533	5.6	6.1	
Total	1,150	6	53,727	657	2,526	46,442	141	2,585	2,329	1,020	1,163	5.6	6.0	



Earnings capacity

CURRENT EARNINGS CAPACITY

Below is presented the current earnings capacity for the coming 12 months taking into account Sveafastigheter's property portfolio as at 30 September 2024. Current earnings capacity is not a forecast for the next 12 months, but is to be regarded merely as a hypothetical snapshot presented to illustrate income and expenses on an annual basis given the property portfolio and organisation at a specific point in time. The current earnings capacity does not include an assessment of the future development of rents, vacancy rates, property costs, purchase or sale of properties or other factors.

EARNINGS CAPACITY

Amounts in SEKm	Investment properties	Ongoing construction*	Total
Rental value	1,513	57	1,570
Vacancy	-80	-1	-81
Rental income	1,432	57	1,489
Property expenses	-462	-10	-472
Net operating income	970	47	1,017
Property administration	-72	-2	-74
Net operating income incl. property administration	898	45	943
Other income	53	-	53
Central administration	-148	-3	-151
Result before financial items and changes in value	803	42	845

* Includes only projects expected to be completed within the coming 12 months

BASIS FOR CALCULATING EARNINGS CAPACITY

The following is a description of the main assumptions underlying the current earnings capacity:

- Contracted rental value on an annual basis (including supplements and rent discounts) as well as other property-related income based on leases in effect on the closing date plus negotiated rents for vacant apartments and assessed rent for vacant premises.
- Vacancies as at the balance sheet date, including temporary vacancies, have been included on a full-year basis. For project properties completed in the last three quarters the property portfolio's average vacancy rate is applied if the vacancy rate of the project property exceeds the average.
- Property costs consist of operating and maintenance costs as well as property tax. Operating and maintenance costs are based on the Company's cost base in a normal year for a 12-month period. Property tax has been calculated based on the properties' latest assessed values.
- Other income relates to compensation for the external property management assignment for SBB.
- Administration costs have been calculated based on the organisational structure as at the balance sheet date. SEK 42m under central administration refers to the cost for providing property management for SBB.
- Information about ongoing construction is based on assessments of similar properties in the same or corresponding regions or microlocations. Only projects that are expected to be completed in the coming 12 months are included.

Skellefteå, Bågaren 7





Properties in project development and building rights

With solid experience, broad knowledge and innovation capability, Sveafastigheter develops residential properties with sustainability solutions at the forefront in attractive growth regions for its own long-term management.

PROJECT DEVELOPMENT

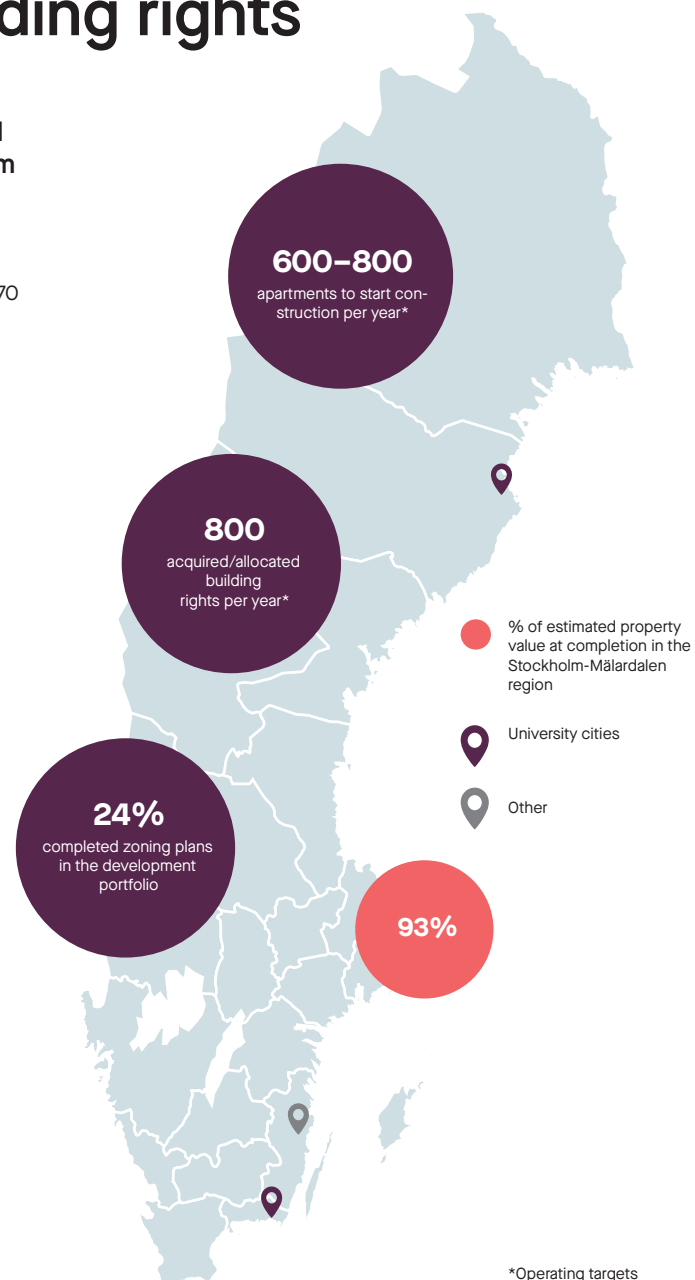
In projects that are under development, active efforts are made to prepare the projects for future construction. Sveafastigheter's project organisation has long experience of identifying attractive sites, developing new homes in close cooperation with municipalities and other stakeholders, and developing projects with a focus on creating attractive living environments that prioritise sustainability. Great emphasis is placed on the site analysis that is carried out before a project concept is produced. In close dialogue with municipalities and the local community, site-specific solutions are developed for each project with regard to technical innovations, carbon-reducing solutions and also social sustainability measures. Feedback from Sveafastigheter's tenants and management organisation from completed projects is incorporated into future projects in order to continually improve the quality of accommodation and profitability.

