

# Akelius Residential Property AB (publ)

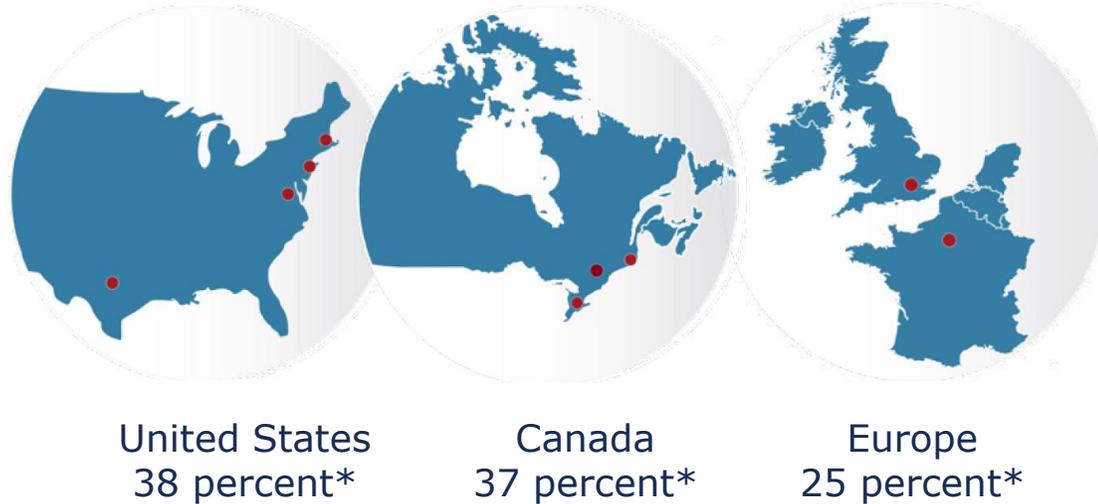
interim report, January to December 2023

Akelius



149 rue de Dublin, Gratineau, Ottawa

# Akelius at a glance



## key metrics as at 2023-12-31

property fair value	EUR 5,686 million
residential share <sup>1)</sup>	98 percent
cities	10
number of apartments	19,652
average apartment size	61 sqm
real vacancy rate <sup>2)</sup>	1.3 percent
loan-to-value <sup>3)</sup>	42 percent
interest coverage ratio <sup>4)</sup>	22 percent
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

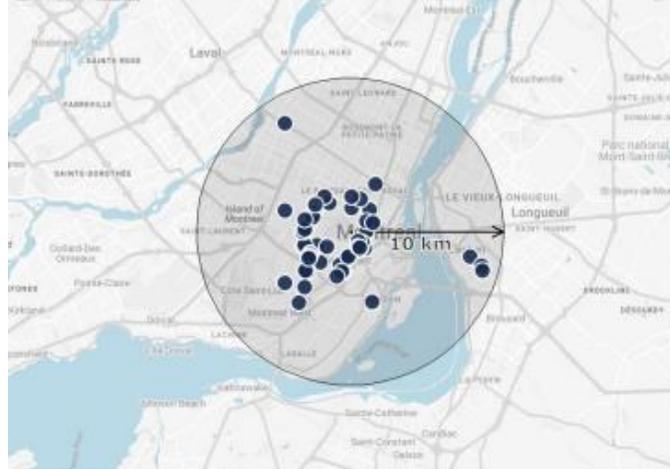
central locations give low vacancy risk, diversification reduces risk even further

- like-for-like properties

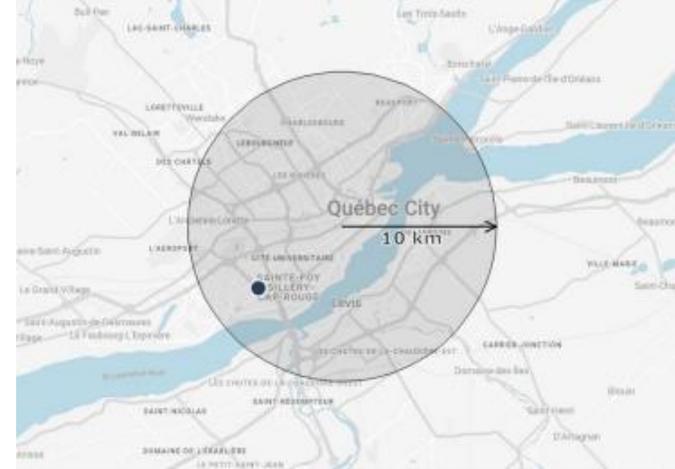
**Toronto** – walk score 74  
share of fair value – 20 percent



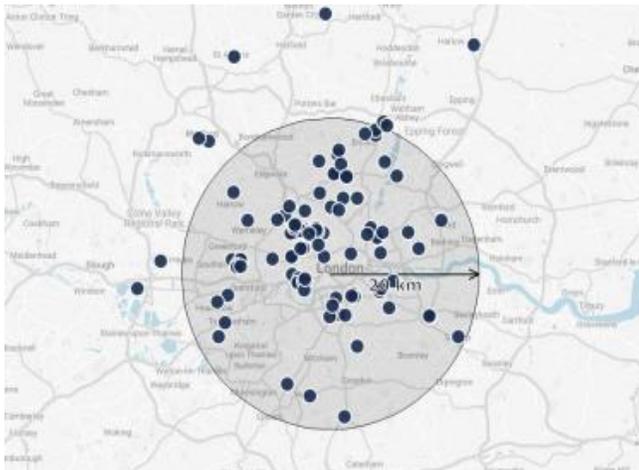
**Montreal** – walk score 77  
share of fair value – 17 percent



