Akelius Residential Property AB (publ)

interim report, January to June 2022

Leander Junction, 14801 Ronald Reagan Boulevard, Austin

Akelius at a glance

United States
43 percent*

Canada
36 percent*

Europe
21 percent*

key metrics as at 2022-06-30

property fair value	EUR 6,829 million
residential share[1)]	96 percent
cities	9
number of apartments	19,061
real vacancy rate[2)]	2.0 percent
loan-to-value[3)]	9 percent
interest coverage ratio[4)]	3.2
walk score[5)]	86

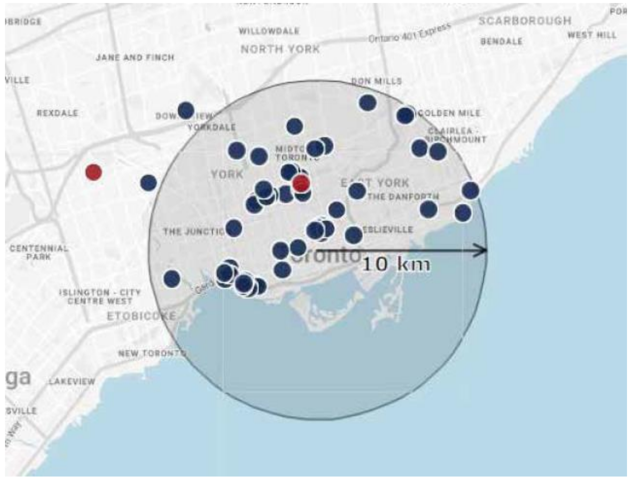
*) percentages represent share of fair value in portfolio

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) loan to value: Net Debt/Net Assets
4) ICR: Adjusted EBITDA/Net Interest Expenses, excluding realized value growth
5) 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

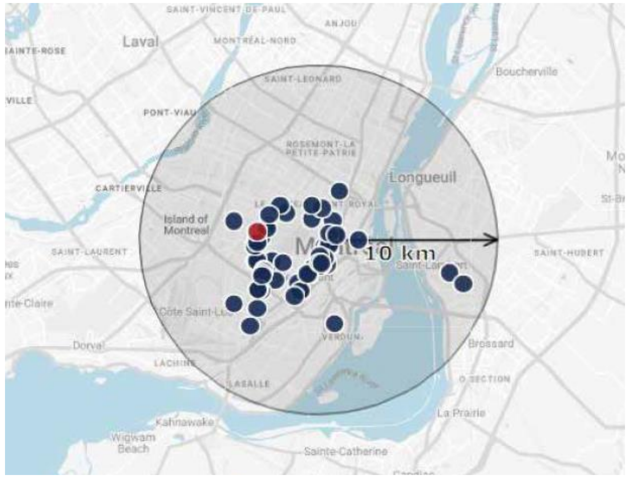
focus on metropolitan cities with high population growth

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

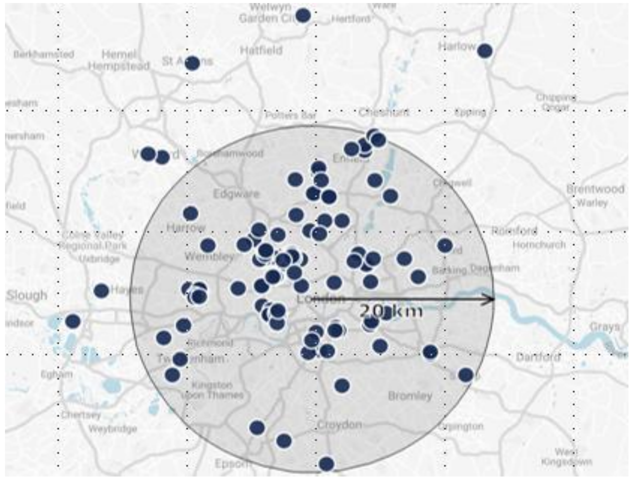
Toronto – walk score 75
share of fair value – 19 percent



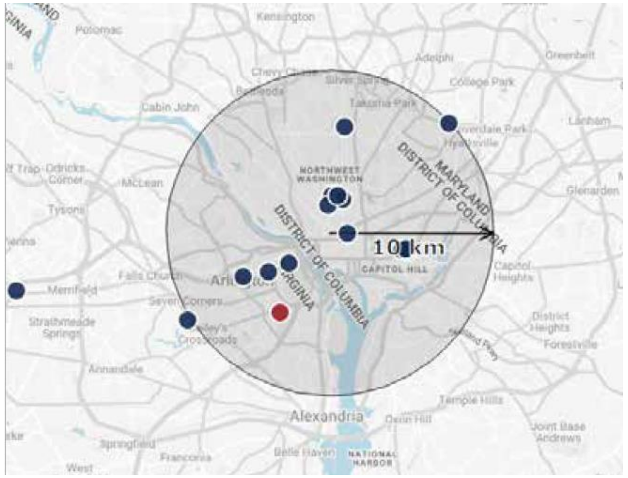
Montreal – walk score 83
share of fair value – 17 percent