Sveafastigheter focuses on developing new homes in the Stockholm/Mälardalen region.

The portfolio covers a total of 6,680 apartments, of which 5,370 are rental apartments and 1,310 are tenant-owned residential rights and ownership rights. 93 percent of the development portfolio is located in the Stockholm-Mälardalen region. The rental projects are estimated to generate an average project profit margin above 15 percent.

BUILDING RIGHTS

Within Sveafastigheter's investment property portfolio there is potential to develop building rights through densification within and adjacent to the properties. For example, this could be on parking areas that are not currently used or spaces that can be changed to a more efficient use, thereby freeing up land area. Today Sveafastigheter has 344,000 sqm gross floor area (GFA) in its building rights portfolio, of which 132,000 sqm GFA has gained legal force. If it is decided that the building right is to be actively prepared for future construction, it is transferred to project development.



PROJECT DEVELOPMENT, RENTAL APARTMENTS PER MARKET

	Number		Lettable area, sqm		Estimated property value at completion		Rental value		Fair value
	Apts.	Projects	Residential	Commercial	SEKm	SEK/sqm	SEKm	SEK/sqm	SEKm
Stockholm-Mälardalen region	4,629	34	230,738	18,477	13,946	55,960	715	2,868	1,894
University cities	695	4	34,576	0	1,470	42,524	85	2,445	77
Other	45	1	2,017	-	70	34,720	4	1,950	1
Total	5,369	39	267,331	18,477	15,486	54,185	803	2,810	1,972

*Operating targets



Valuation

INVESTMENT PROPERTIES

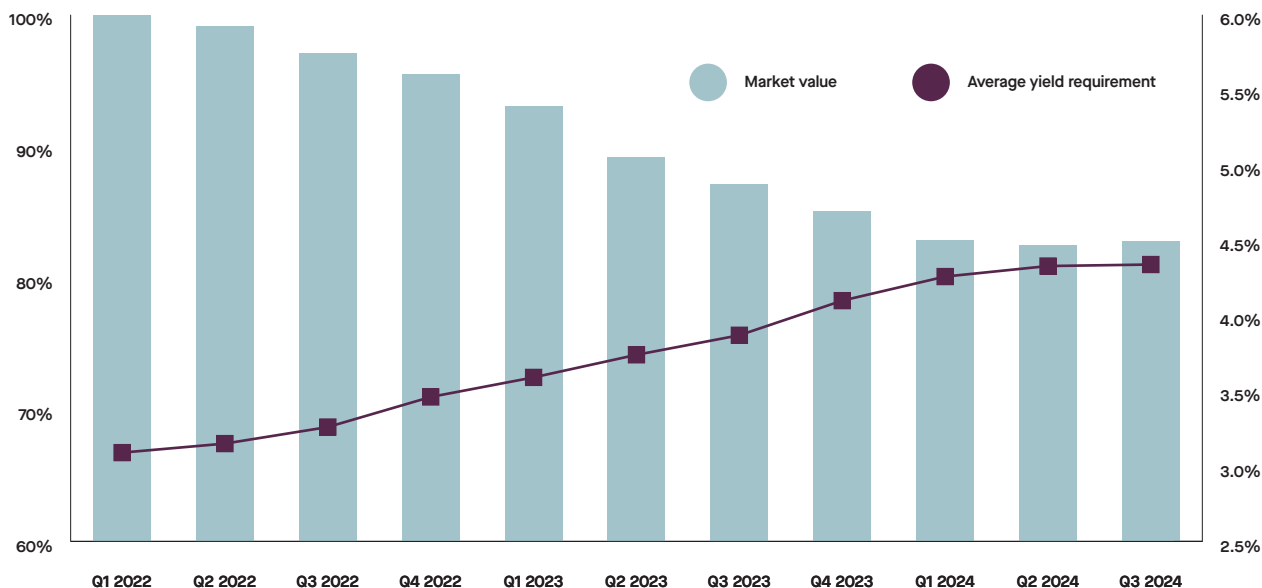
The fair value of the entire property portfolio is based on external valuations conducted quarterly by Savills and Newsec. The fair value of investment properties amounted to SEK 24.5bn (20.4) at the end of the period. The appraisals were based on analysis of future cash flows for each property, taking into account current lease terms, the market situation, rent levels, costs for operation, maintenance and property administration, and investment needs. The average yield requirement in the valuations was 4.34 percent at the end of the period, which is unchanged from the previous quarter. The property value includes SEK 0.2bn of building rights that have been valued according to the location price method, which means that the value is estimated by comparison with prices for similar building rights. Fair value has thus been estimated in accordance with IFRS 13 level 3.

SENSITIVITY ANALYSIS

The property valuations have been made according to accepted principles based on certain assumptions. The table below presents how the value is impacted by a change in certain parameters assumed for the valuation. The table provides a simplified illustration, as a single parameter is unlikely to change in isolation.