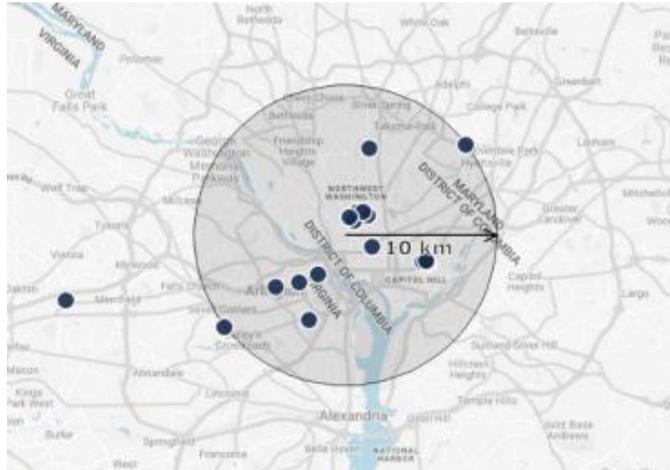
**Quebec City** – walk score 68  
share of fair value – 0 percent



**London** – walk score 84  
share of fair value – 17 percent



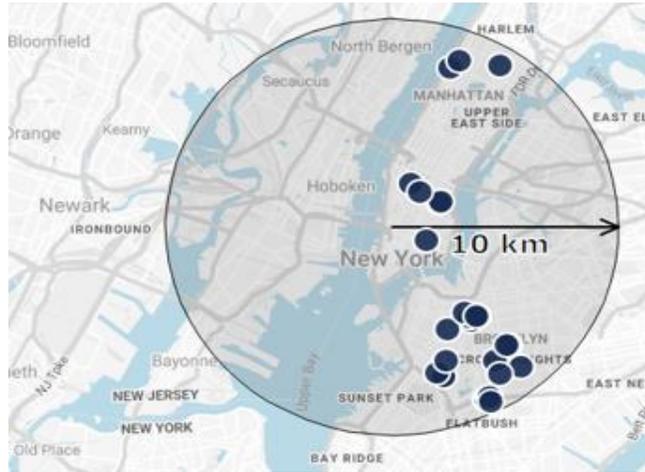
**Washington D.C.** – walk score 84  
share of fair value – 14 percent



# focus on metropolitan cities with high population growth

● like-for-like properties ● sold properties 2023

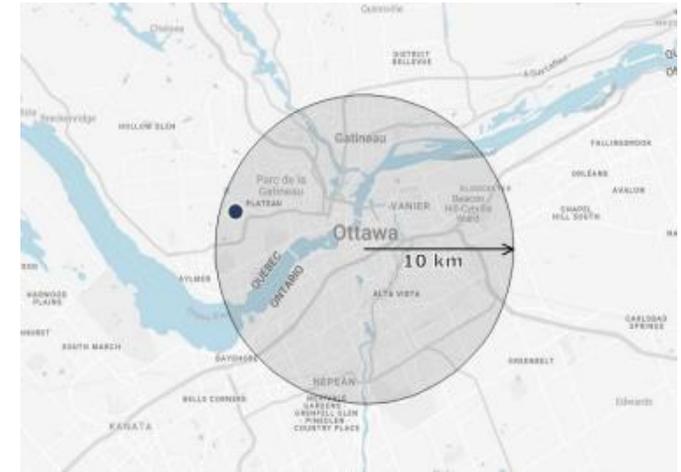
**New York** – walk score 96  
share of fair value – 11 percent



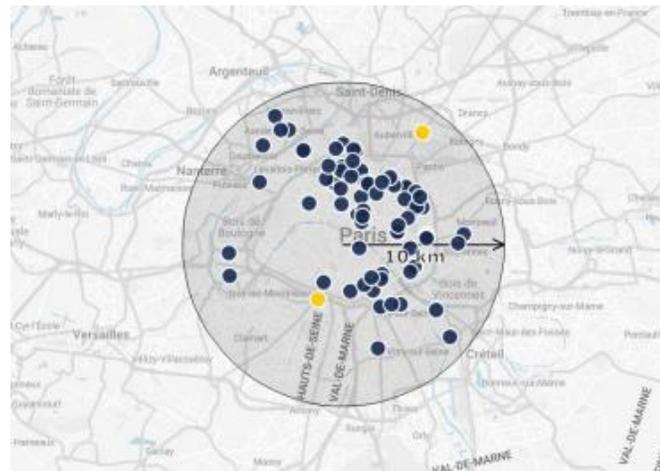
**Boston** – walk score 91  
share of fair value – 10 percent



