

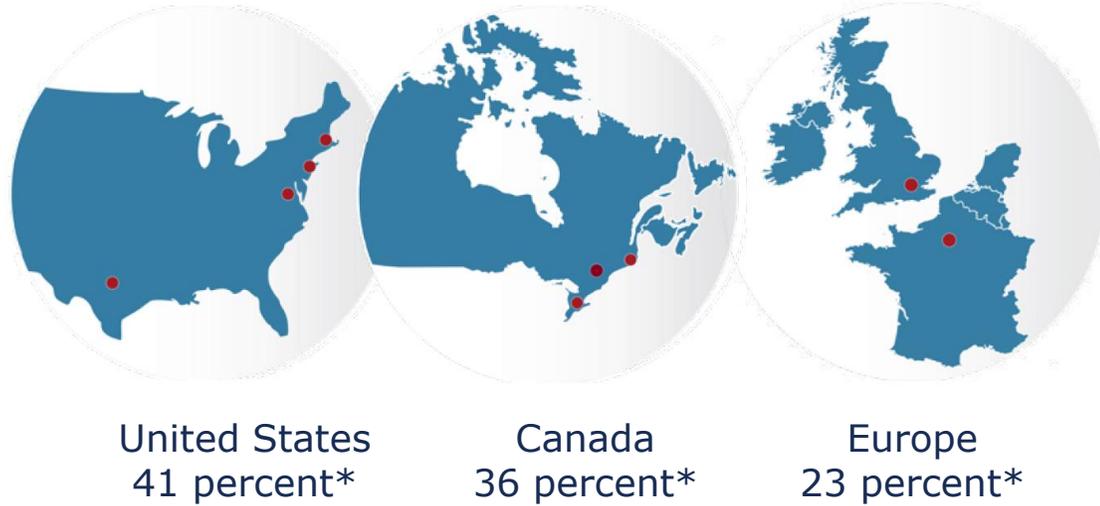
# Akelius Residential Property AB (publ)

interim report, January to September 2023



149 rue de Dublin, Gratineau, Ottawa

# Akelius at a glance



## key metrics as at 2023-09-30

property fair value	EUR 6,096 million
residential share <sup>1)</sup>	98 percent
cities	10
number of apartments	19,635
average apartment size	61 sqm
real vacancy rate <sup>2)</sup>	1.4 percent
loan-to-value <sup>3)</sup>	21 percent
interest coverage ratio <sup>4)</sup>	n/a
walk score <sup>5)</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) 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](http://www.walkscore.com)

# focus on metropolitan cities with high population growth

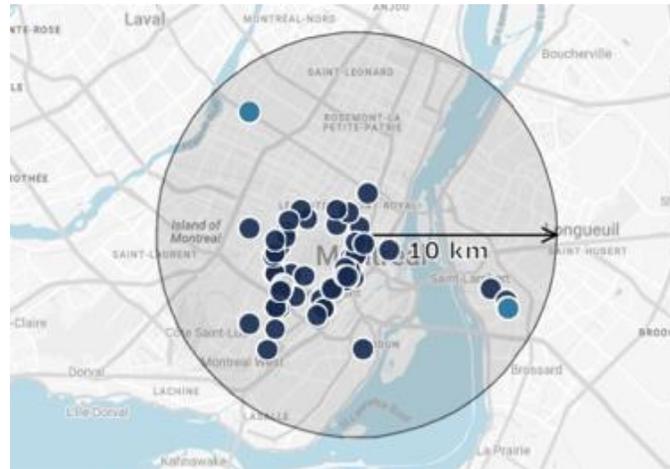
central locations give low vacancy risk, diversification reduces risk even further

- like-for-like properties
- acquired properties Apr-Dec 2022

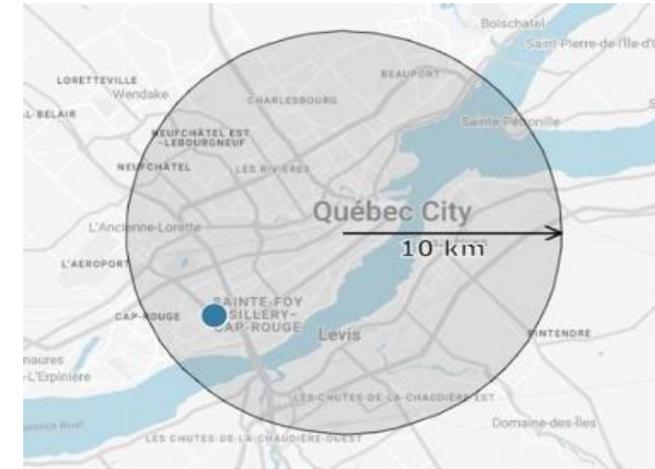
**Toronto** – walk score 76  
share of fair value – 20 percent