Amounts in SEKm	Change	Impact on value
Rental value	+/-5%	1,643/-1,648
Property expenses	+/-5%	-536/531
Discount rate	+/-0.25%pt	-1,269/1,422
Valuation yield	+/-0.25%pt	-1,292/1,450

VALUE GROWTH AND AVERAGE YIELD REQUIREMENT FOR COMPARABLE PORTFOLIO



CHANGES IN THE PROPERTY PORTFOLIO

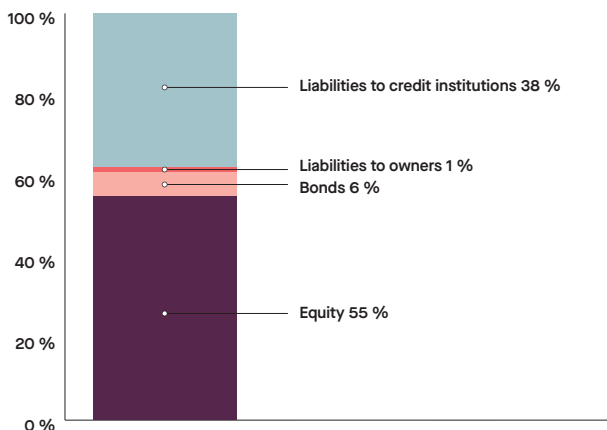
Amounts in SEKm	
Investment properties	
Opening balance, 1 Jan 2024	20,398
Acquisitions	3,839
Investments	68
Unrealised changes in value	-477
Reclassification from properties under ongoing construction	633
Closing balance, 30 Sep 2024	24,461
Properties under ongoing construction	
Opening balance, 1 Jan 2024	1,431
Acquisitions	101
Investment	190
Unrealised change in value	-121
Reclassification to investment properties	-633
Reclassification to properties held for sale	-92
Reclassification from project development and building rights	287
Closing balance, 30 Sep 2024	1,163
Project development and building rights	
Opening balance, 1 Jan 2024	2,956
Acquisitions	65
Investment	78
Unrealised change in value	-785
Reclassification to properties under ongoing construction	-287
Closing balance, 30 Sep 2024	2,027
Total closing balance, 30 Sep 2024	27,651



Financing structure with low risk

Sveafastigheter's market position and portfolio of residential properties in a regulated market have the capacity to generate steadily increasing rental income. Combining this with a balanced financial structure guarantees low risk and long-term financial stability.

FINANCING SOURCES



INTEREST-BEARING LIABILITIES

Sveafastigheter's funding is diversified between seven Nordic banks. At the end of the period, interest-bearing liabilities amounted to SEK 12,144m, of which interest-bearing liabilities to credit institutions amounted to SEK 10,152m, liabilities to bondholders amounted to SEK 1,666m and liabilities to owners to SEK 326m. After the end of the period and in connection to listing Sveafastigheter on Nasdaq First North Premier Growth Market the debt to owner has been repaid. The loan-to-value was 43 percent and capital maturity was 3.2 years. 5 percent of the total loan volume to credit institutions is classified as green. In time, Sveafastigheter intends to increase the proportion of green financing. The company's strong and consistent focus on sustainability lays a solid foundation for this.

During the quarter the bonds in an amount of SEK 1.7bn, that were issued at the end of the second quarter, were settled. The bonds provide further diversification of the capital sources,

which in turn reduces the refinancing risk, provides potentially lower costs when raising capital in the future and larger flexibility to finance the investments.

After the end of the period, Sveafastigheter has refinanced debt of SEK 1,077m maturing in 2024 with new loan that mature in 2027.

INTEREST RATE RISK AND INTEREST RATE HEDGES

Sveafastigheter's ambition is to minimize the cash flow effect of unexpected changes in market interest rates. Sveafastigheter monitors and implements measures to limit the interest rate risk. The interest rate risk is managed using interest rate derivatives or through long-term loans with a fixed interest rate. At the end of the period, the interest rate maturity was 3.6 years, and the average interest rate was 3.17 percent.

	Targets	30 Sep 2024
Interest-bearing liabilities, SEKm		12,144
Hedged and fixed interest, %		99
Loan-to-value, %	< 50	43
Debt/EBITDA ratio, multiple		23
Debt/EBITDA ratio based on earnings capacity, multiple	< 15	15
Interest-coverage ratio (12 months), multiple	>1,5	2,1
Average interest rate, %		3.17
Capital maturity per year		3.2
Interest maturity per year		3.6

Year of Maturity	Interest maturity			Capital maturity	
	Nominal amount, SEKm	Interest, %	Share, %	Nominal amount, SEKm	Share, %
2024	132	-2.81	1	1,077	9
2025	541	4.82	4	326	3
2026	261	2.72	2	1,934	16
2027	6,427	2.46	53	6,427	53
2028	200	4.48	2	115	1
> 2028	4,584	4.12	38	2,266	18
Total / Average	12,144	3.17	100	12,144	100



LIQUIDITY AND CREDIT FACILITIES

Sveafastigheter's capital sources must always exceed the capital uses over the next 18 months, and investments are only initiated when there is sufficient liquidity for it.

Bank loans and credit facilities must, under normal market conditions, be extended at the latest one year before the maturity. To limit risk, Sveafastigheter should own properties that

have good liquidity over the business cycle.

After the end of the period, the company entered into a revolving credit facility agreement of SEK 1,000m.



Consolidated income statement

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Rental income	1,009	840	357	298	1,126
Property expenses					
Operating costs	-300	-244	-80	-67	-342
Maintenance	-48	-53	-19	-14	-80
Property tax	-16	-14	-6	-4	-20
Total property expenses	-364	-311	-105	-85	-441
Net operating income	645	529	252	213	685
Other income from property management	46	23	11	7	34
Administration	-222	-117	-72	-36	-217
Result before financial items and changes in value	470	435	192	184	503
Value changes, investment properties	-1,383	-4,073	-265	-807	-4,704
Impairment/write-down of goodwill	0	-24	0	-	-24
Operating profit/loss	-913	-3,661	-74	-623	-4,225
Income from joint ventures	95	-290	-	-152	-322
Interest income and similar items	3	87	1	36	9
Interest expense and similar items	-393	-396	-107	-126	-464
Leasing expenses	-3	-2	-1	0	-2
Value changes in financial instruments	-143	-66	-122	-4	-57
Profit/loss before tax	-1,354	-4,328	-302	-869	-5,061
Current tax	-105	-52	-73	-45	-23
Deferred tax	79	423	38	164	700
PROFIT/LOSS FOR THE PERIOD	-1,380	-3,957	-338	-750	-4,384
Profit/loss for the period attributable to:					
Owners of the parent	-1,380	-3,957	-338	-750	-4,384
PROFIT/LOSS FOR THE PERIOD	-1,380	-3,957	-338	-750	-4,384
Earnings per share, SEK	-11.78	n/a	-1.69	n/a	n/a

COMMENTS ON THE CONSOLIDATED INCOME STATEMENT

The financial statements presented in this report for periods prior to the formation of the Group in June 2024 are composed of combined financial statements and thereafter consolidated financial statements.