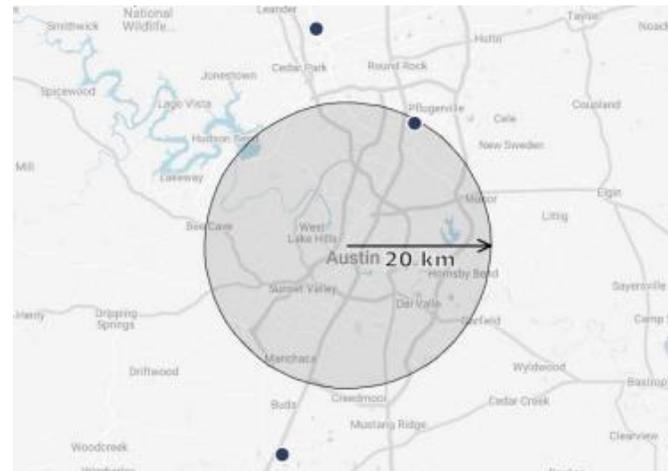
**Ottawa** – walk score 3  
share of fair value – 0 percent



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



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



luxury: 0 %

A+ locations  
extraordinary buildings,  
extraordinary service



London  
Kensington

prime: 60%

A+ to B+ locations  
soulful, attractive  
buildings



Rue Hermel  
Paris  
18th arrondissement

acquired 2014

mid: 31%