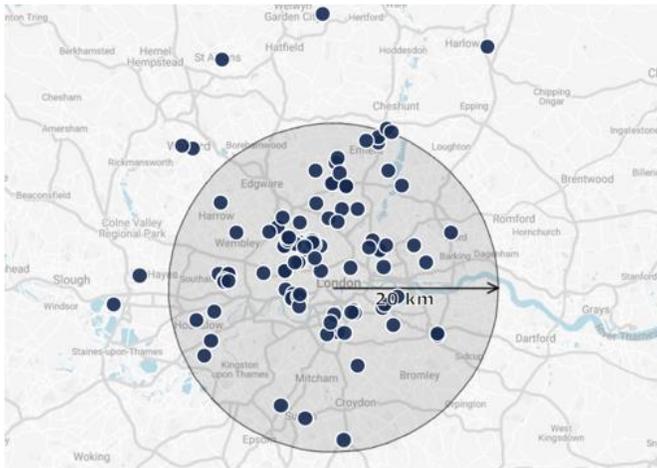
**Montreal** – walk score 83  
share of fair value – 16 percent



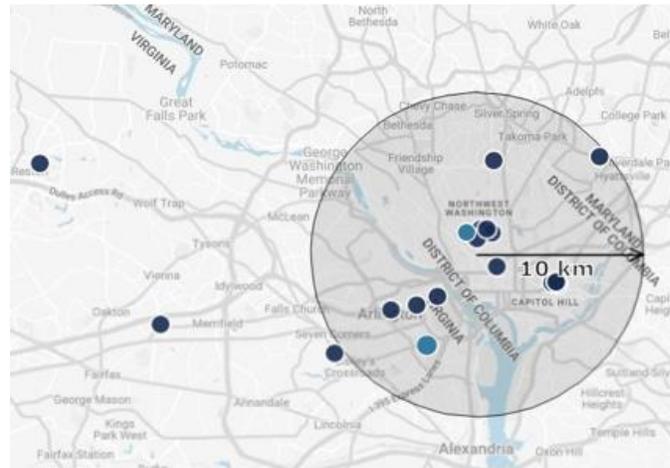
**Quebec City** – walk score 75  
share of fair value – 0 percent



**London** – walk score 86  
share of fair value – 16 percent



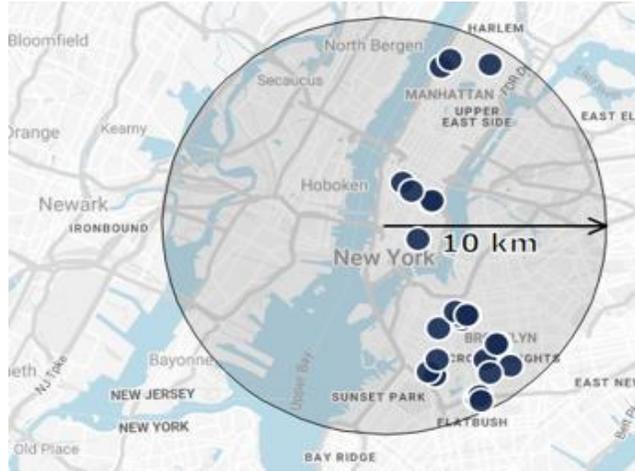
**Washington D.C.** – walk score 83  
share of fair value – 15 percent



# focus on metropolitan cities with high population growth

● like-for-like properties   ● acquired properties Apr–Dec 2022   ● sold property

**New York** – walk score 95  
share of fair value – 12 percent



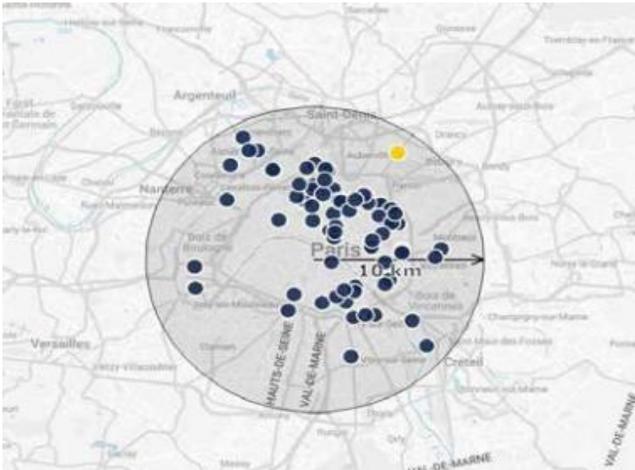
**Boston** – walk score 89  
share of fair value – 11 percent



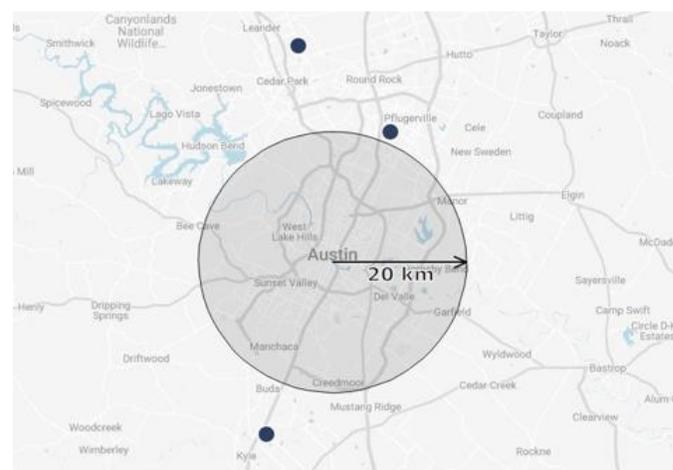
**Ottawa** – walk score 10  
share of fair value – 0 percent