London – walk score 86
share of fair value – 14 percent

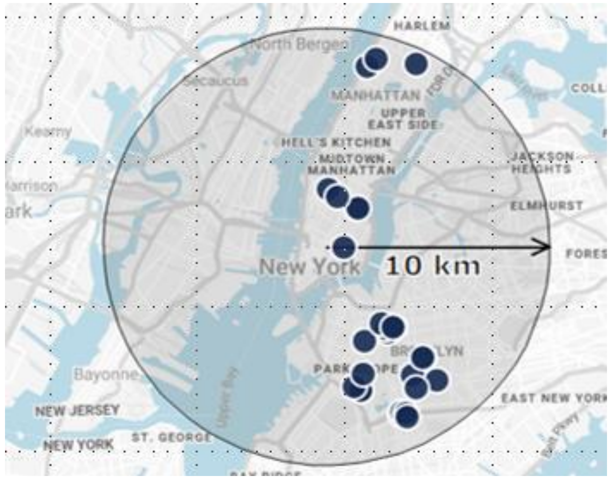


Washington D.C. – walk score 84
share of fair value – 16 percent

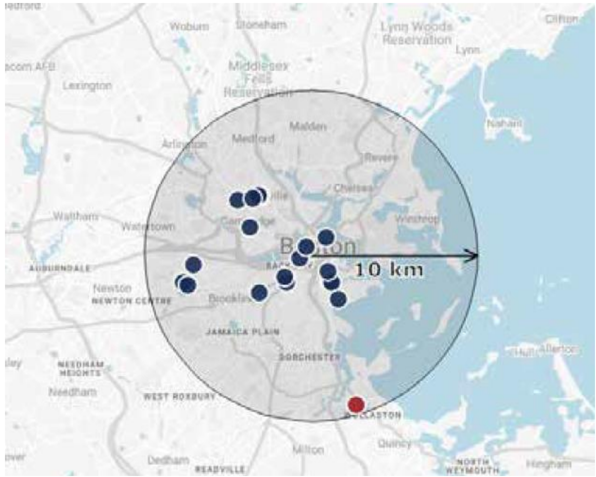


focus on metropolitan cities with high population growth

New York – walk score 95
share of fair value – 13 percent

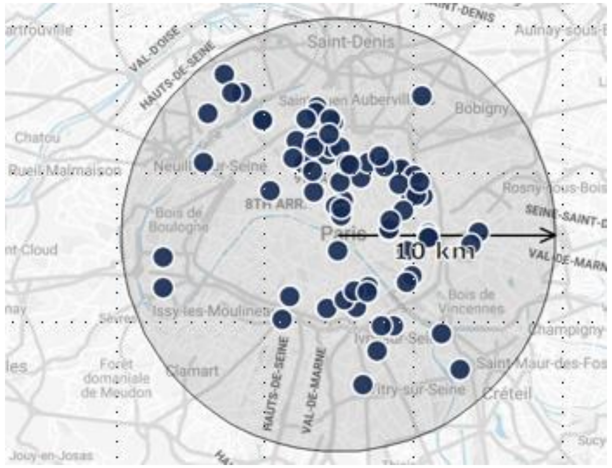


Boston – walk score 89
share of fair value – 11 percent

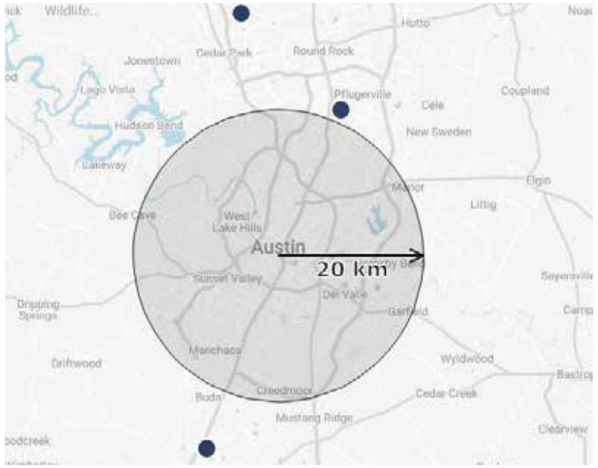


Ottawa – walk score 5
share of fair value – 0 percent

Paris – walk score 97
share of fair value – 7 percent



Austin – walk score 6
share of fair value – 3 percent



luxury: 0 %

A+ locations
extraordinary buildings, extraordinary service

London
Kensington

prime: 61%

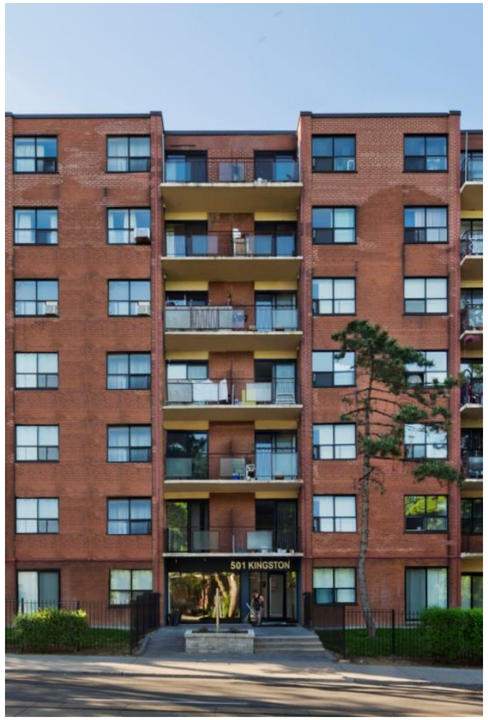
A+ to B+ locations
soulful, attractive buildings