INCOME

Rental income increased to SEK 1,009m (840). The increase refers mainly to the completion of 1,020 apartments from ongoing construction and yearly renegotiations in the existing portfolio. In comparable portfolio rental income increased by 6.0 percent. At the end of the period the occupancy rate was 94.7 percent. Other income amounted to SEK 46m (23), of which SEK 35m relates to the external management agreement with SBB and SEK 11m relates to services provided for the joint venture that was dissolved in the second quarter.

PROPERTY EXPENSES AND NET OPERATING INCOME

Property expenses for the period were SEK -364m (-311). The increase refers mainly to the completed apartments as mentioned above and by increased ariff related costs and snow removal costs. Net operating income was SEK 645m (529) for the period. For comparable portfolio, net operating income increased by 6.6 percent.

ADMINISTRATION

Administration costs for the period amounted to SEK -222m (-117), of which SEK -75m relates to property administration and SEK -147m relates to central administration. Costs related to other income were SEK -42m, of which SEK -31m relates to the external management agreement for SBB. Furthermore, central administration includes costs of SEK -37m related to the structuring of the Sveafastigheter Group and formation of the organisation.

CHANGES IN PROPERTY VALUE

Value changes for the properties were SEK -1,383m (-4,073) during the period, made up of SEK 0m (-350) in realised changes in value and SEK -1,383m (-3,773) in unrealised changes in value. Higher net operating income, partly as a result of general rent development, had a positive effect on unrealised changes in value. Higher yield requirements have impacted unrealised changes in value negatively. For more information see Valuation on page 12.



Consolidated statement of comprehensive income

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Profit/loss for the period	-1,380	-3,957	-338	-750	-4,384
Items that may be reclassified to profit or loss for the period	-	-	-	-	-
COMPREHENSIVE INCOME FOR THE PERIOD	-1,380	-3,957	-338	-750	-4,384
Comprehensive income for the period attributable to:					
Owners of the parent	-1,380	-3,957	-338	-750	-4,384
COMPREHENSIVE INCOME FOR THE PERIOD	-1,380	-3,957	-338	-750	-4,384

COMMENTS ON THE CONSOLIDATED INCOME STATEMENT

INCOME FROM JOINT VENTURES

Income from joint ventures amounted to SEK 95m (-290) for the period, of which SEK 112m relates to the dissolution of the joint venture SBB Kåpan Bostad AB that took place in the second quarter.

INTEREST INCOME AND INTEREST EXPENSE

Interest income for the period amounted to SEK 3m (87) and interest expense amounted to SEK -393m (-396). Interest expense to credit institutions amounted to SEK -256m (-218) and interest expense to owners amounted to SEK -137m (-178).

VALUE CHANGES IN FINANCIAL INSTRUMENTS

Value changes in financial instruments amounted to SEK -143m (-66). The line item mainly consists of value changes of derivatives.

TAX AND PROFIT/LOSS FOR THE PERIOD

Tax for the period was SEK -26m (371), of which SEK -105m (-52) is current tax and SEK 79m (423) is deferred tax attributable to properties and tax-loss carryforwards. Current tax for the period is high because the legal restructuring of the Sveafastigheter Group hindered the utilisation of group contribution opportunities within the Group. Profit/loss for the period amounted to SEK -1,380m (-3,957).

Segment reporting

Amounts in SEKm	Jan-Sep 2024			
	Property management	New development*	Intra-group items and eliminations	Group total
Rental income	1,007	2	-	1,009
Property expenses	-363	-1	-	-364
Net operating income	644	1	-	645
Other administration costs	-	-	46	46
Administration	-	-	-222	-222
Result before financial items and changes in value	644	1	-176	470
Value changes, investment properties	-477	-906	-	-1,383
Impairment/write-down of goodwill	-	-	0	0
Operating profit/loss	167	-905	-176	-913
Income from joint ventures	-	-	95	95
Interest income and similar items	-	-	3	3
Interest expense and similar items	-	-	-393	-393
Leasing expenses	-	-	-3	-3
Value changes in financial instruments	-	-	-143	-143
Profit/loss before tax	167	-905	-617	-1,354
Current tax	-	-	-105	-105
Deferred tax	-	-	79	79
PROFIT/LOSS FOR THE PERIOD	167	-905	-643	-1,380
Market value, properties	24,461	3,190	-	27,651

*Relates to properties in ongoing construction as well as properties in project development and building rights.

Amounts in SEKm	Jan-Sep 2023			
	Property management	New development*	Intra-group items and eliminations	Group total
Rental income	832	8	-	840
Property expenses	-310	-1	-	-311
Net operating income	522	7	-	529
Other administration costs	-	-	23	23
Administration	-	-	-117	-117
Result before financial items and changes in value	522	7	-94	435
Value changes, investment properties	-4,124	51	-	-4,073
Impairment/write-down of goodwill	-	-	-24	-24
Operating profit/loss	-3,602	58	-118	-3,661
Income from joint ventures	-	-	-290	-290
Interest income and similar items	-	-	87	87
Interest expense and similar items	-	-	-396	-396
Leasing expenses	-	-	-2	-2
Value changes in financial instruments	-	-	-66	-66
Profit/loss before tax	-3,602	58	-785	-4,328
Current tax	-	-	-52	-52
Deferred tax	-	-	423	423
PROFIT/LOSS FOR THE PERIOD	-3,602	58	-414	-3,957
Market value, properties	24,460	621	-	25,081