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

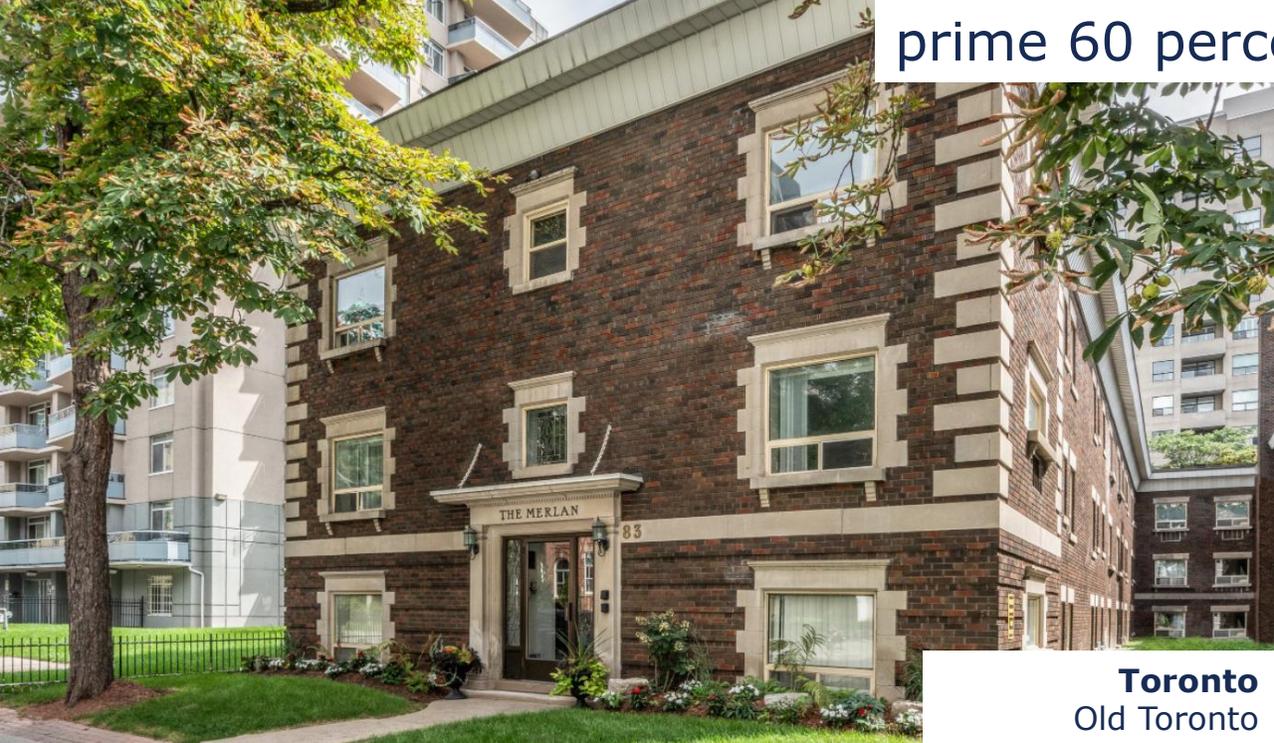
discount: 0 %

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



Stockholm  
Fittja

prime 60 percent of portfolio



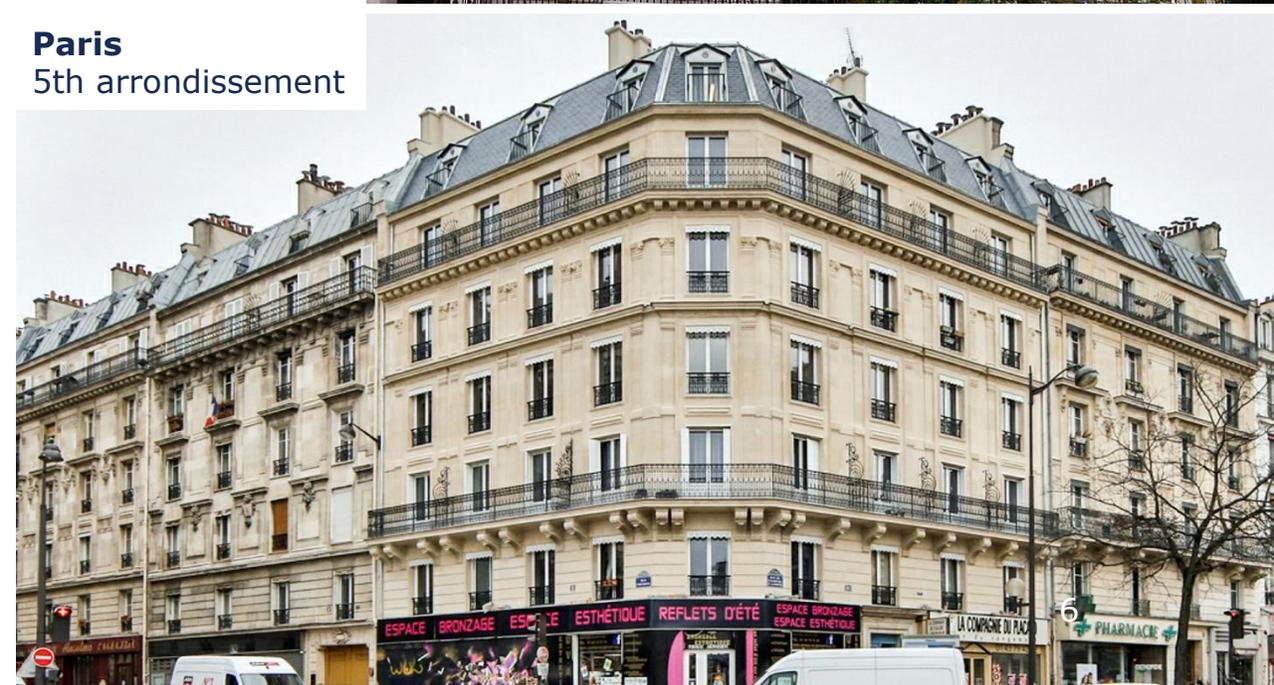
**Toronto**  
Old Toronto



**New York**  
Brooklyn



**Boston**  
Cambridge



**Paris**  
5th arrondissement

mid 31 percent of portfolio



**Washington**  
Hyattsville



**Toronto**  
The Beaches



**Montreal**  
Cote-des-Neiges



