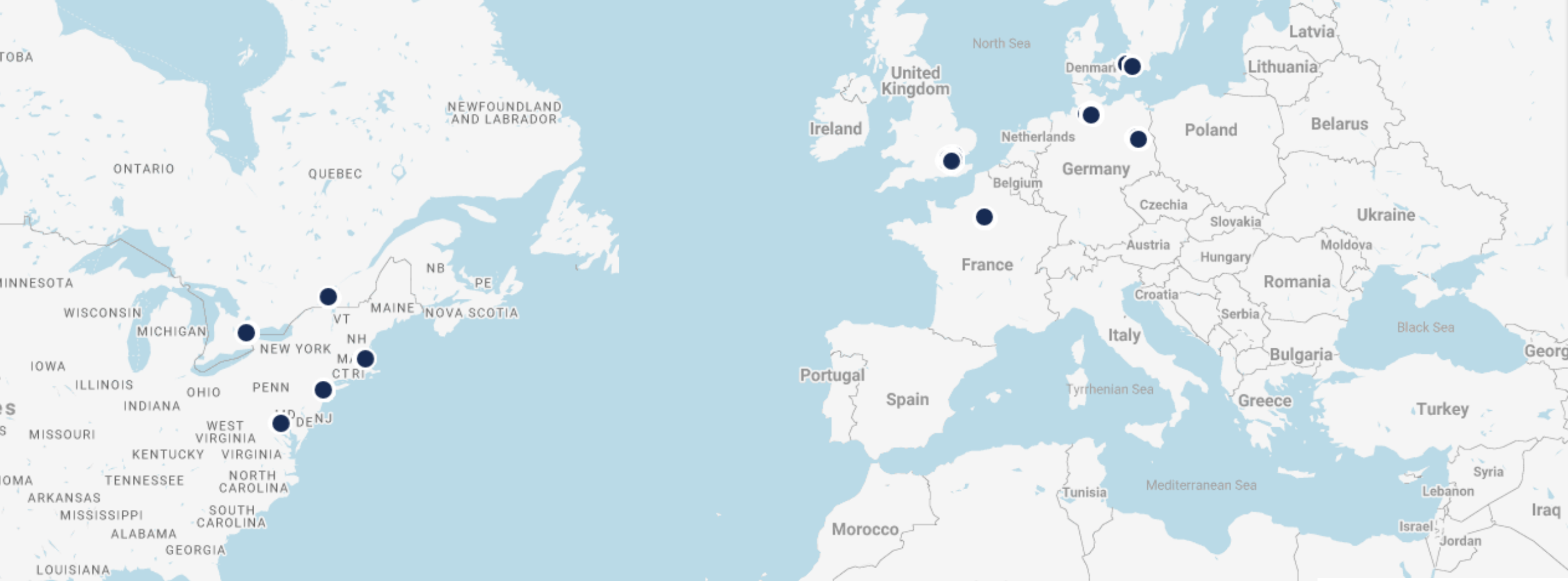


# apartments for metropolitans

Europe 48 percent

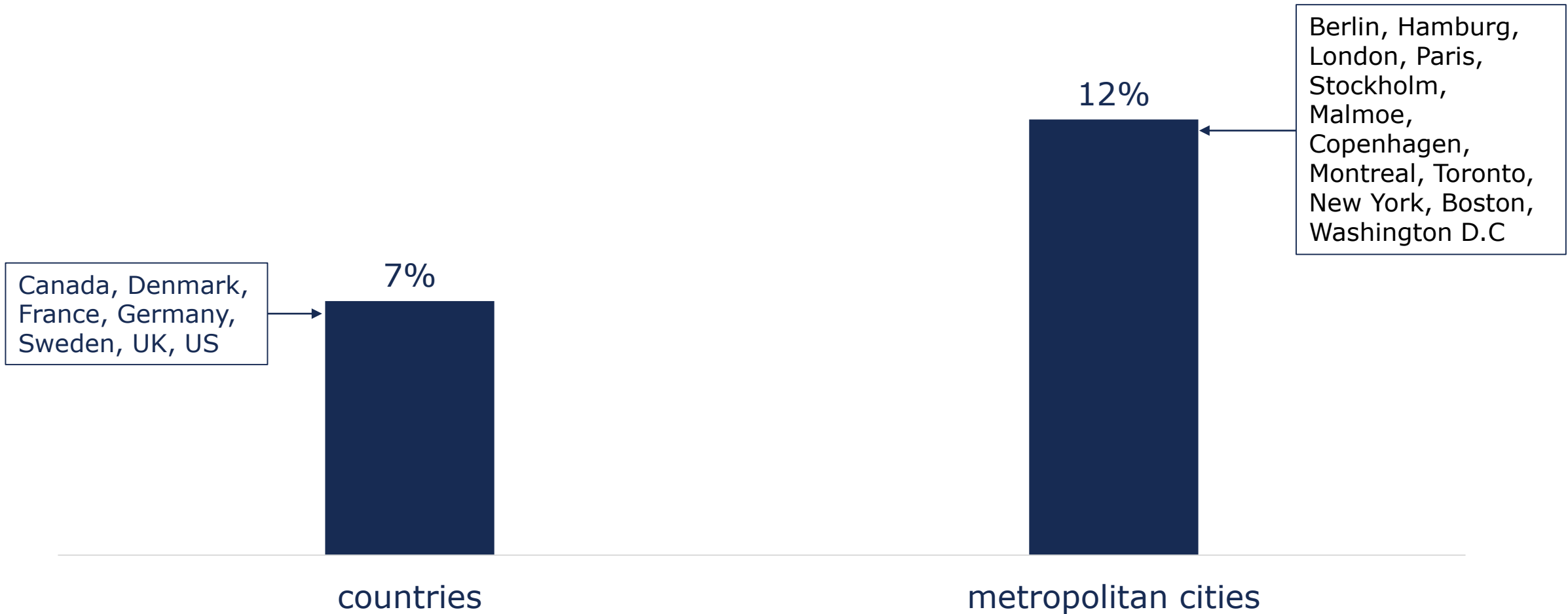
North America 29 percent