Rue Hermel
Paris
18th arrondissement

acquired 2014

mid: 30%

B+ to B locations
regular buildings

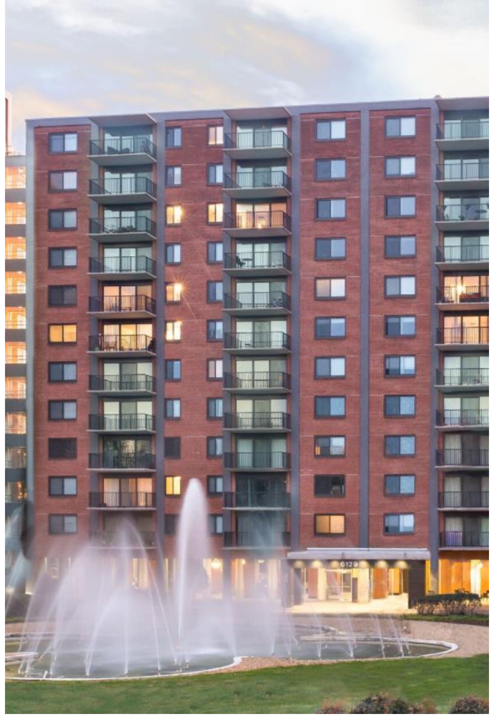


Kingston Road
Toronto
Old Toronto

acquired 2012

entry: 9%

B to B- locations
regular buildings



Leesburg Pike
Washington
Falls Church

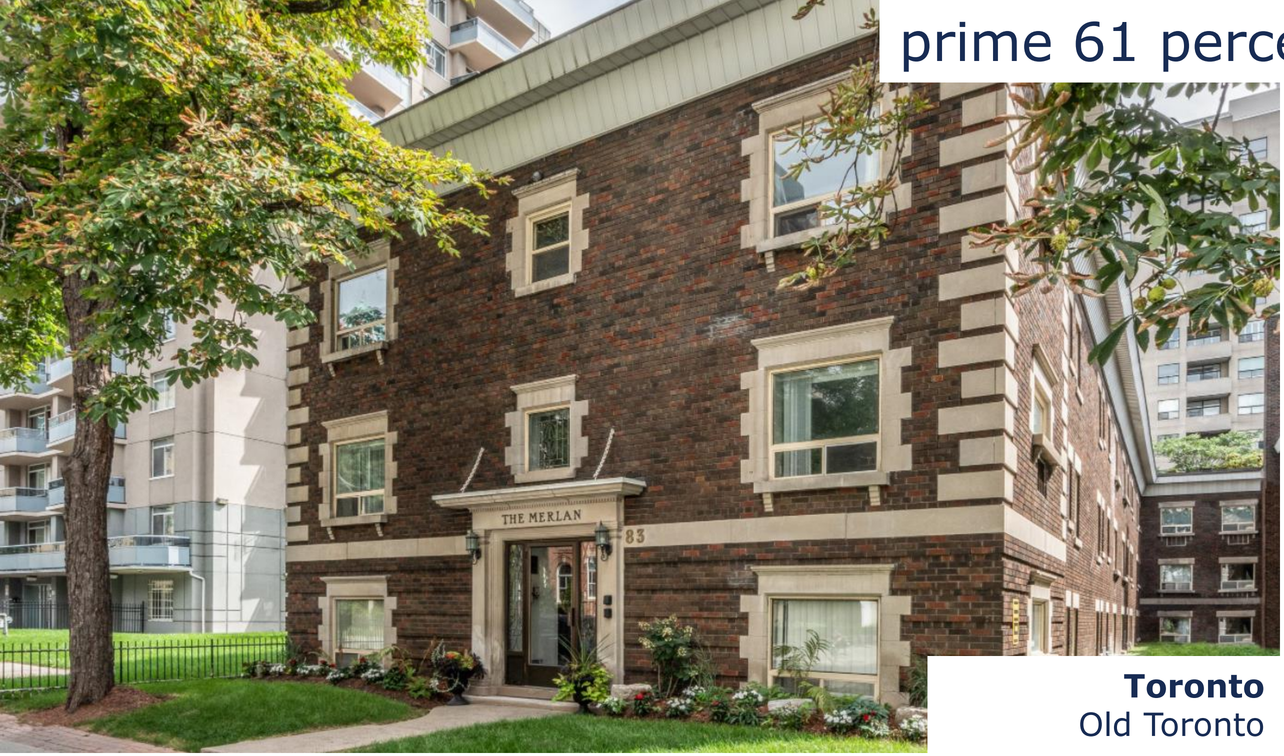
acquired 2014

discount: 0 %

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

