

# Akelius Residential Property AB (publ)

year-end report, January to December 2021



Leander Junction, 14801 Ronald Reagan Boulevard, Austin

# Akelius at a glance



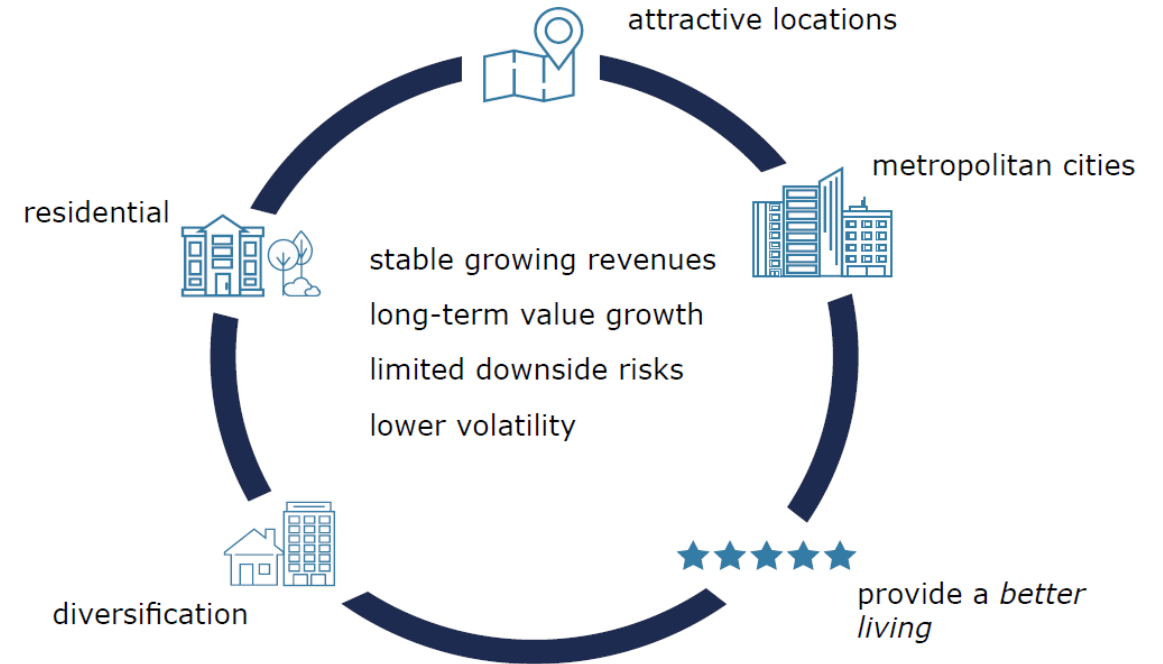
North America  
76 percent\*

Europe  
24 percent\*

## key metrics as at 2021-12-31

property fair value	EUR 6,020 million
residential share <sup>1)</sup>	95 percent
cities	8
number of apartments	17,770
real vacancy rate <sup>2)</sup>	2.6 percent
interest coverage ratio <sup>3)</sup>	2.8
walk score <sup>4)</sup>	86

\*) percentages represent share of fair value in portfolio



- 1) residential share: a residential property has more than fifty percent residential area
- 2) the total number of vacant apartments less the number of apartments due to renovation work or planned sales, in relation to the total number of apartments.
- 3) ICR: Adjusted EBITDA/Net Interest Expenses, excluding realized value growth
- 4) walk score measures walkability from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, and retail outlets, [www.walkscore.com](http://www.walkscore.com)

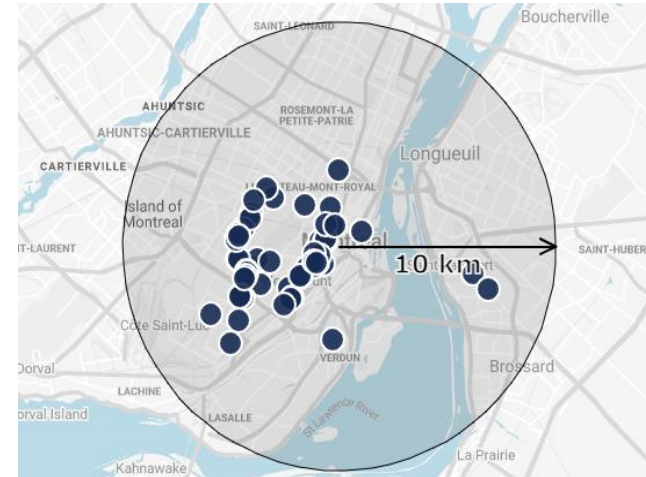
# focus on metropolitan cities with high population growth

central locations give low vacancy risk, diversification reduces risk even further