Condensed consolidated balance sheet

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
ASSETS			
Non-current assets			
Intangible non-current assets			
Goodwill	76	77	77
Total intangible non-current assets	76	77	77
Property, plant and equipment			
Investment properties	27,651	25,081	24,786
Land lease agreements	253	54	51
Equipment, machinery and installations	2	1	1
Total property, plant and equipment	27,906	25,136	24,838
Financial non-current assets			
Shares in joint ventures	-	1,739	1,795
Receivables from joint ventures	-	2	2
Derivatives	-	4	1
Financial assets at fair value	-	25	35
Other non-current receivables	25	24	24
Total financial non-current assets	25	1,794	1,857
Total non-current assets	28,007	27,007	26,772
Current assets			
Properties held for sale	102	15	13
Rent receivables	8	19	38
Current receivables from owners	-	3,357	4,029
Other receivables	124	78	333
Prepaid expenses and accrued income	53	291	26
Cash and cash equivalents	342	5,645	316
Total current assets	628	9,405	4,754
TOTAL ASSETS	28,635	36,413	31,526

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
EQUITY AND LIABILITIES			
Equity			
Share capital	1	-	-
Retained earnings	16,050	17,243	17,589
Comprehensive income for the period	-1,380	-3,957	-4,384
Total equity	14,671	13,286	13,205
Non-current liabilities			
Liabilities to credit institutions	8,964	6,630	5,741
Bonds	1,666	-	-
Deferred tax liabilities	939	1,285	1,031
Land lease liabilities	253	54	51
Non-current liabilities to owners	315	7,760	8,265
Derivatives	120	-	-
Other non-current liabilities	5	150	159
Total non-current liabilities	12,262	15,879	15,248
Current liabilities			
Liabilities to credit institutions	1,188	1,778	2,652
Derivatives	7	-	-
Accounts payable	27	40	54
Current tax liabilities	104	59	31
Current liabilities to owners	11	4,675	98
Other liabilities	85	293	54
Accrued expenses and deferred income	279	403	183
Total current liabilities	1,701	7,248	3,073
TOTAL EQUITY AND LIABILITIES	28,635	36,413	31,526



Financial statements

COMMENTS ON THE CONSOLIDATED BALANCE SHEET

The financial statements presented in this report for periods prior to the formation of the Group in June 2024 are composed of combined financial statements, and thereafter are consolidated financial statements.

GOODWILL

Goodwill amounts to SEK 76m (77) at the end of the period. Recognised goodwill attributable to the difference between nominal tax and the deferred tax that is calculated on the acquisition of properties in corporate form which must be recognised in so-called business combinations. The equivalent amount is recognised as deferred tax on properties.

INVESTMENT PROPERTIES

The fair value of the properties amounted to SEK 27,651m (24,786). The increase in value is mainly due to properties added in conjunction with the dissolution of SBB Kåpan Bostad AB, which increased the property value by SEK 3.6m. For further information see Valuation on page 12 and the section on Changes in property value on page 15.

JOINT VENTURES

At the end of the period, shares in joint ventures amounted to SEK 0m (1,795) and receivables from joint ventures and associated companies to SEK 0m (2). In June the Group's joint venture SBB Kåpan Bostad AB, owned jointly with Kåpan Tjänstepension, was dissolved.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of available bank balances and amounted to SEK 342m (316), of which SEK 123m is pledged.

EQUITY

At the end of period, equity attributable to the Parent Company's shareholders amounted to SEK 14,671m (13,205).

DEFERRED TAX

Deferred tax is calculated using a nominal tax rate of 20.6 percent on differences between the recognised values and tax values of assets and liabilities and on tax-loss carryforwards. The deferred tax liability amounted to SEK 939m (1,031) and is largely attributable to investment properties and tax-loss carryforwards.

INTEREST-BEARING LIABILITIES

Interest-bearing liabilities in the Group at the end of the period amounted to SEK 12,144m (12,727), of which SEK 10,152m (8,393) related to liabilities to credit institutions, SEK 1,666m (0) to bonds and SEK 326m (4,334) to liabilities to owners.



Consolidated statement of changes in equity

Amounts in SEKm	Share capital	Retained earnings	Total equity
Equity, opening balance 1 Jan 2023	-	15,047	15,047
Profit/loss for the period	-	-3,957	-3,957
Other comprehensive income	-	-	-
Comprehensive income for the period	-	-3,958	-3,958
Transactions with owner, the SBB Group		-427	-427
Equity, closing balance 30 Sep 2023	-	10,662	10,662
Equity, opening balance 1 Oct 2023	-	10,662	10,662
Profit/loss for the period	-	-428	-428
Other comprehensive income	-	-	-
Comprehensive income for the period	-	-427	-427
Creation of Parent Company	0	-	0
Shareholder contributions	-	10	10
Transactions with owner, the SBB Group	-	2,959	2,959
Equity, closing balance 31 Dec 2023	0	13,205	13,205
Equity, opening balance 1 Jan 2024	0	13,205	13,205
Profit/loss for the period	-	-1,380	-1,380
Other comprehensive income	-	-	-
Comprehensive income for the period	0	-1,380	-1,380
New share issue	1	-	1
Shareholder contributions	-	16,288	16,288
Transactions with owner, the SBB Group	-	-13,443	-13,443
Equity, closing balance 30 Sep 2024	1	14,670	14,671

COMMENTS ON THE CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

At 30 September 2024 the equity amounted to SEK 14,671m (13,205). The equity/assets ratio was 51 percent (42).