**London**  
Clapham

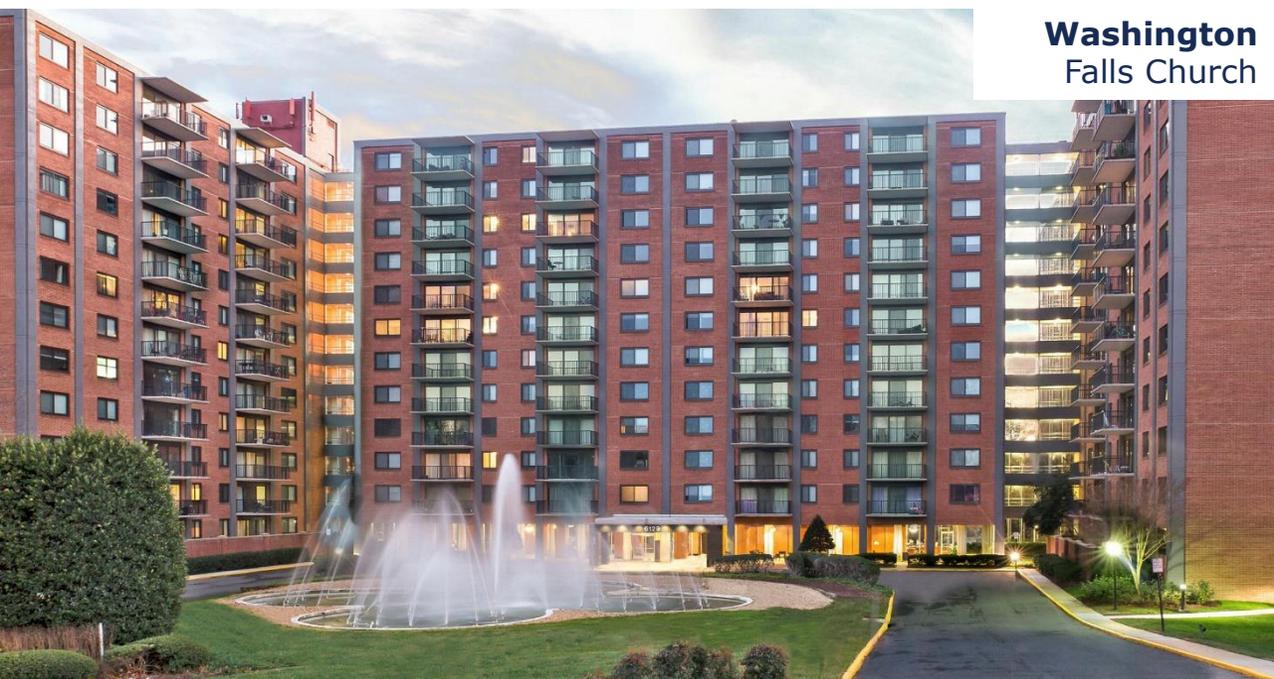
entry 9 percent of portfolio



**Toronto**  
North York



**Montreal**  
Greenfield Park

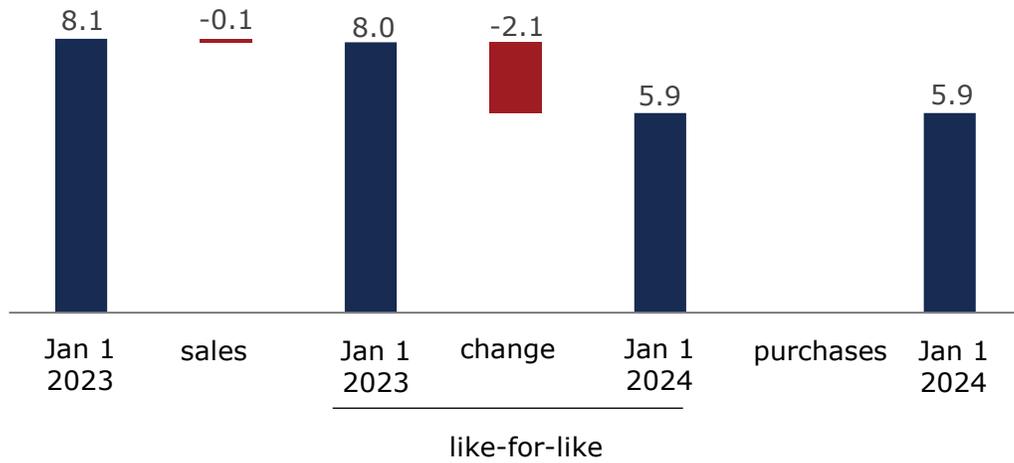


**Washington**  
Falls Church



**London**  
West Ealing

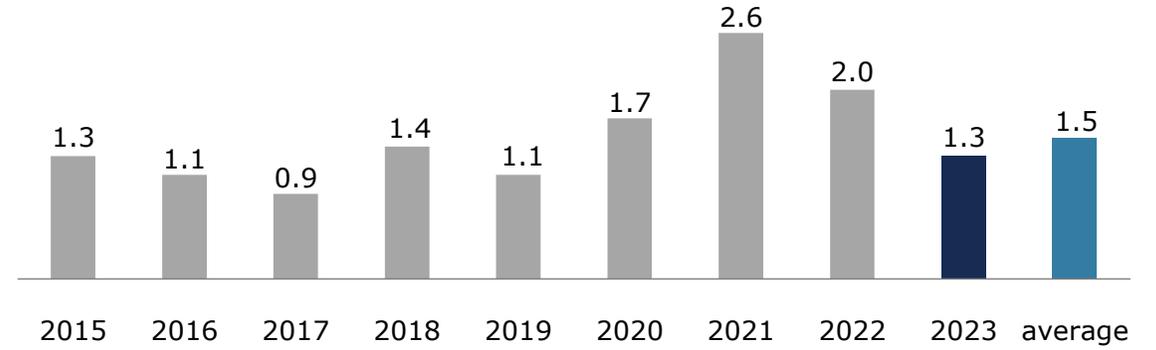
development vacancy  
percent



real vacancy 1.3 percent

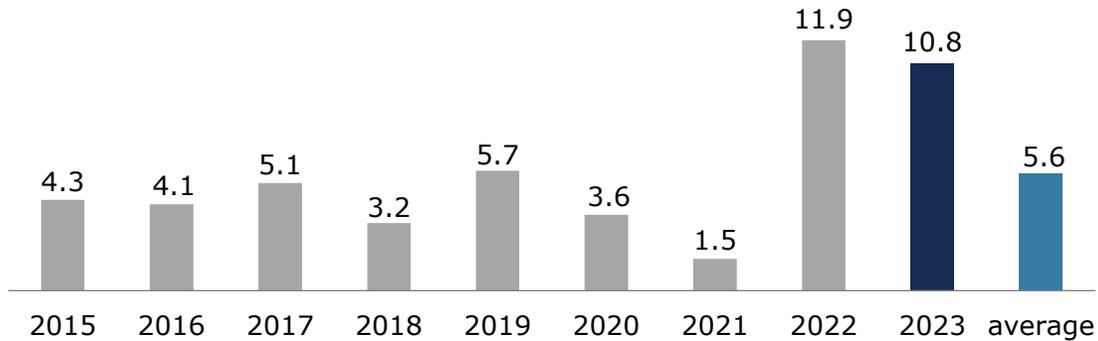
real vacancy excludes vacancy due to upgrades and disposals