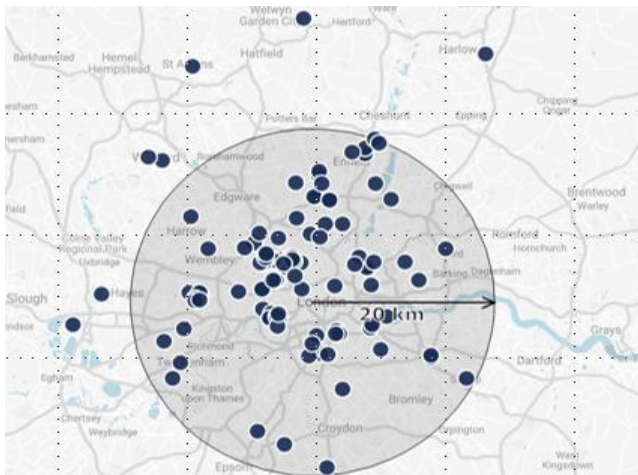
**Toronto** – walk score 74  
share of fair value – 18 percent



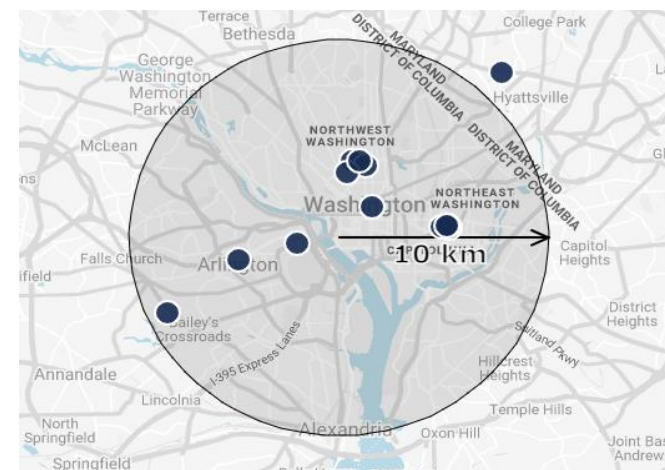
**Montreal** – walk score 81  
share of fair value – 17 percent



**London** – walk score 87  
share of fair value – 16 percent

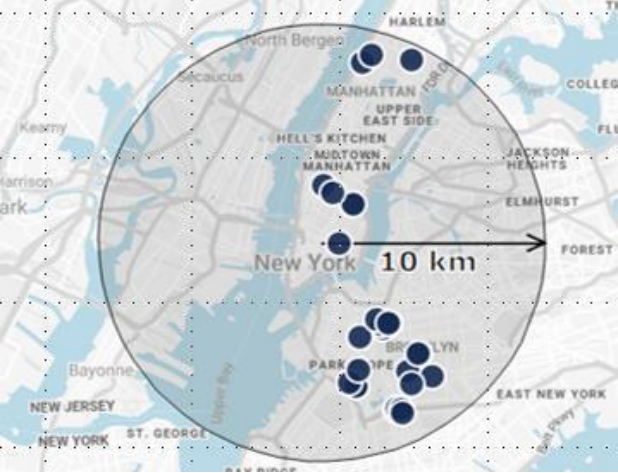


**Washington D.C.** – walk score 85  
share of fair value – 15 percent

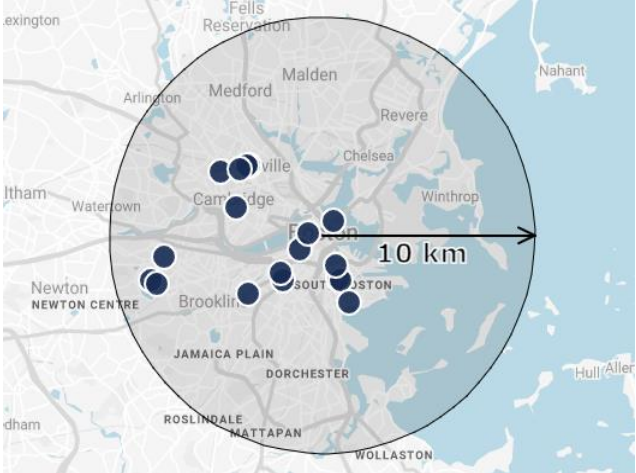


# focus on metropolitan cities with high population growth

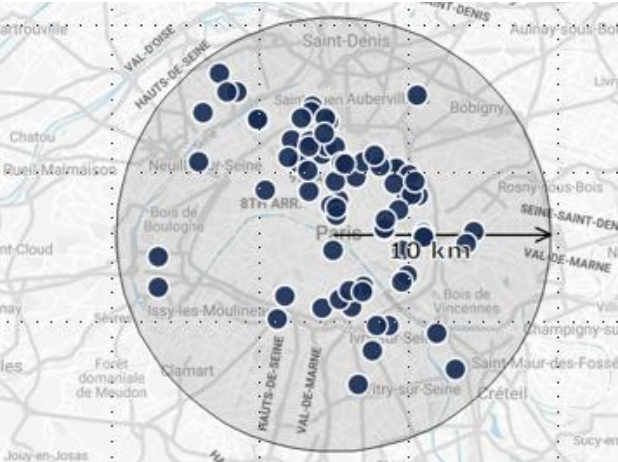
**New York** – walk score 97  
share of fair value – 13 percent