Scandinavia 23 percent



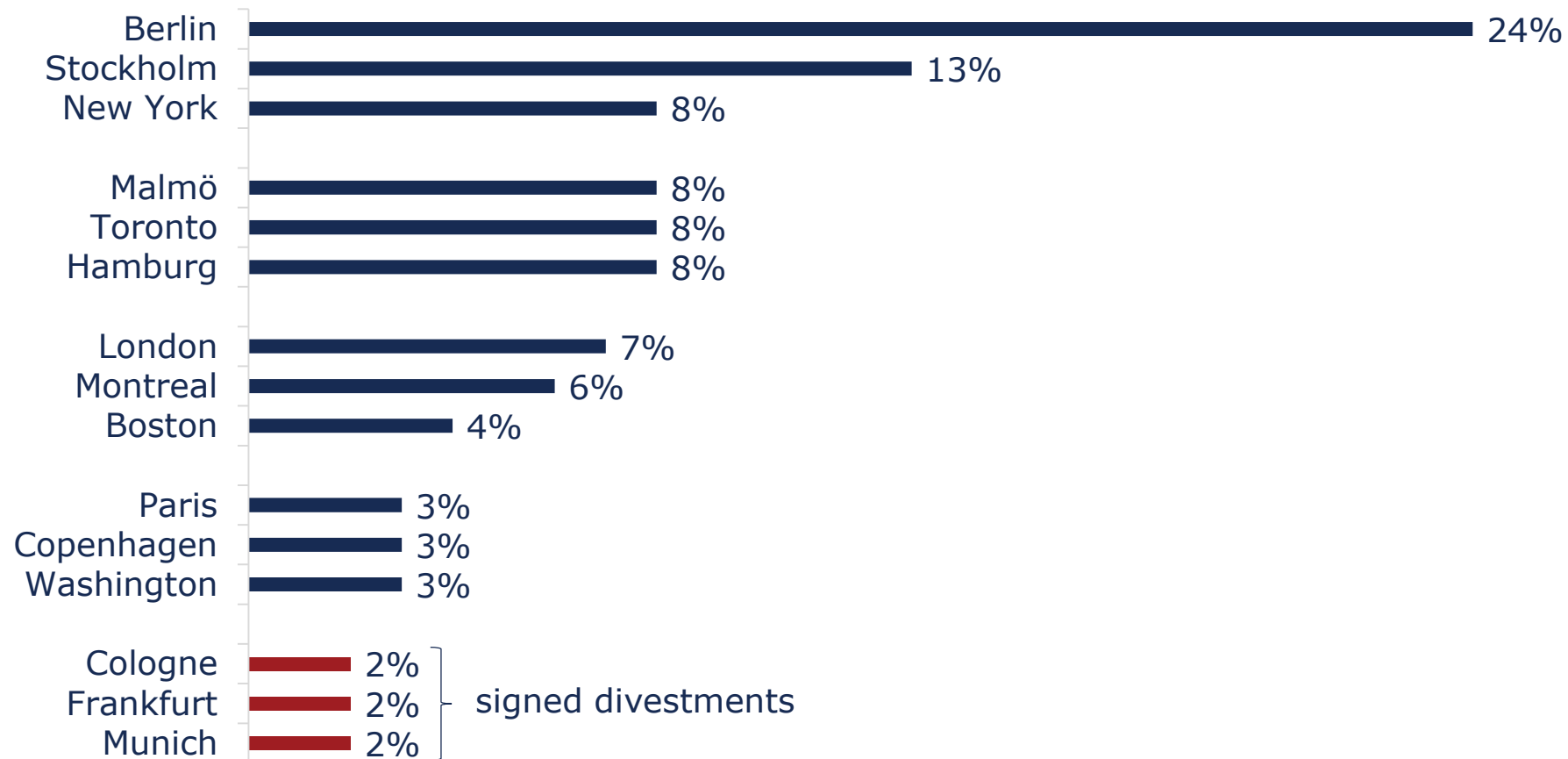
# metropolitan cities grow faster

population growth past 10 years



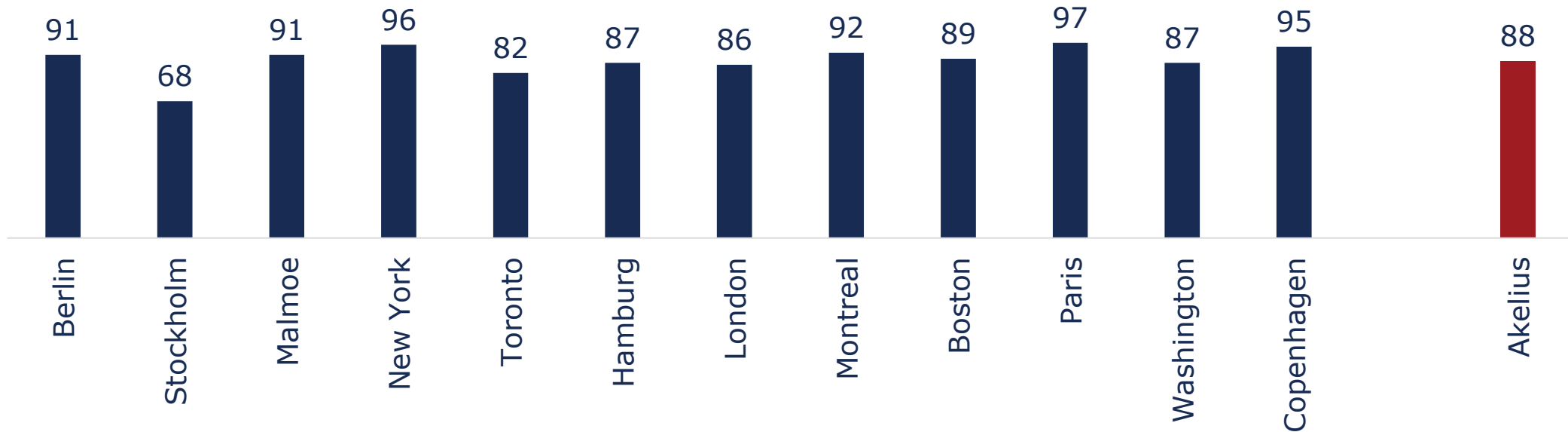