percent



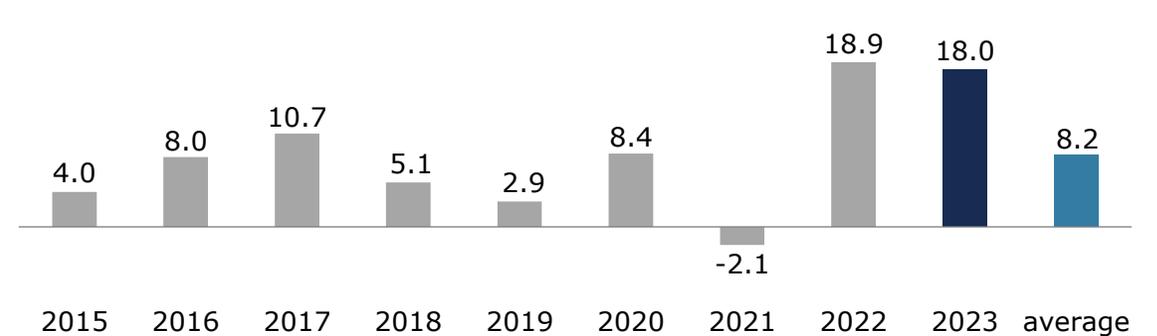
rental income growth 10.8 percent

like-for-like, percent



net operating income growth 18.0 percent

like-for-like, percent



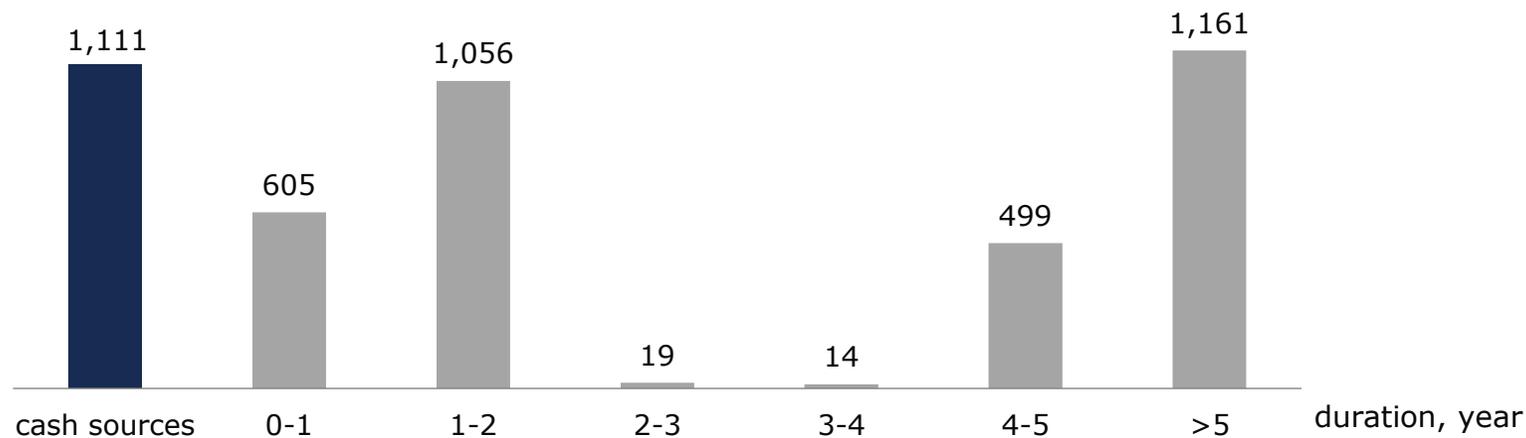
# funding overview as at 31<sup>st</sup> of December 2023

## diversified funding

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

## debt maturity

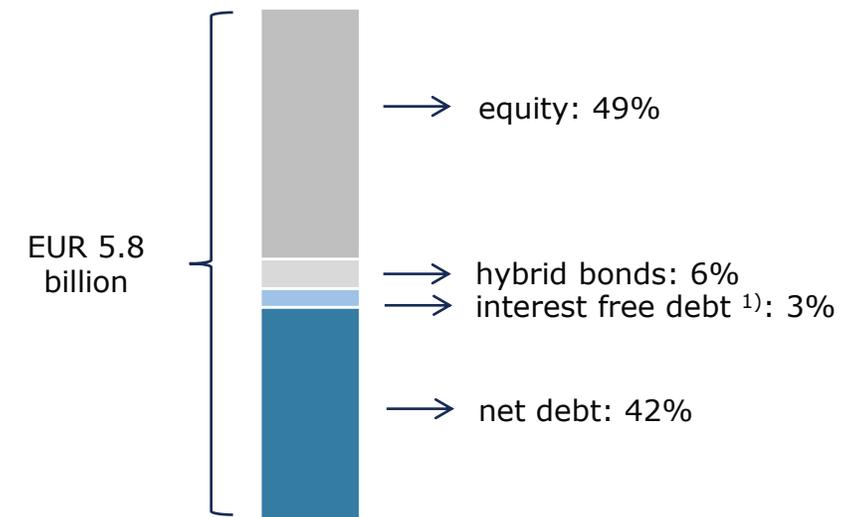
EUR million



## financing

- average interest rate of 1.38 percent
- debt maturity 3.1 years
- adjusted unencumbered asset ratio 1.97