Stockholm
Fittja

prime 61 percent of portfolio



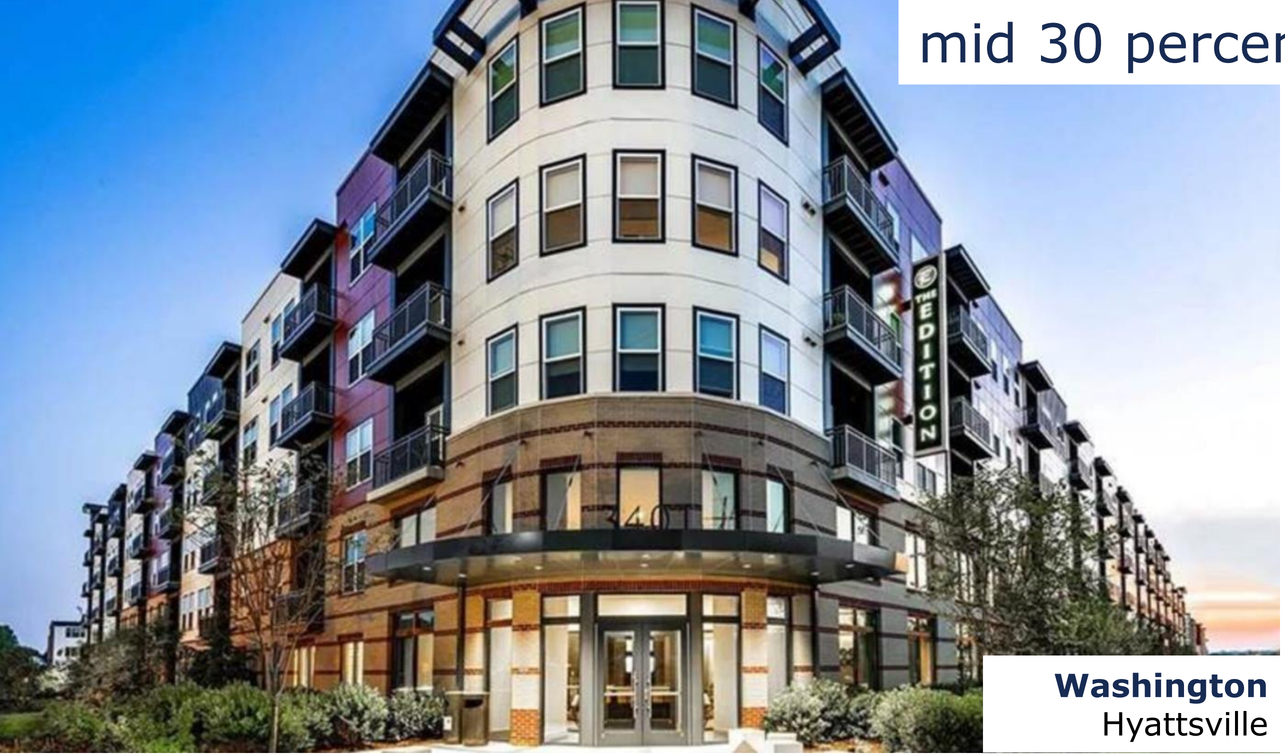
Toronto
Old Toronto

New York
Brooklyn

Boston
Cambridge

Paris
5th arrondissement

mid 30 percent of portfolio



Washington
Hyattsville

Toronto
The Beaches

Montreal
Cote-des-Neiges

London
Clapham

entry 9 percent of portfolio

Toronto
North York

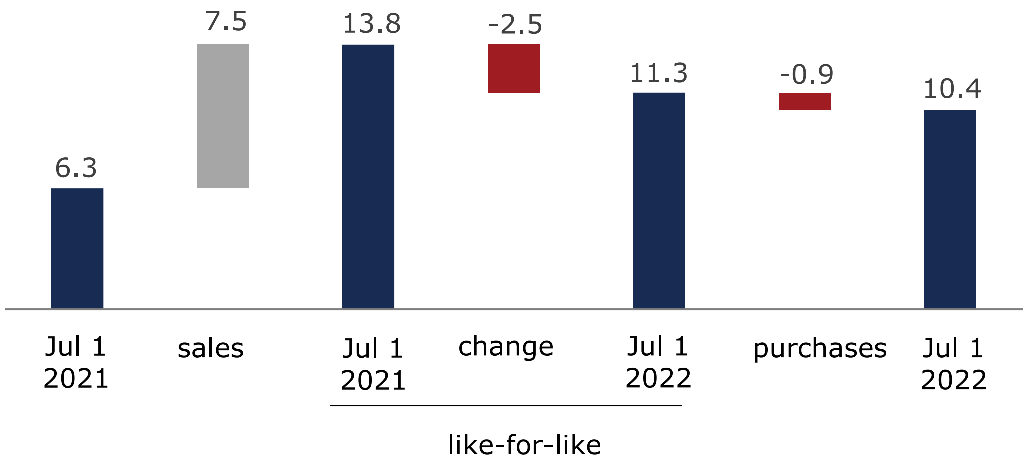