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



**Austin** – walk score 7  
share of fair value – 3 percent



luxury: 0 %

A+ locations  
extraordinary buildings,  
extraordinary service



London  
Kensington

prime: 59%

A+ to B+ locations  
soulful, attractive  
buildings



Rue Hermel  
Paris  
18th arrondissement

acquired 2014

mid: 32%

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

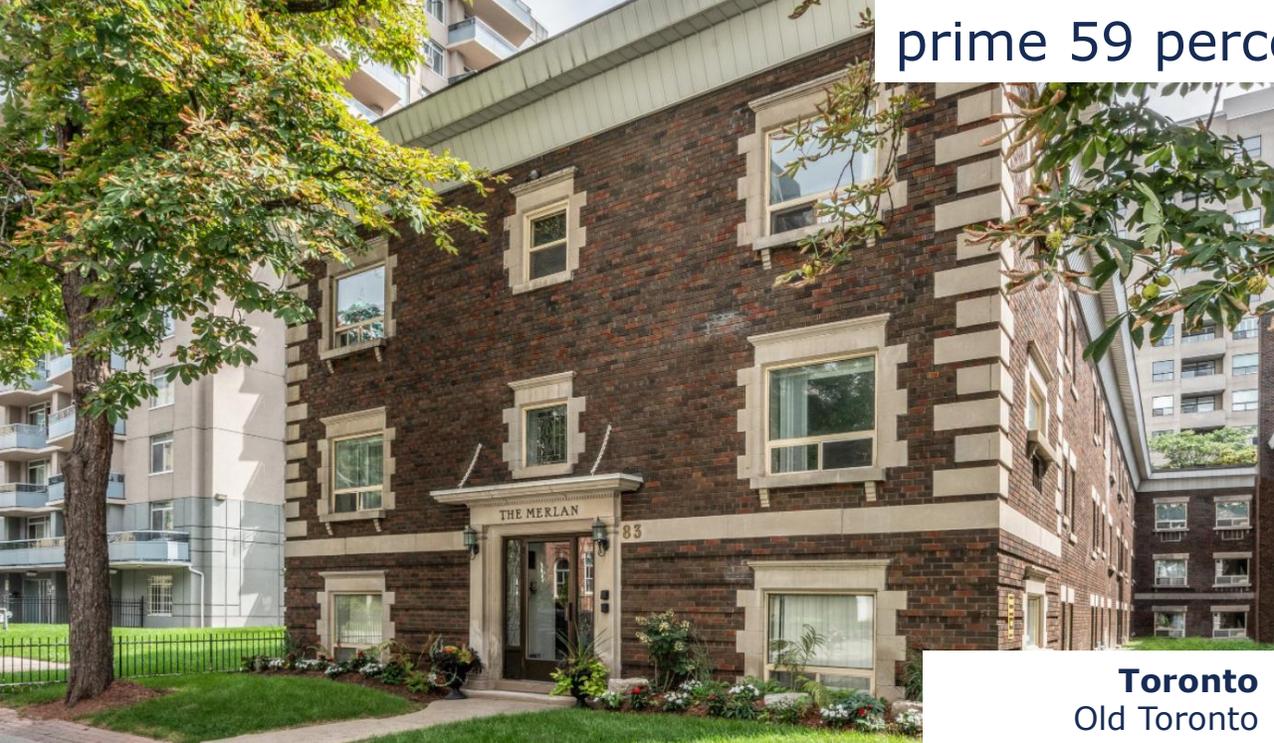