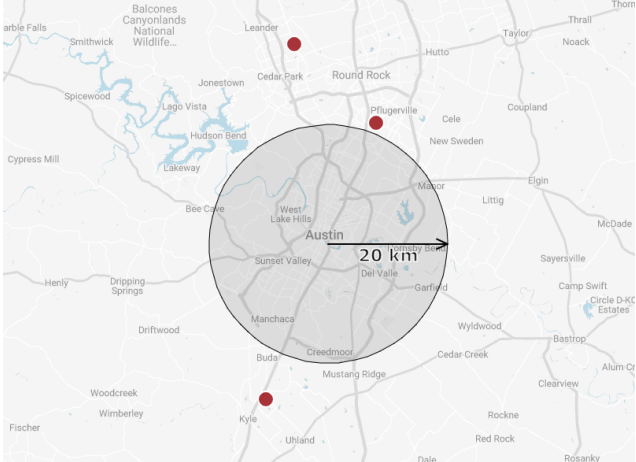
**Boston** – walk score 91  
share of fair value – 10 percent



**Paris** – walk score 97  
share of fair value – 8 percent



**Austin** – walk score 4  
share of fair value – 3 percent



luxury: 0 %

A+ locations  
extraordinary buildings,  
extraordinary service



London  
Kensington

prime: 65%

A+ to B+ locations  
soulful, attractive  
buildings



Rue Hermel  
Paris  
18th arrondissement

acquired 2014

mid: 26%

B+ to B locations  
regular buildings



Kingston Road  
Toronto  
Old Toronto