## net capital structure

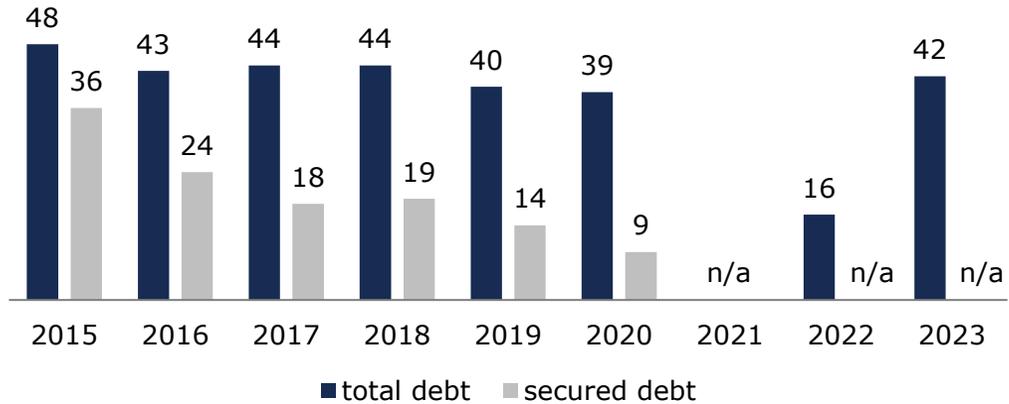


1) interest free debt: deferred tax, derivatives, other liabilities

# low financial risk through a conservative financial policy

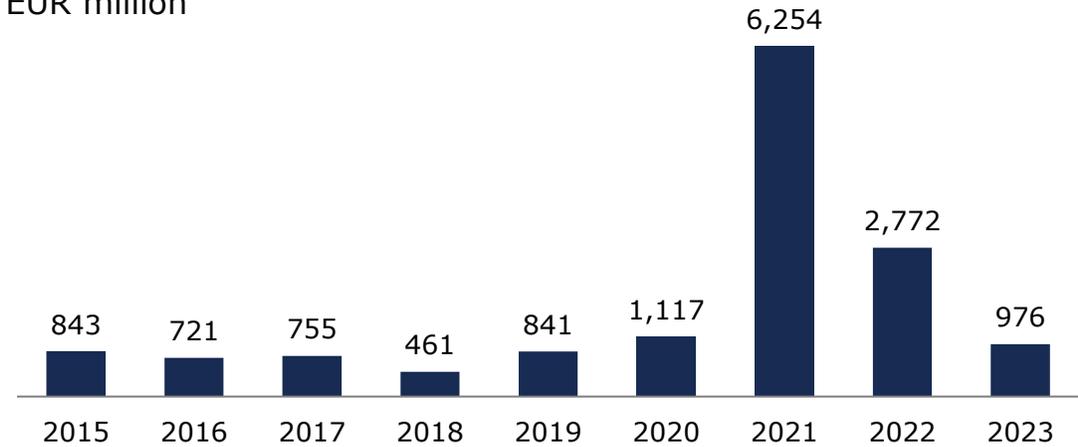
loan-to-value<sup>1)</sup>

percent

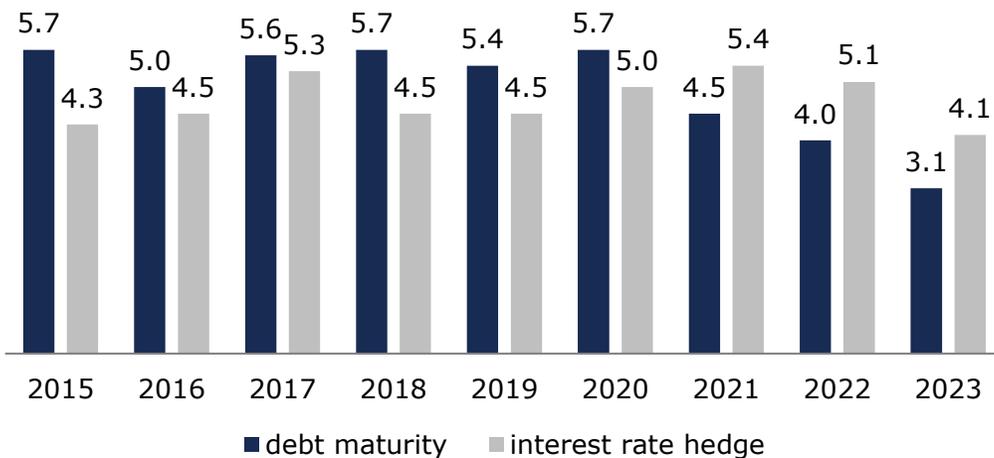


liquidity<sup>2)</sup>

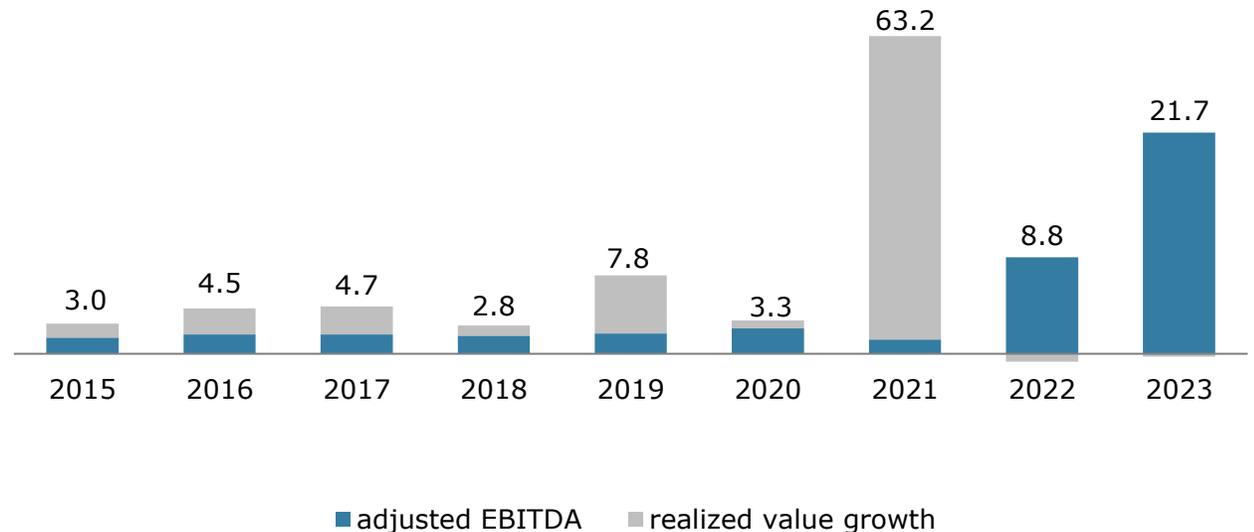
EUR million



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



interest coverage ratio

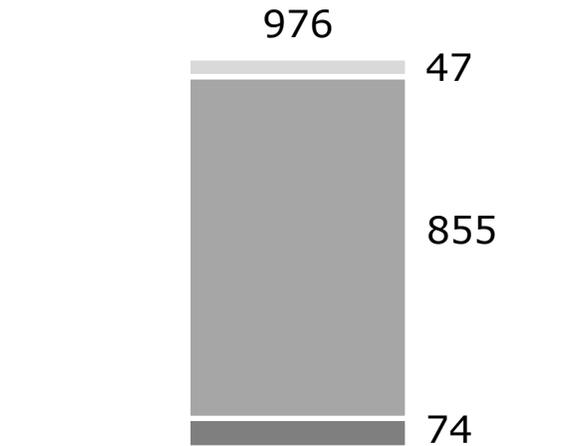
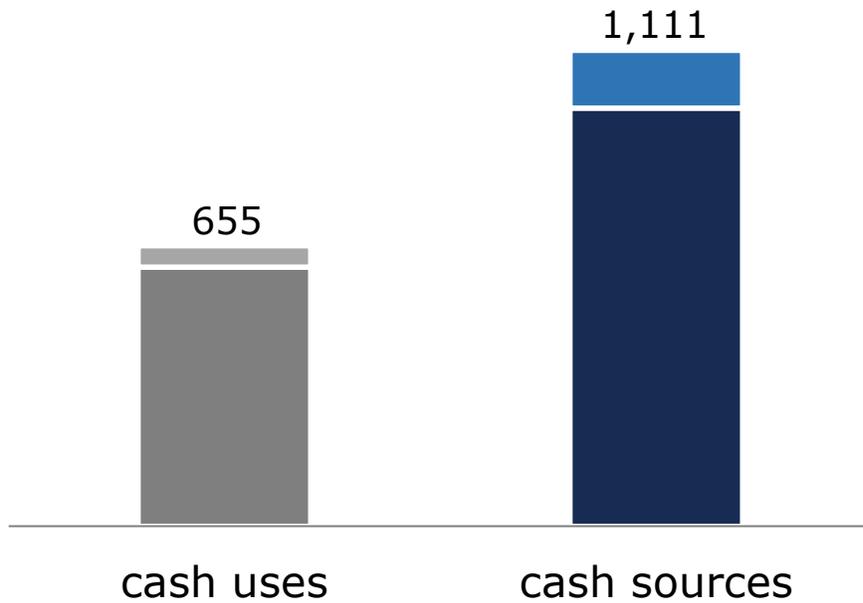


1) loan-to-value total loans = net debt to net assets, loan-to-value secured loans = net secured debt to net assets

2) liquidity is cash and cash equivalent and unutilized but available credit facilities per 2023-12-31

# cash sources EUR 456 million larger than cash uses

EUR million



- purchases, n/a
- investments
- short-term loans

- sales, n/a
- profit before tax and revaluation
- liquidity

- unused credit facilities
- shares
- cash and cash equivalents

# financial policy and rating



	<b>policy</b>	<b>2023-12-31</b>
Rating, S&P / Fitch	min BBB	BBB- / BBB
interest coverage ratio <sup>1)</sup>	min 2.0	22
adjusted unencumbered asset ratio	min 150 percent	197 percent
liquidity, EUR million	300	976
cash sources to cash uses	min 1.0	1.70

1) excluding realized value growth



business risk	<i>satisfactory</i>
financial risk	significant
issuer rating	BBB-, stable outlook
senior unsecured	BBB
hybrid bonds	BB+



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

**safety first**