discount: 0 %

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



Stockholm  
Fittja

prime 59 percent of portfolio



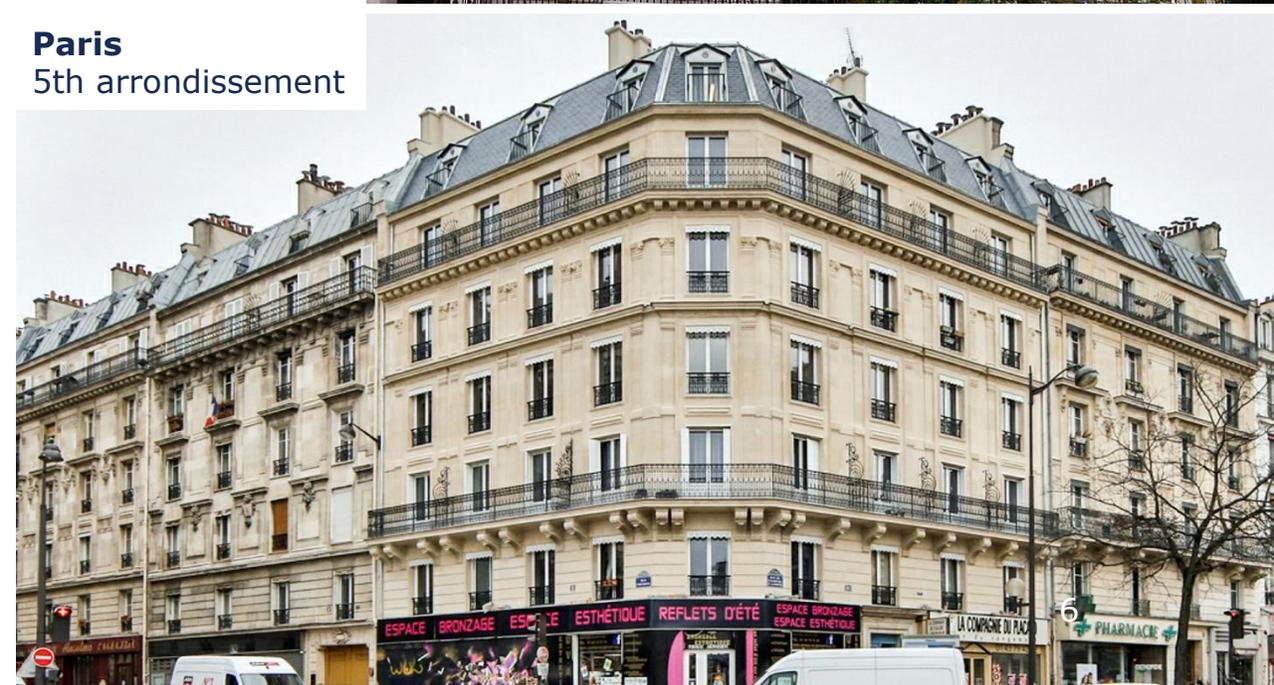
**Toronto**  
Old Toronto



**New York**  
Brooklyn



**Boston**  
Cambridge



**Paris**  
5th arrondissement

mid 32 percent of portfolio



**Washington**  
Hyattsville



**Toronto**  
The Beaches



**Montreal**  
Cote-des-Neiges



**London**  
Clapham