Montreal
Greenfield Park

Washington
Falls Church

London
West Ealing

development vacancy

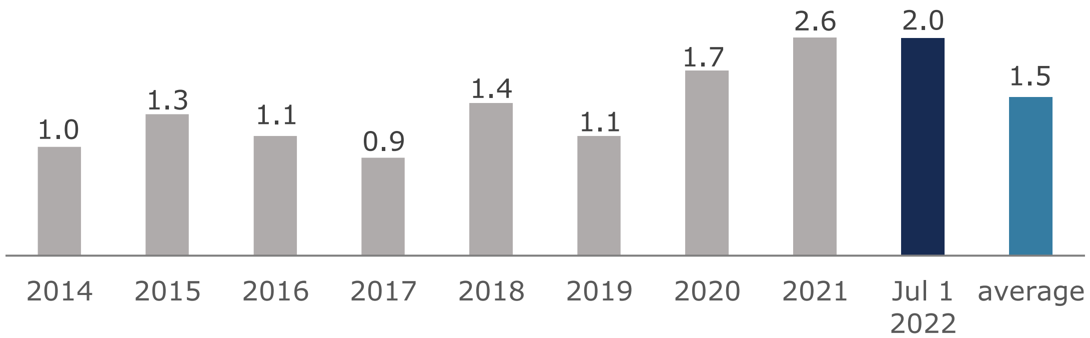
percent



real vacancy 2.0 percent

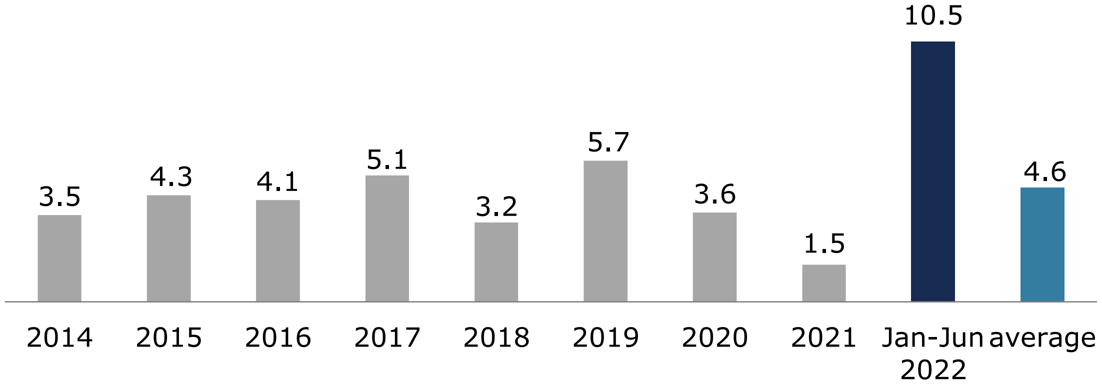
real vacancy excludes vacancy due to upgrades and disposals

percent



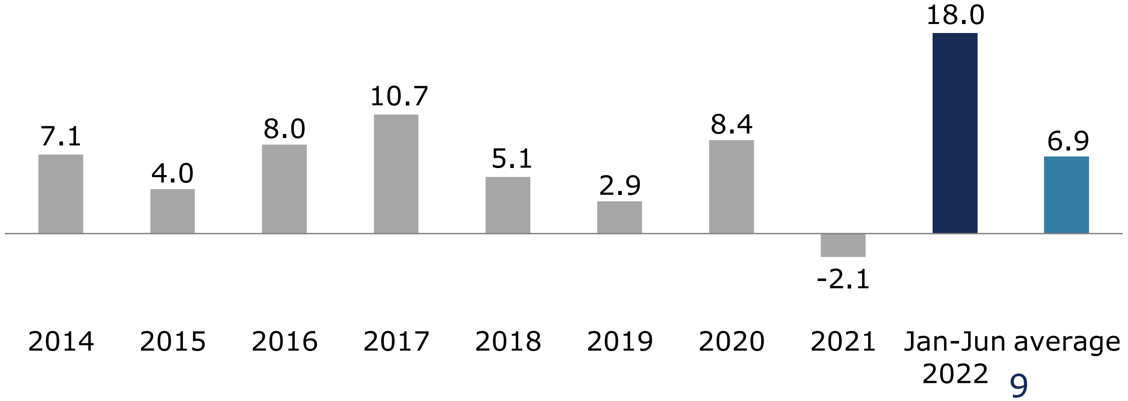
rental income growth 4.6 percent on average