acquired 2012

entry: 9%

B to B- locations  
regular buildings



Leesburg Pike  
Washington  
Falls Church

acquired 2014

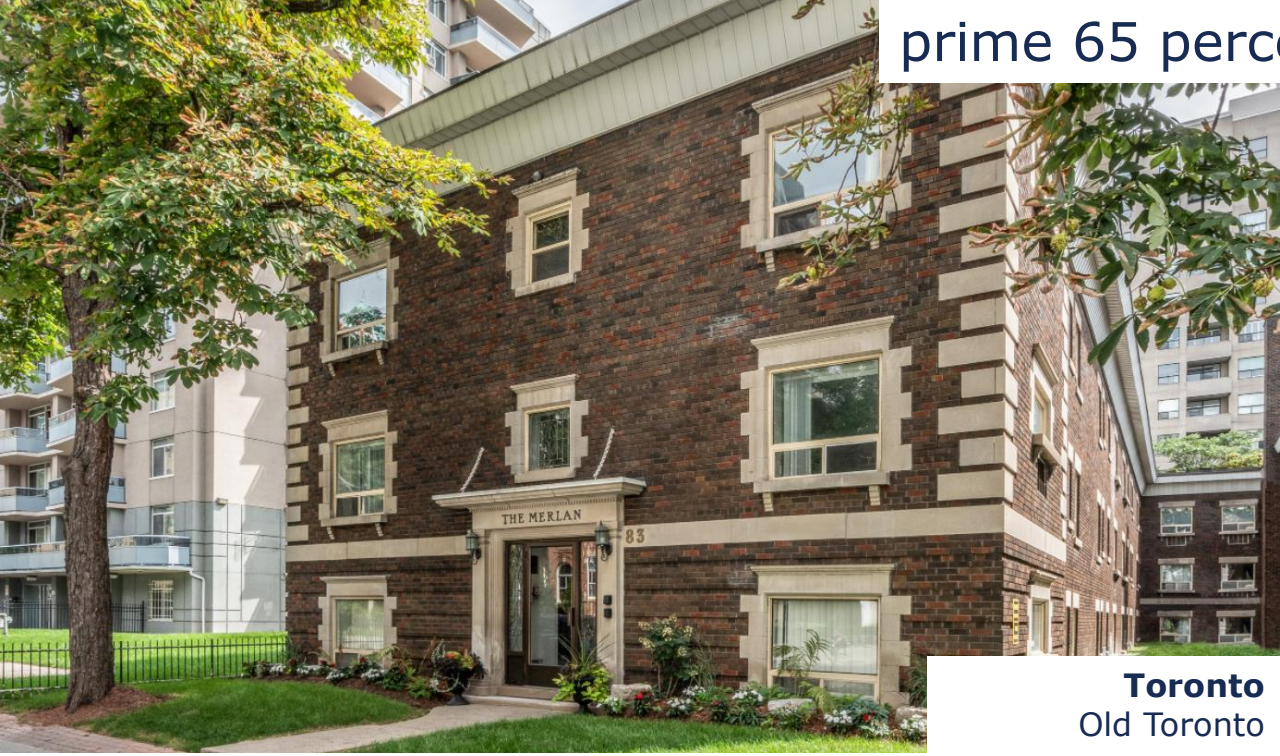
discount: 0 %

C+ to C- locations  
"Plattenbau", socially  
challenging areas



Stockholm  
Fittja

prime 65 percent of portfolio



**Toronto**  
Old Toronto



**New York**  
Brooklyn

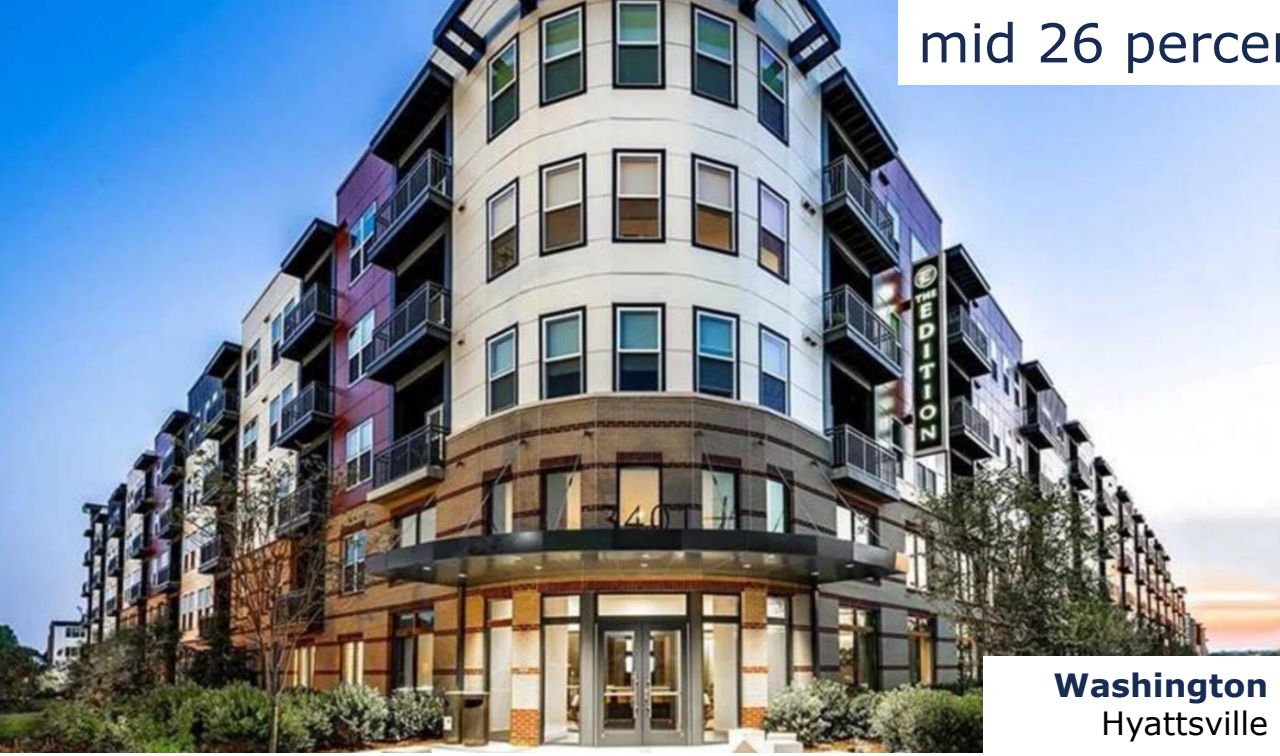


**Boston**  
Cambridge



**Paris**  
5th arrondissement

mid 26 percent of portfolio



**Washington**  
Hyattsville



**Toronto**  
The Beaches