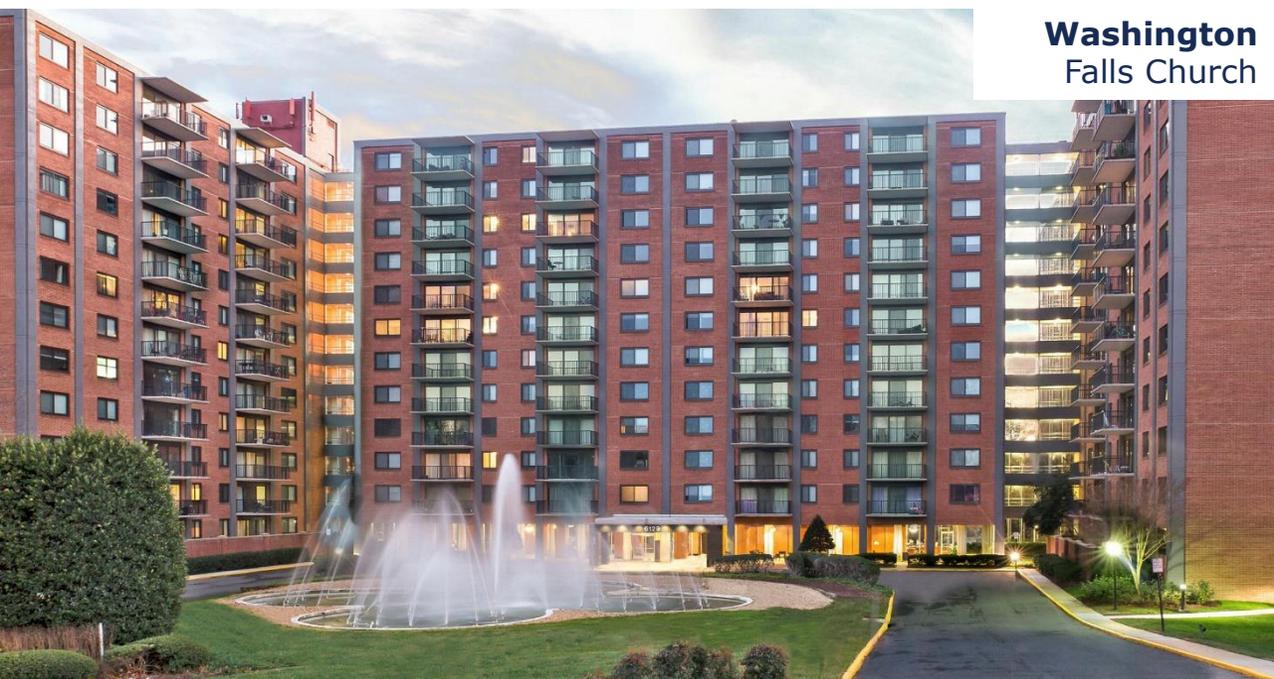
entry 9 percent of portfolio



**Toronto**  
North York



**Montreal**  
Greenfield Park

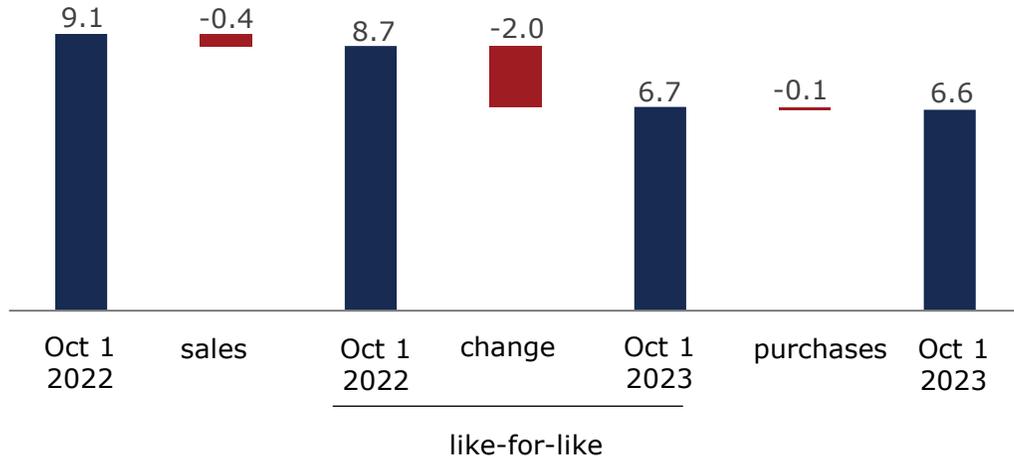


**Washington**  
Falls Church



**London**  
West Ealing

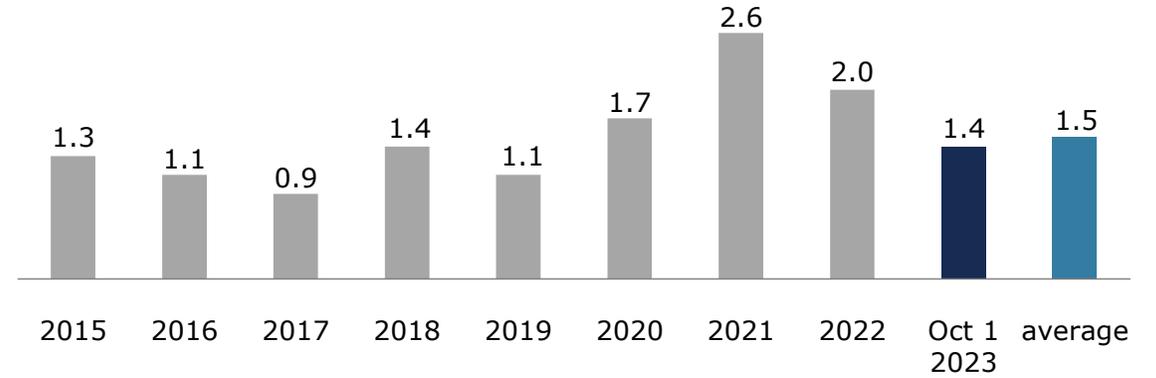
development vacancy  
percent



real vacancy 1.4 percent

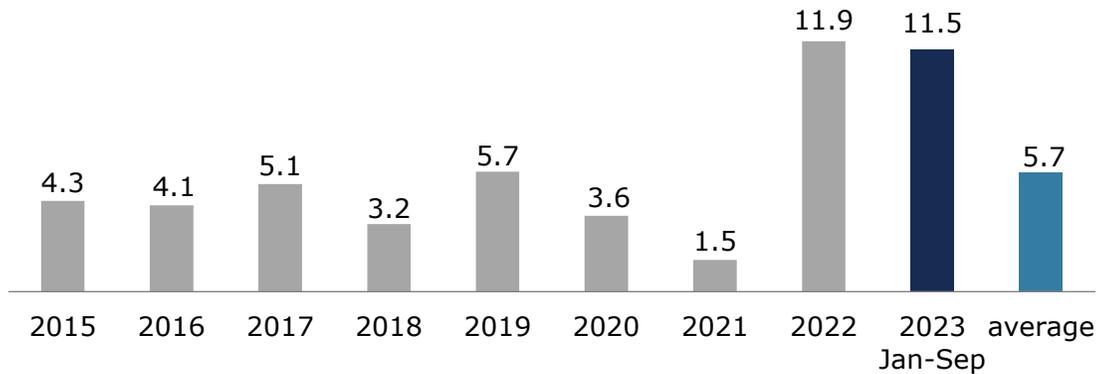
real vacancy excludes vacancy due to upgrades and disposals