like-for-like, percent



net operating income growth 6.9 percent on average

like-for-like, percent



funding overview as at 30th of June 2022

diversified funding

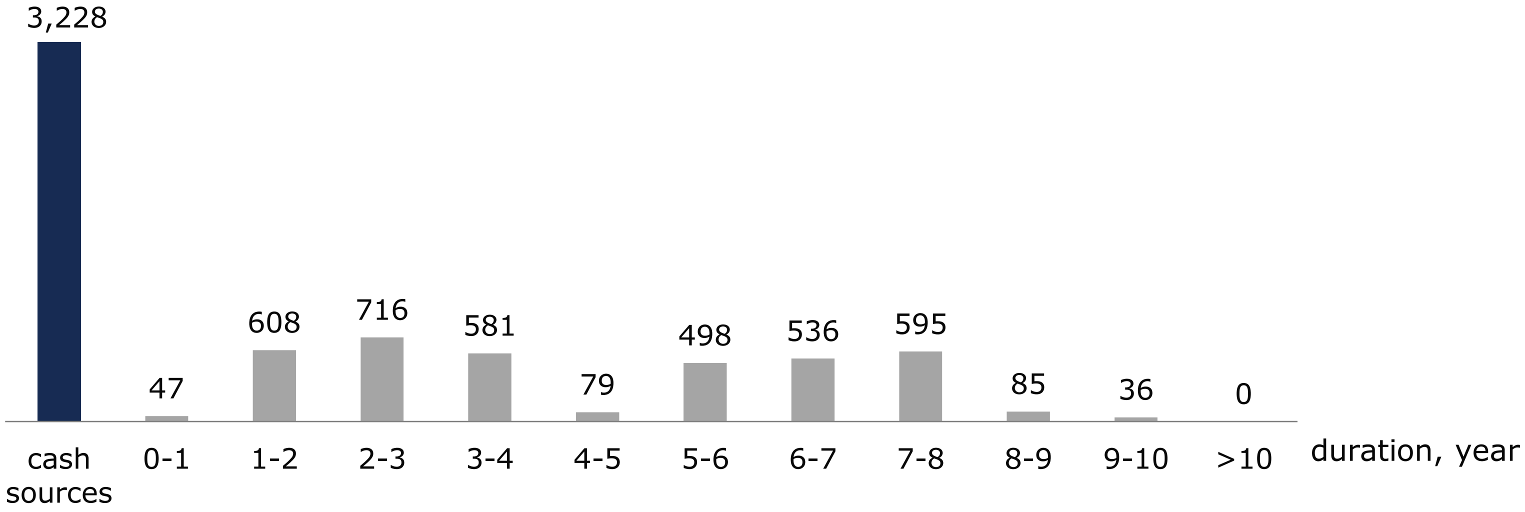
- access to debt capital market through six bonds in EUR, one bond in GBP, four bonds in SEK and one private placement in USD
- two listed EUR 500 million hybrid bonds
- borrowings from ten banks in five countries reduces the dependence of the financial strength of one individual bank or country

financing

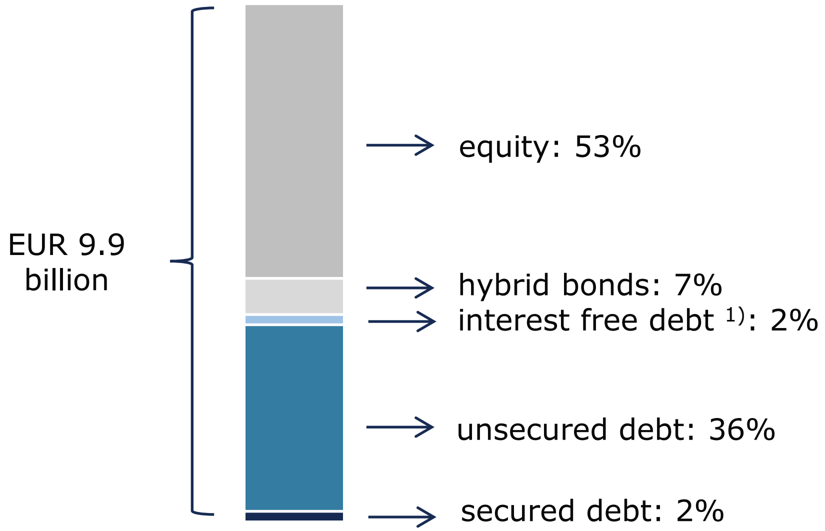
- average interest rate of 1.68 percent
- debt maturity 4.5 years
- adjusted unencumbered asset ratio 2.77 percent