Consolidated financial statements in accordance with IFRS have been prepared as at the closing date of 30 September 2024. Comparative periods have been presented according to the method for combined financial reporting. Legal restructuring took place on 28 June 2024 when Sveafastigheter purchased the legal ownership of the companies, assets and liabilities included in the combined statements. Since the assets and liabilities that were legally acquired were already included in the combined financial statements, there is an effect on equity of SEK -13,443m. This is presented as a transaction with the owner. In connection with the transaction Sveafastigheter received a shareholder contribution of SEK 16,288m, which increases equity. The shareholder contribution was settled by converting debts to the owner. The net amount of these transactions was SEK 2,845m.

Consolidated cash flow statement

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Operating activities					
Profit/loss before tax	-1,354	-4,328	-302	-869	-5,061
Adjustment for non-cash items					
<i>Value changes, investment properties</i>	1,381	4,073	265	807	4,704
<i>Income from joint ventures and associated companies</i>	17	291	-	152	322
<i>Income from other assets</i>	-	-	-	-	0
<i>Changes in the value of financial instruments</i>	143	65	122	4	57
<i>Adjustments for other non-cash items</i>	10	6	-2	-5	23
Taxes paid	-31	-52	-6	-45	-22
Cash flow from operating activities before changes in working capital	166	56	76	44	23
Cash flow from changes in working capital					
Increase (-)/decrease (+) in operating receivables	226	-22	-32	190	-12
Increase (+)/decrease (-) in operating liabilities	-28	-186	22	33	-220
Cash flow from operating activities	364	-152	66	267	-209

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Investing activities					
Investments in properties	-311	-937	-101	-298	-1,286
Disposal of properties	-	20	-	-	20
Acquisition of subsidiaries less acquired cash and cash equivalents	-285	-988	-	0	-1,011
Cash flow from financial investments	18	48	19	0	49
Investment/divestment in associated companies/joint ventures	-	0	-	-5	0
Cash flow from investing activities	-578	-1,857	-82	-303	-2,228
Financing activities					
New share issue	-	-	-	0	0
Transactions with shareholders	58	5,524	-549	2,588	1,242
Change in long-term debt	-	-125	-	-6	-593
New loans	1,915	-	-	-	-
Amortization/repayment of loan liabilities	-1,614	-658	-8	-5	-809
Cash flow from financing activities	243	4,742	-557	2,577	-160
Cash flow for the period	26	2,732	-574	2,541	-2,597
Cash and cash equivalents at beginning of year	316	2,913	916	3,104	2,913
Cash and cash equivalents at the end of the period	342	5,645	342	5,645	316



Parent Company

PARENT COMPANY INCOME STATEMENT

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Net sales	9	-	1	-	-
Personnel expenses	-17	-	-5	-	-1
Other operating expenses	-42	-	-12	-	-0
Operating profit/loss	-50	-	-16	-	-1
Income from participations in Group companies	-2	-	-	-	-9
Interest income and similar items	651	-	651	-	-
Interest expense and similar items	-418	-	-417	-	-
Changes in the value of financial instruments	-70	-	-70	-	-
Profit/loss before tax	111	-	148	-	-10
Tax	-23	-	-28	-	-
PROFIT/LOSS FOR THE PERIOD	88	-	120	-	-10

PARENT COMPANY STATEMENT OF COMPREHENSIVE INCOME

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Profit/loss for the period	88	-	120	-	-10
Other comprehensive income	-	-	-	-	-
COMPREHENSIVE INCOME FOR THE PERIOD	88	-	120	-	-10

COMMENTS ON THE PARENT COMPANY'S INCOME STATEMENT AND BALANCE SHEET

The Parent Company's business consists of Group-wide functions such as finance, transactions and communications. Operations in the Company started during the fourth quarter of 2023.

At the end of the period the Parent Company had 11 employees. Personnel costs amounted to SEK -17m for the period and SEK -5m for the quarter. Other operating expenses amounted to SEK -42m for the period and SEK -12m for the quarter. Other operating expenses for the period include SEK 11m in costs associated with ongoing work to establish the Sveafastigheter Group.

PARENT COMPANY BALANCE SHEET

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
ASSETS			
Non-current assets			
Financial non-current assets			
Shares in Group companies	18,506	-	2
Receivables from Group companies	8,046	-	10
Deferred tax assets	16	-	-
Total financial non-current assets	26,568	-	13
Total non-current assets	26,568	-	13
Current assets			
Trade accounts receivable	2	-	-
Other receivables	7	-	-
Prepaid expenses and accrued income	43	-	-
Cash and cash equivalents	31	-	-
Total current assets	83	-	-
TOTAL ASSETS	26,651	-	13
EQUITY AND LIABILITIES			
<i>Restricted equity</i>			
Share capital	1	-	-
<i>Non-restricted equity</i>			
Shareholder contributions	16,298	-	10
Earnings brought forward	-10	-	-
Profit for the year	88	-	-10
Total non-restricted equity	16,376	-	-0
Total equity	16,377	-	-0
Non-current liabilities			
Bonds	1,666	-	-
Derivatives	70	-	-
Liabilities to Group companies	8,096	-	12
Non-current liabilities to owners	315	-	-
Total non-current liabilities	10,147	-	12
Current liabilities			
Derivatives	7	-	-
Accounts payable	0	-	0
Current tax liabilities	39	-	-
Current liabilities to owners	11	-	-
Accrued expenses and deferred income	70	-	0
Total current liabilities	127	-	1
TOTAL EQUITY AND LIABILITIES	26,651	-	13



Other information

GENERAL INFORMATION

Sveafastigheter AB (publ) (“Sveafastigheter”, “the Group”, “the Company”), corp. ID no. 559449-4329, with its subsidiaries, conducts business within property management and property development. The Company was formed on 29 August 2023 and was registered with Bolagsverket (Swedish Companies Registration Office) on 21 September 2023. The Group was established on 28 June 2024 when all the subsidiaries were acquired from related companies. The Parent Company is a limited liability company registered in Sweden and domiciled in Stockholm.