percent



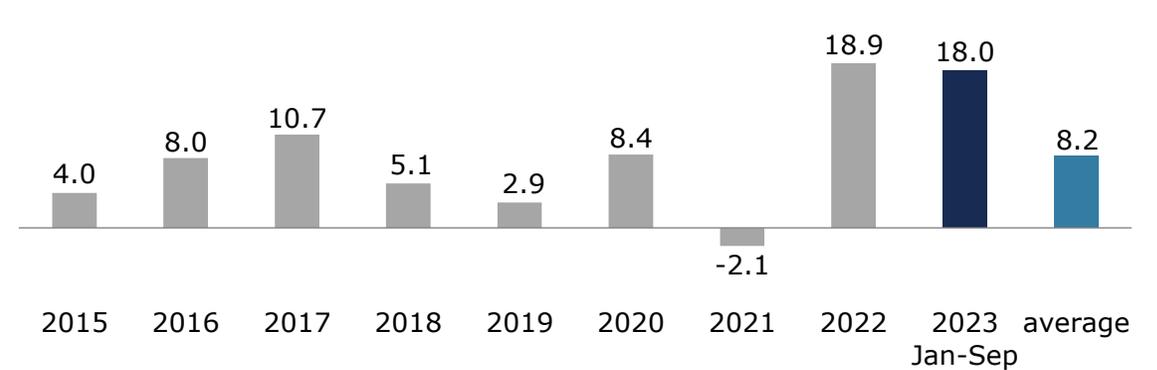
rental income growth 11.5 percent

like-for-like, percent



net operating income growth 18.0 percent

like-for-like, percent



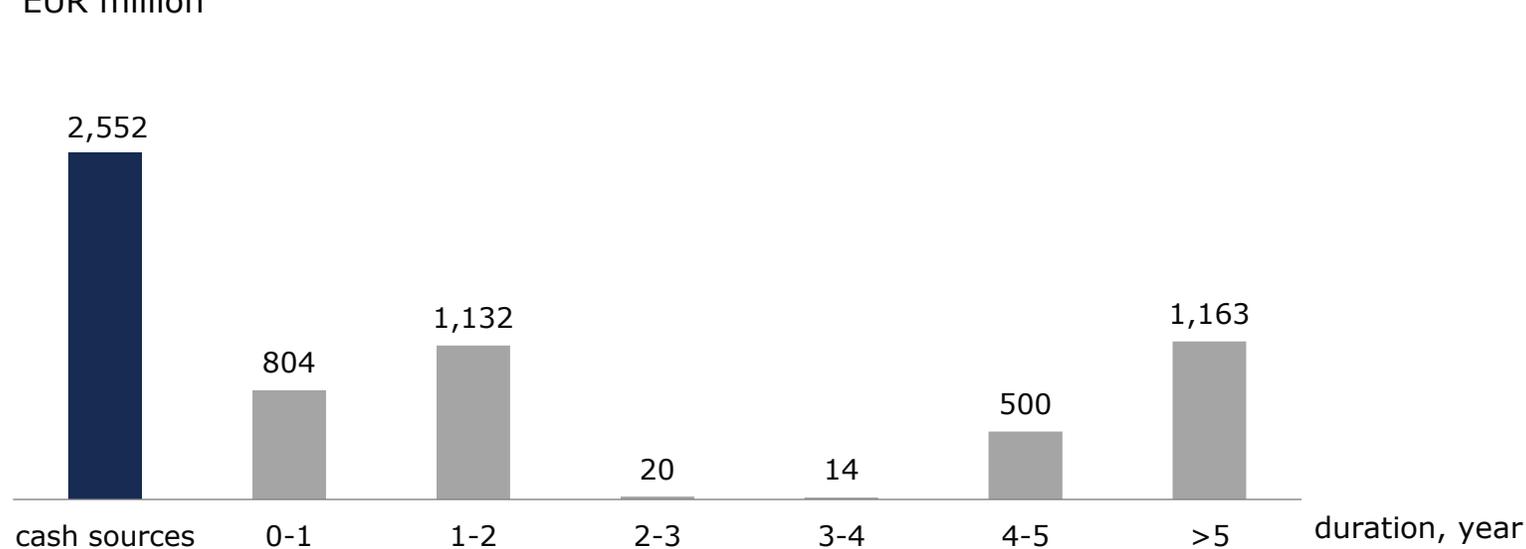
# funding overview as at 30<sup>th</sup> of September 2023

## diversified funding

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

## debt maturity

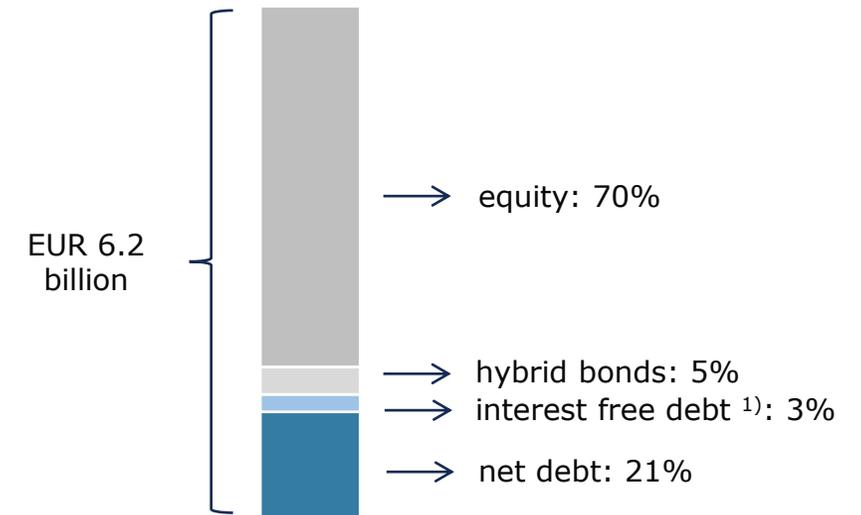
EUR million



## financing

- average interest rate of 1.57 percent
- debt maturity 3.1 years
- adjusted unencumbered asset ratio 2.33