debt maturity

EUR million



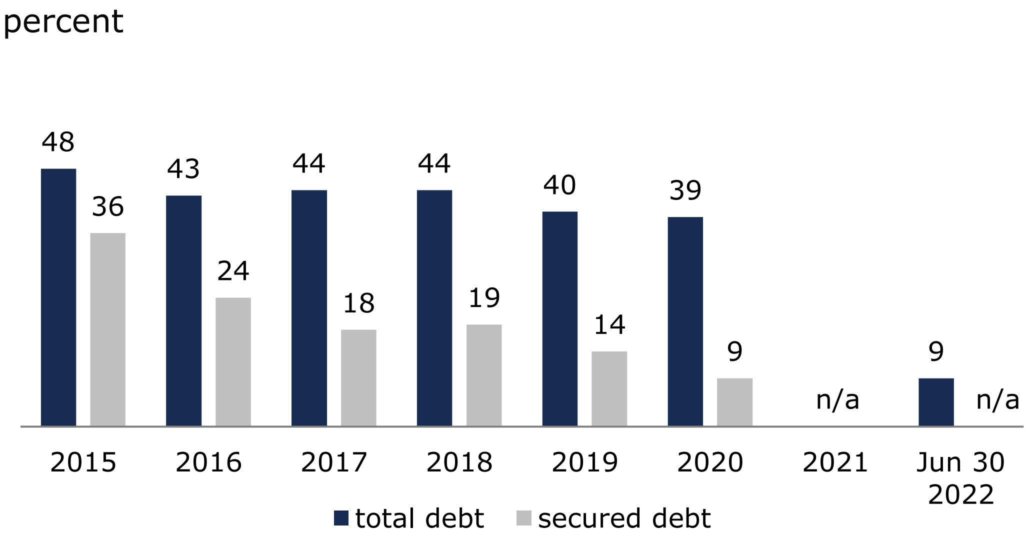
capital structure



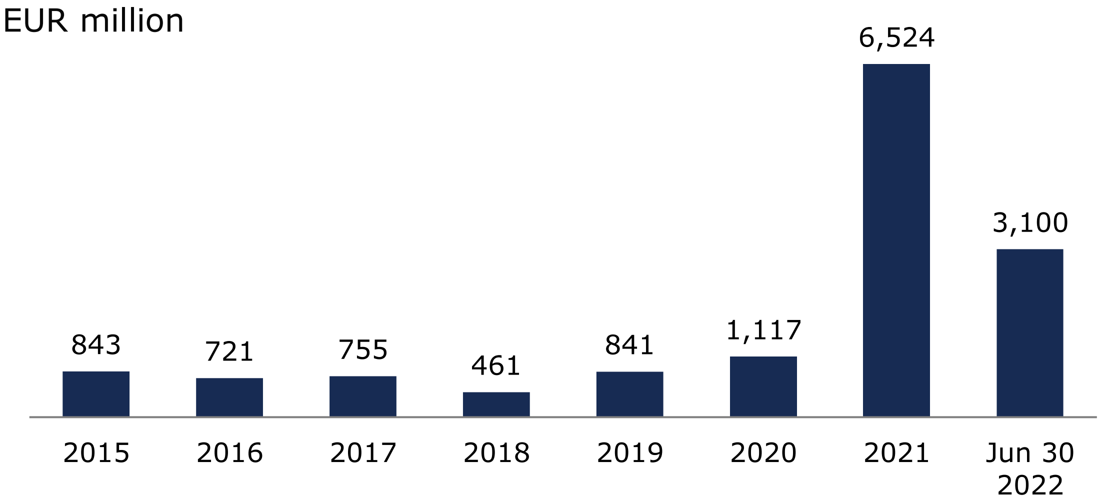
1) interest free debt: deferred tax, derivatives, other liabilities

low financial risk through a conservative financial policy

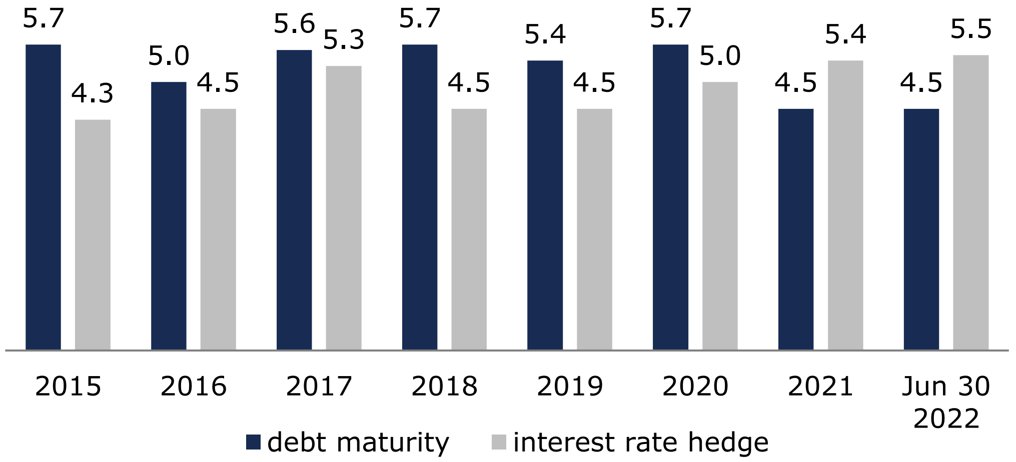
loan-to-value[1)]



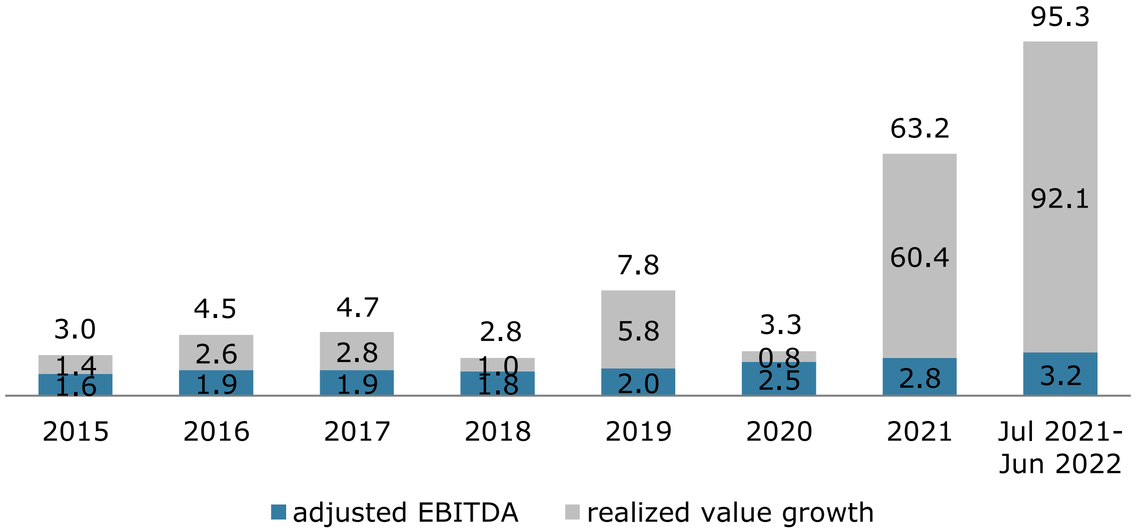
liquidity[2)]