ACCOUNTING PRINCIPLES

This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting. In addition, the Swedish Annual Accounts Act (ÅRL) and RFR1 Supplementary Accounting Rules for Groups have been applied. In connection with the formation of the Group, the Parent Company has transitioned to RFR 2 Accounting for Legal Entities. The transition to RFR 2 had no effects. The Parent Company applies the same accounting principles as the Group with the exceptions and additions stated in RFR 2.

The financial statements for the comparative periods in this interim report consist of combined financial statements. For the interim period the financial statements have been prepared on a consolidated basis in accordance with IFRS 10 Consolidated Financial Statements, as the Group was legally established as of 30 June 2024.

RISKS AND UNCERTAINTIES

Sveafastigheter's operations, results and position are impacted by a number of risks and uncertainties. These risks and uncertainties primarily relate to the value of the properties, property development projects, taxes and financing. The Company works actively to identify and manage the risks and opportunities that are of particular significance for the business. In summary, the above risks are managed as follows.

VALUE OF THE PROPERTIES

Sveafastigheter manages and upgrades properties in growth municipalities with high demand for housing. This generates high occupancy rates combined with a robust letting policy and high standards in the existing portfolio, which leads to safer and more predictable cash flows and to reduced risk of declining values.

NEW DEVELOPMENT PROJECTS

The organisation's long experience of new development projects, along with good insight into the future urban development of the immediate area around the property projects and limited project risk, contribute to reducing uncertainties and risks within new development.

FINANCING

The financing risk is managed via the financial policy and means that the Group strives to have good diversification as regards the maturity structure of loans, borrowing forms and lenders, as well as having good anticipation of refinancing and well-balanced liquidity reserves. Considering that the Group's current financing package was completed in June 2024, the financing risk is further reduced.

TAX

The Group has procedures and processes in place to ensure compliance and to stay updated on developments in law, practices and court decisions relating to tax. Tax expertise is consulted to guarantee this.



Board assurance

The Board of Directors and the CEO provide their assurance that the interim report provides a fair overview of the operations, position and results of the Parent Company and the Group and describes significant risks and uncertainties affecting the Parent Company and the companies included in the Group.

Stockholm, 27 November 2024

Peter Wågström
Chair of the Board

Per O Dahlstedt
Board member

Sanja Batljan
Board member

Jenny Wärme
Board member

Christer Nerlich
Board member

Peder Johnson
Board member

Erik Hävermark
Chief Executive Officer

This interim report has not been subject to review by the Company's auditors. This report is a translation of the Swedish Interim Report for January–September 2024. In the event of any disparities between this report and the Swedish version, the latter will take precedence.



Definitions

NUMBER OF PROPERTIES

Number of properties at the end of the period.

NUMBER OF APARTMENTS

Number of apartments at the end of the period.

LOAN-TO-VALUE RATIO, %

Net debt in relation to investment properties.

GROSS YIELD, %

Estimated rental value in relation to the estimated property value at completion.

GROSS YIELD ON INVESTMENT, %

Estimated rental value in relation to investment.

NET OPERATING INCOME, SEK

Rental income less property expenses.

NET OPERATING INCOME INCLUDING PROPERTY ADMINISTRATION, SEK

Rental income less property expenses and costs of property administration.

PROPERTY ADMINISTRATION, SEK

Property administration refers to the Company's personnel costs for property management including letting and rent administration.

PROPERTIES IN COMPARABLE PORTFOLIO

Refers to investment properties owned throughout the reporting period as well as during the entire comparative period.

PROFIT FROM PROPERTY MANAGEMENT, SEK

Profit/loss before tax with reversal of value changes.

AVERAGE INTEREST RATE, %

Weighted average contractual interest rate for interest-bearing liabilities at the end of the period, including derivatives but excluding construction loans.

AVERAGE NUMBER OF SHARES

Number of shares outstanding weighted over the period.

RENTAL INCOME, SEK

Rents charged for the period with deductions for rental losses.

RENTAL VALUE, SEK

Refers to contracted annual rents plus negotiated annual rents for vacant apartments, as well as estimated annual rent for vacant commercial premises.

CAPITAL MATURITY, YEARS

Remaining maturity of liabilities attributable to investment properties.

COMMERCIAL, SQM

Commercial premises as well as auxiliary structures for residential premises.



Definitions

LONG-TERM NET ASSET VALUE, SEK

Recognised equity with the reversal of recognised deferred tax liability and interest rate derivatives.

MARKET VALUE OF PROPERTIES, SEK

Fair value of the properties at the end of the period.

NET DEBT, SEK

Interest-bearing liabilities less cash and cash equivalents.

EARNINGS PER SHARE, SEK

Net profit for the period in relation to the average number of shares for the period.

FIXED INTEREST TERM, YEARS

Average remaining duration until an interest-adjustment point for interest-bearing liabilities.

INTEREST-BEARING LIABILITIES, SEK

Liabilities to credit institutions, bonds and liabilities to owners.

NET INTEREST, SEK

Interest income and similar financial items less interest expense and similar financial items.

INTEREST COVERAGE RATIO (12 MONTHS), MULTIPLE

Profit from property management (last 12 months) after reversal of one-off costs and net interest (last 12 months) in relation to net interest excluding interest attributable to subordinated loans to owners and costs for early repayment of loans and lease expense.

DEBT/EBITDA RATIO, MULTIPLE

Interest-bearing liabilities in relation to rolling 12-month result before financial items and changes in value.

DEBT/EBITDA RATIO BASED ON EARNINGS CAPACITY, MULTIPLE

Interest-bearing liabilities in relation to rolling 12-month result before financial items and changes in value based on earnings capacity for investment properties.

EQUITY/ASSETS RATIO, %

Reported equity as a percentage of total assets.

LETTABLE AREA, SQM

Total area available for letting.