## net capital structure

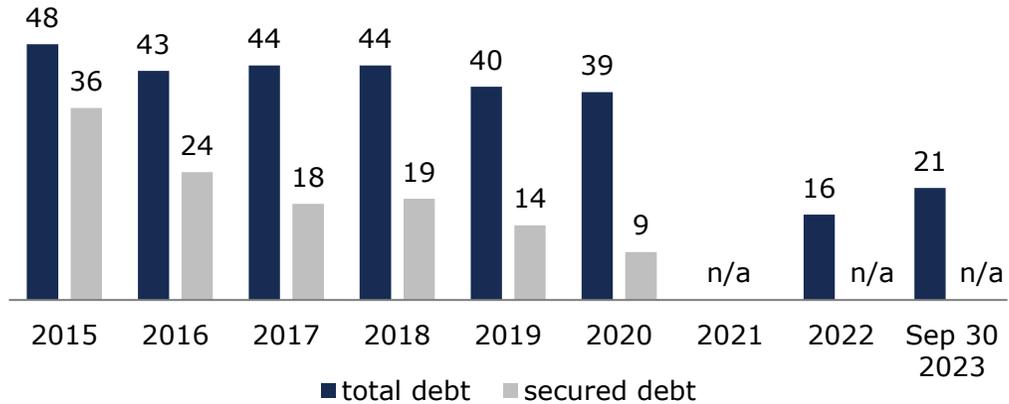


1) interest free debt: deferred tax, derivatives, other liabilities

# low financial risk through a conservative financial policy

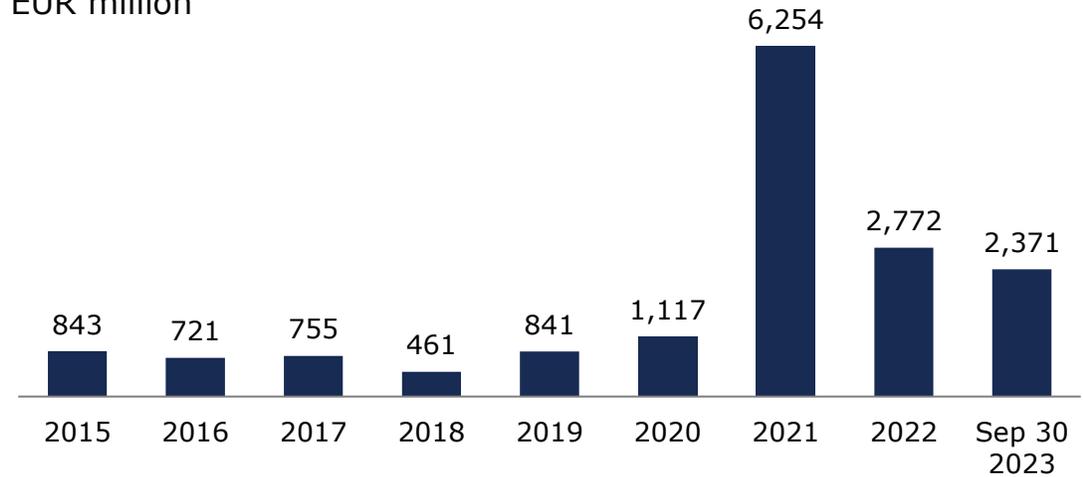
loan-to-value<sup>1)</sup>

percent

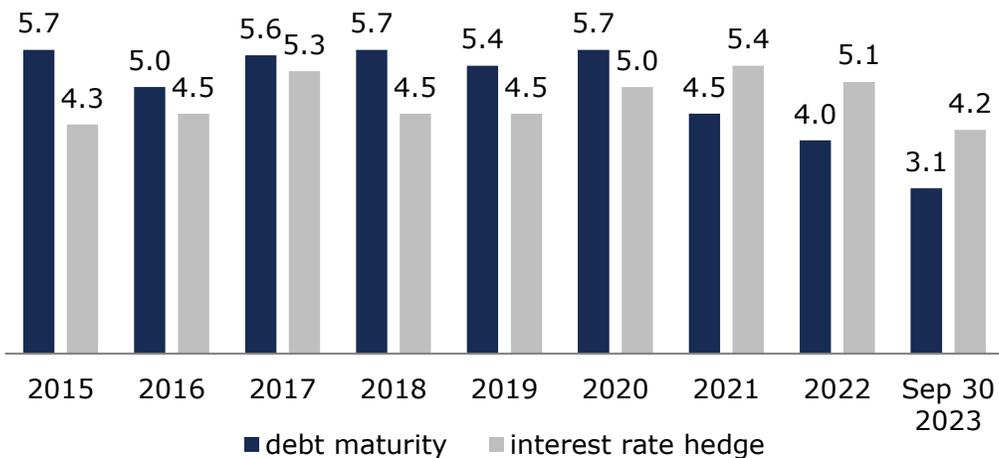


liquidity<sup>2)</sup>

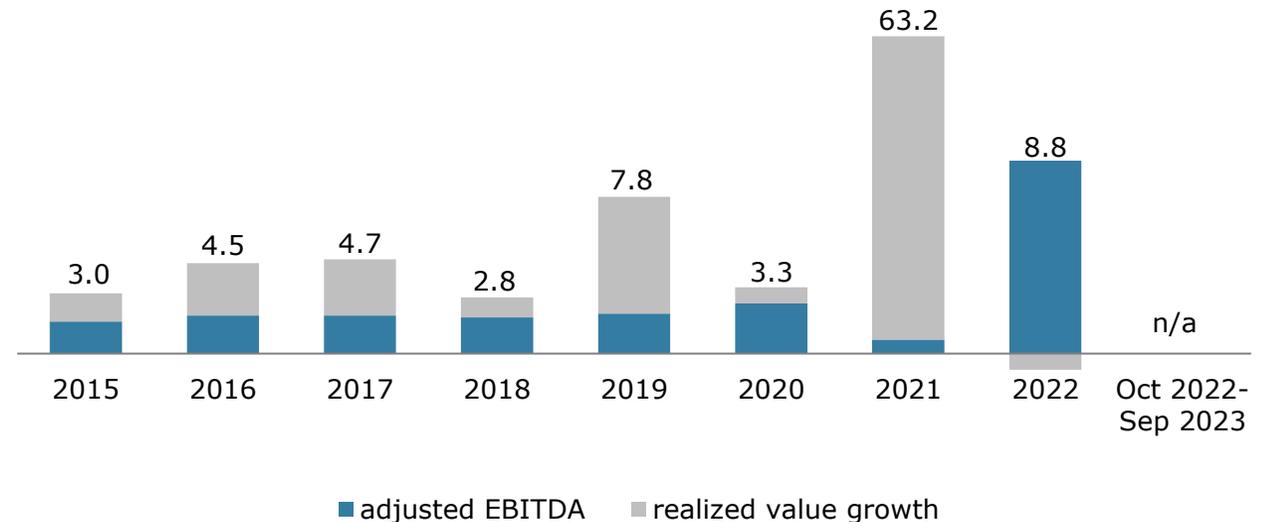
EUR million



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



interest coverage ratio

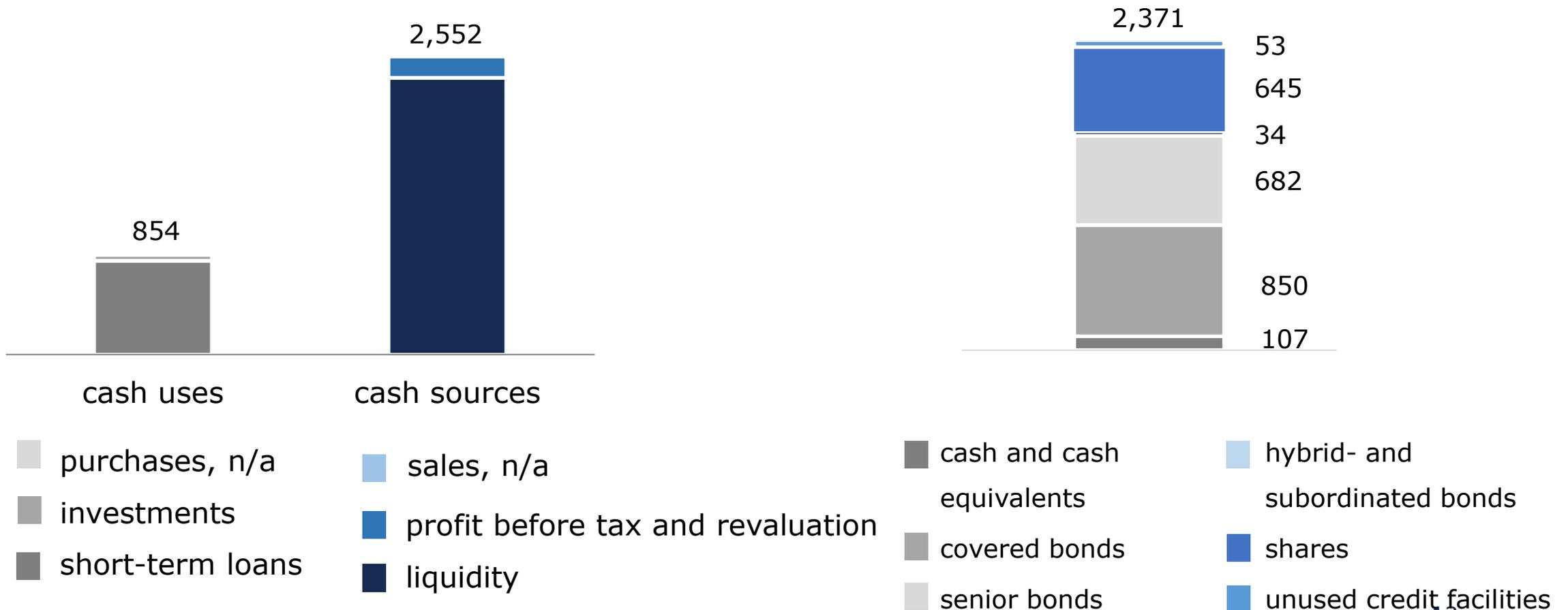


1) loan-to-value total loans = net debt to net assets, loan-to-value secured loans = net secured debt to net assets

2) liquidity is cash and cash equivalent and unutilized but available credit facilities per 2023-09-30

# cash sources EUR 1,698 million larger than cash uses

EUR million



as at 2023-09-30

## financial policy and rating



	<b>policy</b>	<b>2023-09-30</b>
rating	min BBB	BBB
interest coverage ratio <sup>1)</sup>	min 2.0	n/a
adjusted unencumbered asset ratio	min 150 percent	233 percent
liquidity, EUR million	300	2,371
cash sources to cash uses	min 1.0	2.99

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**