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



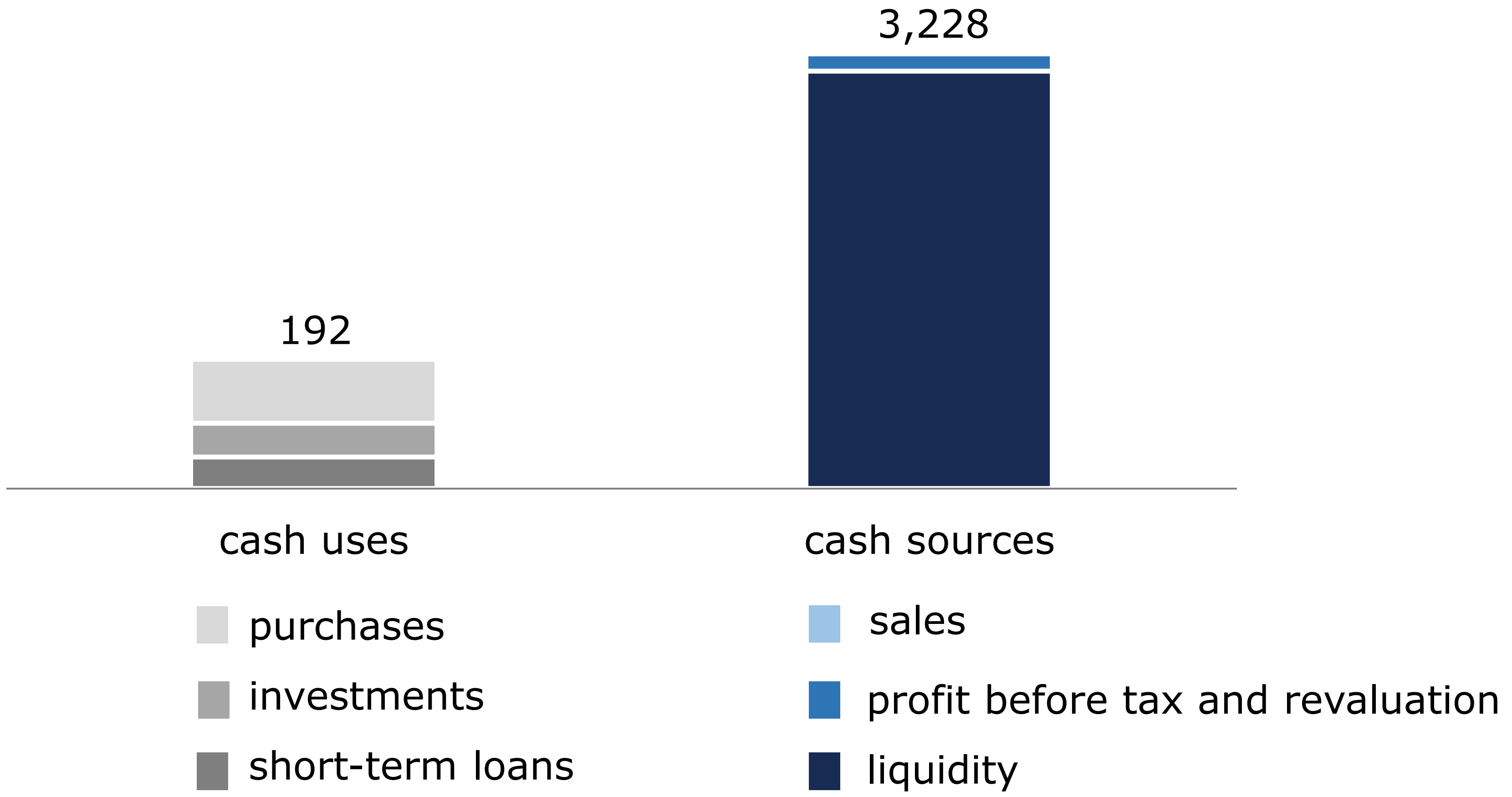
interest coverage ratio 95.3



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 2022-06-30

cash sources EUR 3,036 million larger than cash uses

EUR million



as at 2022-06-30

financial policy and rating

	policy	2022-06-30
rating	min BBB	BBB
interest coverage ratio[1)]	min 2.0	3.2
adjusted unencumbered asset ratio	min 150 percent	277 percent
liquidity, EUR million	300	3,100
cash sources to cash uses	min 1.0	16.8

1) excluding realized value growth

STANDARD & POOR'S RATINGS SERVICES
McGRAW HILL FINANCIAL

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

FitchRatings

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

source: Standard & Poor's, Fitch Ratings

safety first