OCCUPANCY RATE, %

Contracted annual rents at the end of the period, excluding project properties completed in the last three quarters, in relation to rental value. For project properties completed in the last three quarters the property portfolio's average occupancy rate is used if the occupancy rate of the project property is below the average.

NOI MARGIN, %

Net operating income as a percentage of rental income for the period.

NOI MARGIN INCLUDING PROPERTY ADMINISTRATION, %

Net operating income less property administration as a percentage of rental income for the period.



Calculation of key ratios

LOAN-TO-VALUE RATIO

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Net debt	11,802	11,841	12,411
Investment properties	27,651	25,081	24,786
Loan-to-value ratio, %	43	47	50

NET OPERATING INCOME

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Rental income	1,009	840	357	298	1,126
Property expenses	-364	-311	-105	-85	-441
Net operating income	645	529	252	213	685

NET OPERATING INCOME INCL. PROPERTY ADMINISTRATION

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Net operating income	645	529	252	213	685
Property administration	-75	-45	-25	-13	-64
Net operating income incl. property administration	570	484	227	200	622

PROFIT FROM PROPERTY MANAGEMENT

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Profit/loss before tax	-1,354	-4,328	-302	-869	-5,061
Value changes in financial instruments	143	66	122	4	57
Value changes and tax, joint venture	-49	288	0	155	323
Value changes, investment properties	1,383	4,073	265	807	4,704
Impairment/write-down of goodwill	0	24	0	-	24
Profit from property management	123	123	85	97	47

LONG-TERM NET ASSET VALUE

	30 Sep 2024	30 Sep 2023	31 Dec 2023
Equity	14,671	13,286	13,205
Reversal of derivatives	127	-4	-1
Reversal of deferred tax	939	1,285	1,031
Long-term net asset value, SEKm	15,737	14,567	14,235
Number of ordinary shares	200,000,000	25,000	25,000
Net asset value per share, SEK	78.68	n/a	n/a

NET DEBT

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Interest-bearing liabilities	12,144	17,486	12,727
Cash and cash equivalents	342	5,645	316
Net debt	11,802	11,841	12,411

EARNINGS PER SHARE, SEK

	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Profit/loss for the period, SEKm	-1,380	n/a	-338	n/a	n/a
Average number of shares	117,179,487	n/a	200,000,000	n/a	n/a
Earnings per share, SEK	-11.78	n/a	-1.69	n/a	n/a

NET INTEREST

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Interest income and similar items	3	87	1	36	9
Interest expense and similar items	-393	-396	-107	-126	-464
Net interest	-390	-309	-106	-90	-455



Calculation of key ratios

INTEREST COVERAGE RATIO (ROLLING 12 MONTHS)

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Profit from property management	47	n/a	47
One-off costs (reversal)	37	n/a	-
Net interest (reversal)	536	n/a	455
Total	620	n/a	502
Net interest	-536	n/a	-455
Interest on subordinated loans to owners	234	n/a	247
Lease expense	3	n/a	2
Total	-299	n/a	-207
Interest coverage ratio, multiple	2.1	n/a	2.4

DEBT/EBITDA RATIO

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Interest-bearing liabilities	12,144	n/a	12,727
Result before financial items and changes in value (rolling 12 months)	538	n/a	503
Debt ratio, multiple	23	n/a	25

DEBT/EBITDA RATIO BASED ON EARNINGS CAPACITY

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Interest-bearing liabilities	12,144	n/a	12,727
Result before financial items and changes in value based on earnings capacity	803	n/a	600
Debt ratio, multiple	15	n/a	21

EQUITY/ASSETS RATIO

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Equity	14,671	13,286	13,205
Total assets	28,635	36,413	31,526
Equity/assets ratio, %	51	36	42

OCCUPANCY RATE

Amounts in SEKm	30 Sep 2024	30 Sep 2023	31 Dec 2023
Rental value	1,513	1,208	1,260
Contracted annual rents	1,432	1,148	1,189
Occupancy rate, %	94.7	95.0	94.3

NOI MARGIN

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Net operating income	645	529	252	213	685
Rental income	1,009	840	357	298	1,126
NOI margin, %	64	63	71	71	61

NOI MARGIN INCLUDING PROPERTY ADMINISTRATION, %

Amounts in SEKm	1 Jan 2024 30 Sep 2024	1 Jan 2023 30 Sep 2023	1 Jul 2024 30 Sep 2024	1 Jul 2023 30 Sep 2023	1 Jan 2023 31 Dec 2023
Net operating income incl. property administration	570	484	227	200	622
Rental income	1,009	840	357	298	1,126
NOI margin incl. property administration, %	56	58	64	67	55



Investor information

FINANCIAL CALENDAR

Year-End Report 2024	19 Feb 2025
Interim Report Q1 2025	13 May 2025
Interim Report Q2 2025	20 Aug 2025
Interim Report Q3 2025	7 Nov 2025

CONTACT INFORMATION

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The information in this interim report is that which Sveafastigheter AB (publ) is required to disclose under the EU Market Abuse Regulation. The information was submitted for publication, through the agency of the abovementioned contact person, on 27 November 2024 at 07.30 a.m. CET.

INVITATION TO REPORT PRESENTATION

CEO Erik Hävermark and CFO Martina Lous-Christensen will present the interim report at a webcast/telephone conference on 27 November at 09.00 a.m. local time in Stockholm.

The presentation will be held in English and after the presentation there will be opportunity to ask questions.

To participate via telephone conference with the opportunity to ask questions verbally, please use the link below. After registering you will receive a telephone number and conference ID to log in to the conference.

Telephone conference: <https://conference.financialhearings.com/teleconference/?id=5009648>

To participate via webcast with the opportunity to ask written questions, please use the link below.

Webcast: <https://ir.financialhearings.com/sveafastigheter-q3-report-2024>

Presentation material and a link to a recorded version of the webcast will be made available on Sveafastigheter's website after the presentation.



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