

CORRECTION OF INTERIM REPORT JANUARY - MARCH 2025

On 13 May 2025, Sveafastigheter published its interim report for January-March 2025, in which an error was identified after publication. The error identified and corrected relate to incorrectly reported profit from property management of SEK 56m for Q1 2025, on pages 2, 26 and 27 of the report, where the correct information is that profit from property management amounted to SEK 60m in Q1 2025 and SEK 222m rolling 12 months.

The correction of the profit from property management also affects the reported interest coverage ratio rolling 12 months, but does not change the reported key ratio. The error is attributable to the human factor. Sveafastigheter has given a correction sheet for the interim report January-March 2025 which is available on Sveafastigheter's website. It should be read together with the interim report published on 13 May 2025.

KEY RATIOS	Jan-Mar 2025	Jan-Mar 2024	Jan-Dec 2024
Rental income, SEKm	376	312	1,361
Net operating income, SEKm	217	166	860
Profit from property management, SEKm	60	-3	160
Value change investment properties, SEKm	-72	-579	-1,188
Profit/loss for the period, SEKm	39	-714	-1,125
Earnings per share, SEK	0.19	n/a	-8.15
NOI margin, %	58	53	63
NOI margin incl. property administration, %	51	45	56
Occupancy rate, %	94.9	94.3	94.6
Fair value of investment properties, SEKbn	28.2	24.4	28.1
Number of apartments managed	14,794	13,051	14,669
Number of apartments currently under construction	908	809	1,030
Number of apartments currently in project development	6,716	7,832	6,844
Loan-to-value, %	42	51	42
Interest coverage ratio (12 months), multiple	2.2	n/a	2.2
Long-term net asset value, SEKbn	16.0	13.8	15.9
Long-term net asset value, SEK/share	79.77	n/a	79.49

PROFIT FROM PROPERTY MANAGEMENT	1 Jan 2025	1 Jan 2024	1 Jan 2024
Amounts in SEKm	31 Mar 2025	31 Mar 2024	31 Dec 2024
Profit/loss before tax	0	-656	-1,019
Value changes in financial instruments	-14	12	40
Value changes and tax, joint venture	-	62	-49
Value changes, investment properties	72	579	1,188
Impairment/write-down of goodwill	2	0	0
Profit from property management	60	-3	160

INTEREST COVERAGE RATIO (ROLLING 12 MONTHS)			
Amounts in SEKm	31 Mar 2025	31 Mar 2024	31 Dec 2024
Profit from property management	222	-	160
Reversal of one-off costs	72	-	61
Reversal of net interest	450	-	483
Total	744	-	704
Net interest	-450	-	-483
Interest on subordinated loans to owners	103	-	166
Lease expense	6	-	4
Total	-342	-	-314
Interest coverage ratio, multiple	2.2	n/a	2.2

For further information, please contact:

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About Sveafastigheter

Sveafastigheter owns, manages and develops people's homes. The property portfolio consists of a wide range of rental apartments in growth regions in Sweden. The buildings are managed and developed with a local presence and commitment. Sveafastigheter develops and builds new sustainable housing where the demand for housing is the greatest. The company's Certified Adviser is FNCA Sweden AB.

Attachments**Sveafastigheter-2025-Q1-English-C**