**Montreal**  
Cote-des-Neiges



**London**  
Clapham

entry 9 percent of portfolio



**Toronto**  
North York



**Montreal**  
Greenfield Park



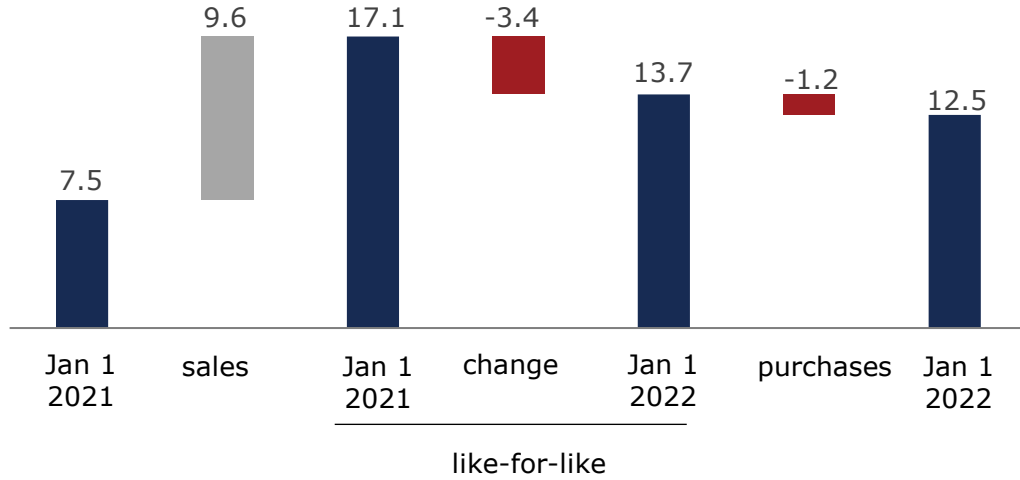
**Washington**  
Falls Church



**London**  
West Ealing



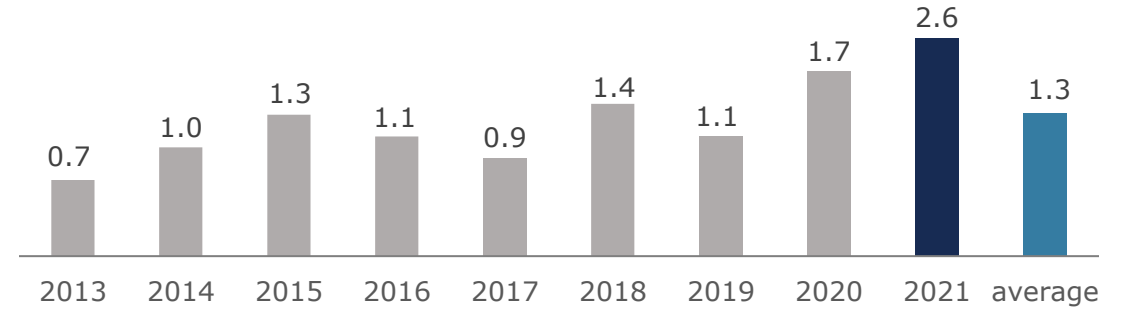
development vacancy  
percent



real vacancy 2.6 percent

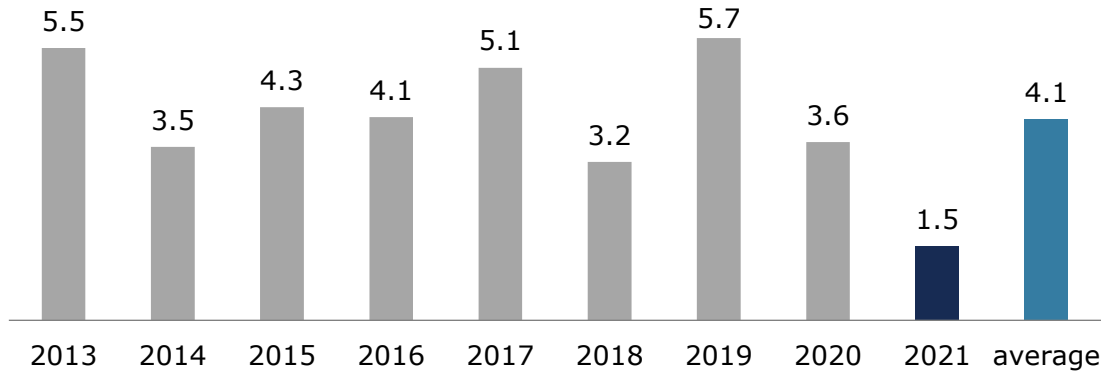
real vacancy excludes vacancy due to upgrades and disposals

percent



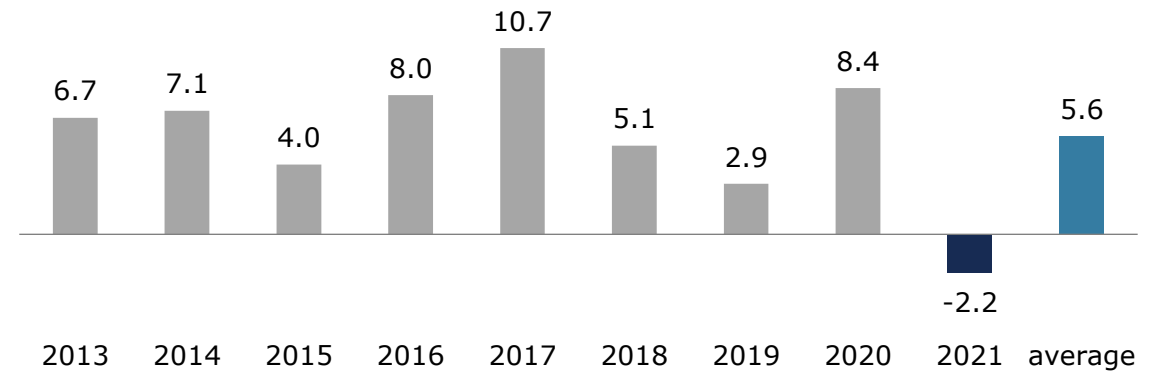
rental income growth 4.1 percent on average

like-for-like, percent



net operating income growth 5.6 percent on average

like-for-like, percent



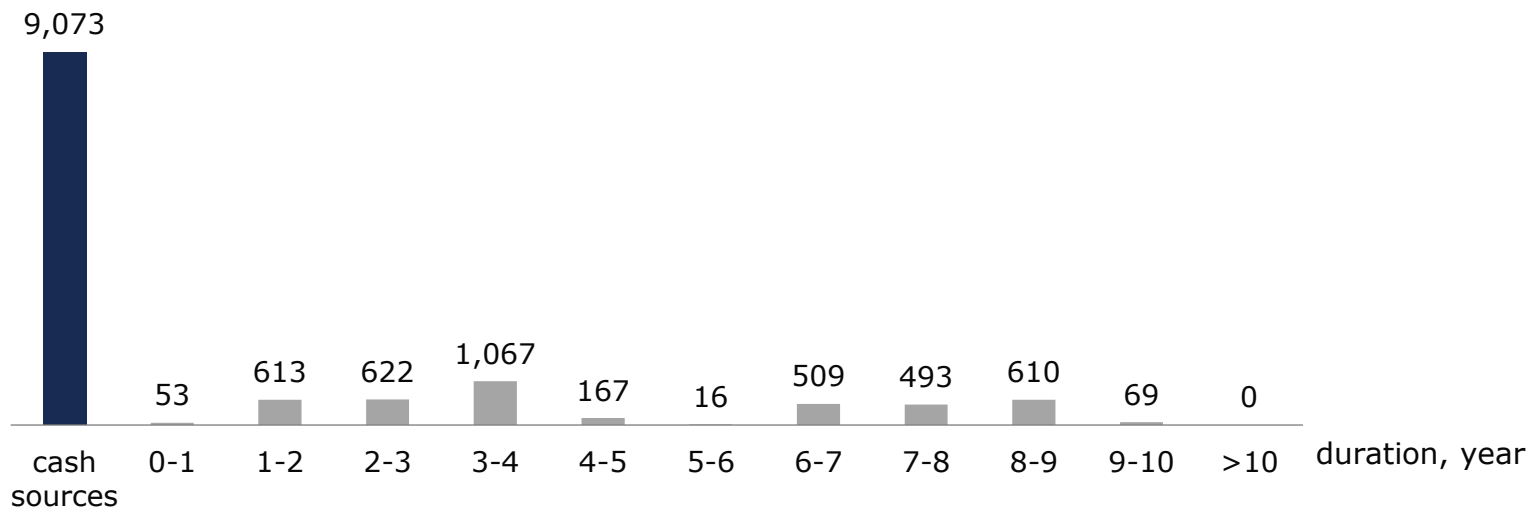
# funding overview as at 31<sup>st</sup> of December 2021

## diversified funding

- access to debt capital market through six bonds in EUR, one bond in GBP, four bonds in SEK and one private placement in USD
- two listed EUR 500 million hybrid bonds
- borrowings from 12 banks in five countries reduces the dependence of the financial strength of one individual bank or country

## debt maturity

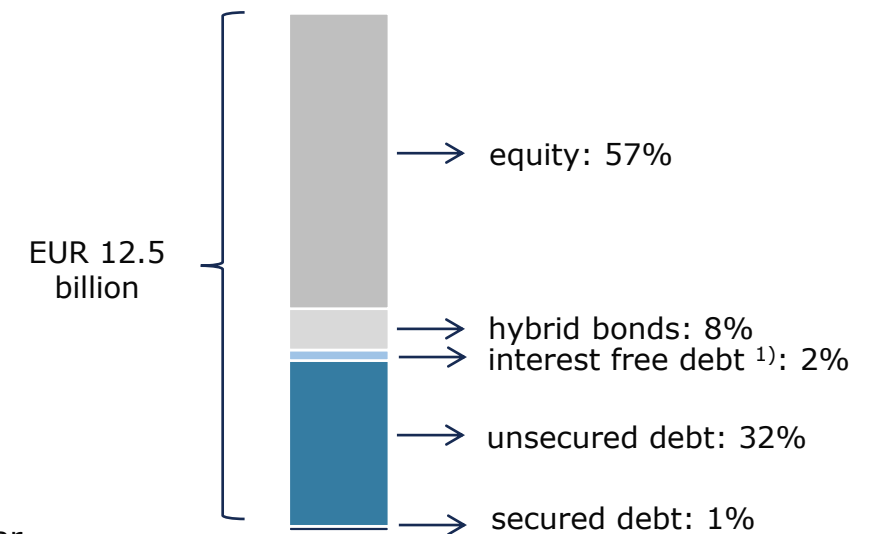
EUR million



## financing

- average interest rate of 1.51 percent
- debt maturity 4.5 years
- adjusted unencumbered asset ratio 376 percent

## capital structure

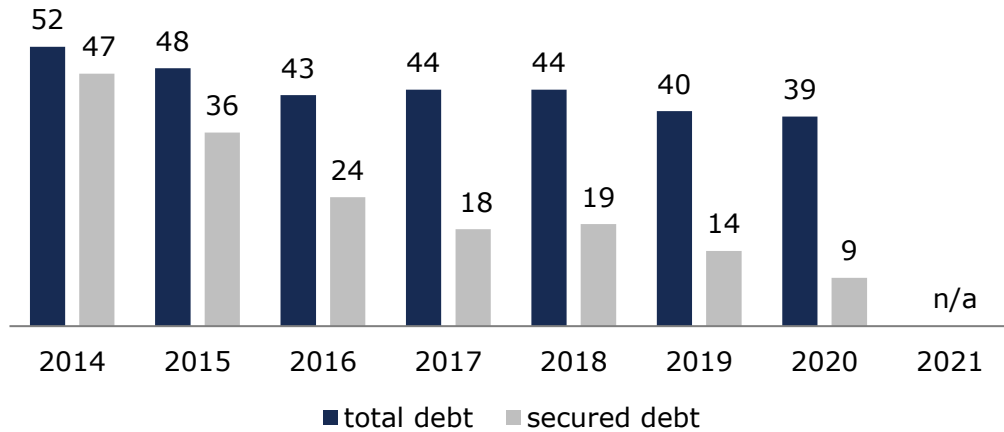


1) interest free debt: deferred tax, derivatives, other liabilities

# low financial risk through a conservative financial policy

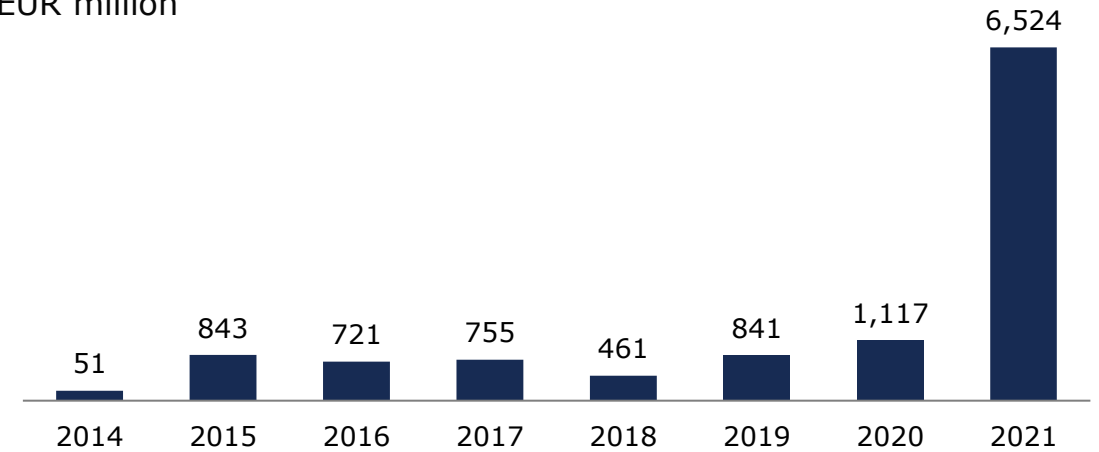
loan-to-value<sup>1)</sup>

percent

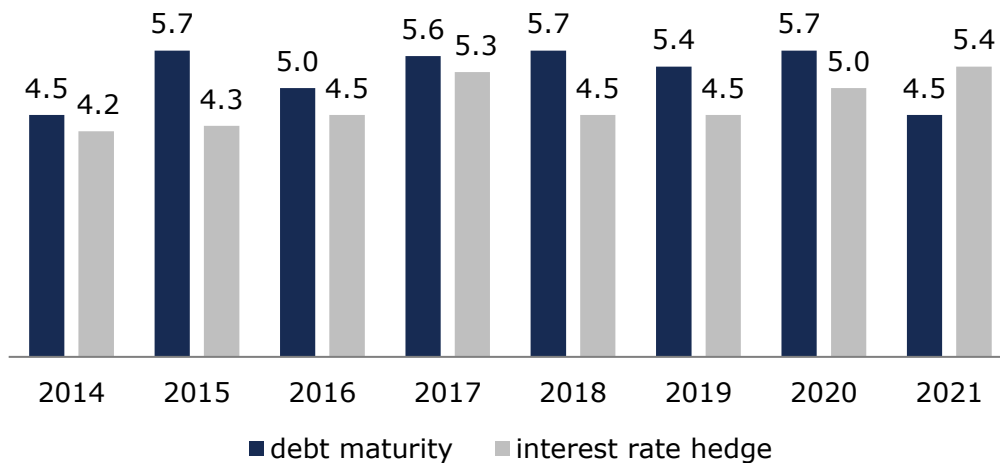


liquidity<sup>2)</sup>

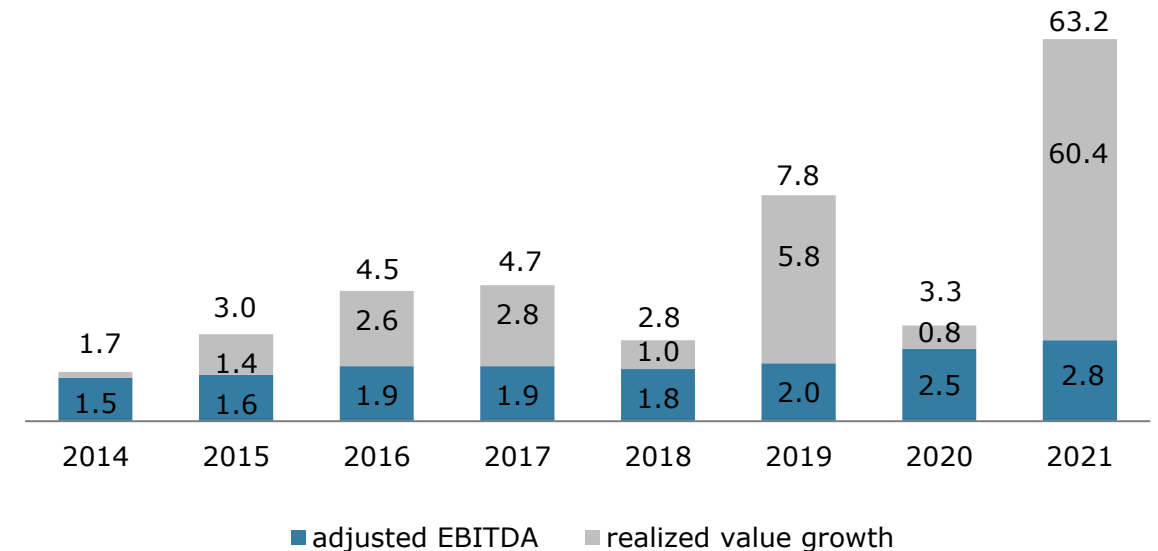
EUR million



average interest rate duration and capital tied-up, senior debt, years



interest coverage ratio 63.2

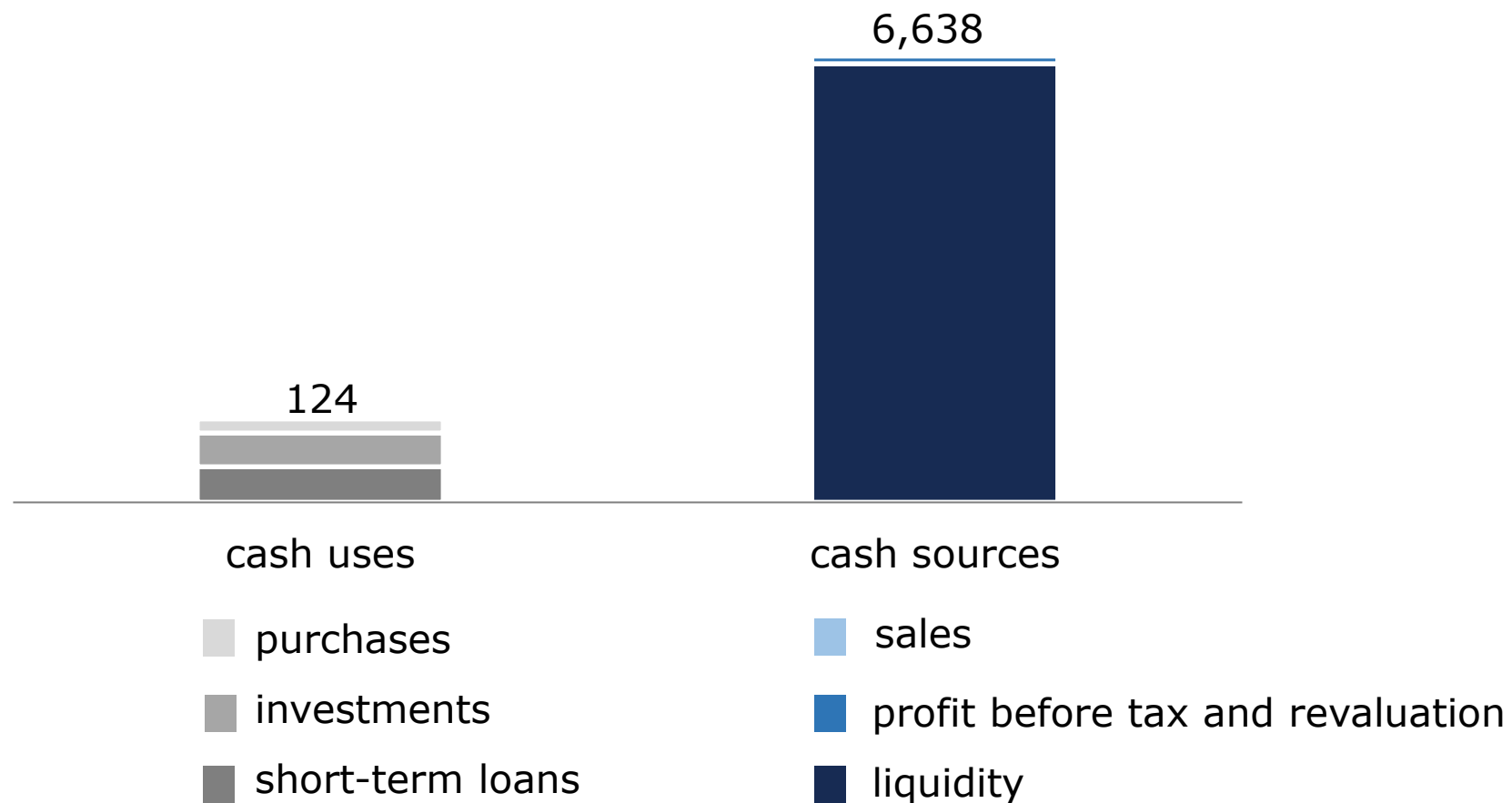


1) loan-to-value total loans = net debt to net assets, loan-to-value secured loans = net secured debt to net assets

2) liquidity is cash and cash equivalent and unutilized but available credit facilities per 2021-12-31

cash sources EUR 6,514 million larger than cash uses

EUR million



as at 2021-12-31

# financial policy and rating



	<b>policy</b>	<b>2021-12-31</b>
rating	min BBB	BBB
interest coverage ratio <sup>1)</sup>	min 2.0	2.8
adjusted unencumbered asset ratio	min 150 percent	379 percent
liquidity, EUR million	300	6,524
cash sources to cash uses	min 1.0	53.5

1) excluding realized value growth



business risk	<i>better end of</i> Strong
financial risk	significant
issuer rating	BBB, negative outlook
senior unsecured	BBB
hybrid bonds	BB+



issuer rating	BBB, stable outlook
senior unsecured	BBB+
hybrid bonds	BBB-

**safety first**