# focus on metropolitan cities

reduced risk of vacancy and yields faster income growth



# very walkable locations

reduces risk of vacancy and yields faster income growth



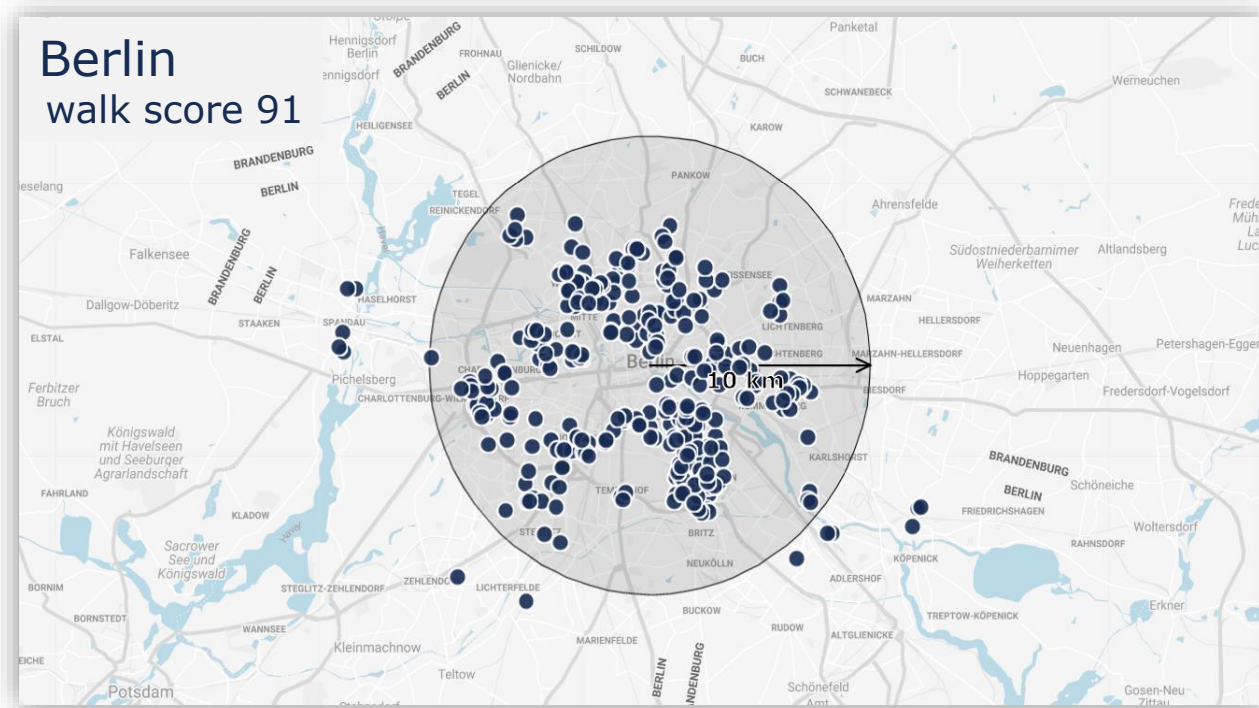
## score

- 90-100 walker's paradise
- 70-90 very walkable
- 50-70 somewhat walkable
- 0-50 car dependent

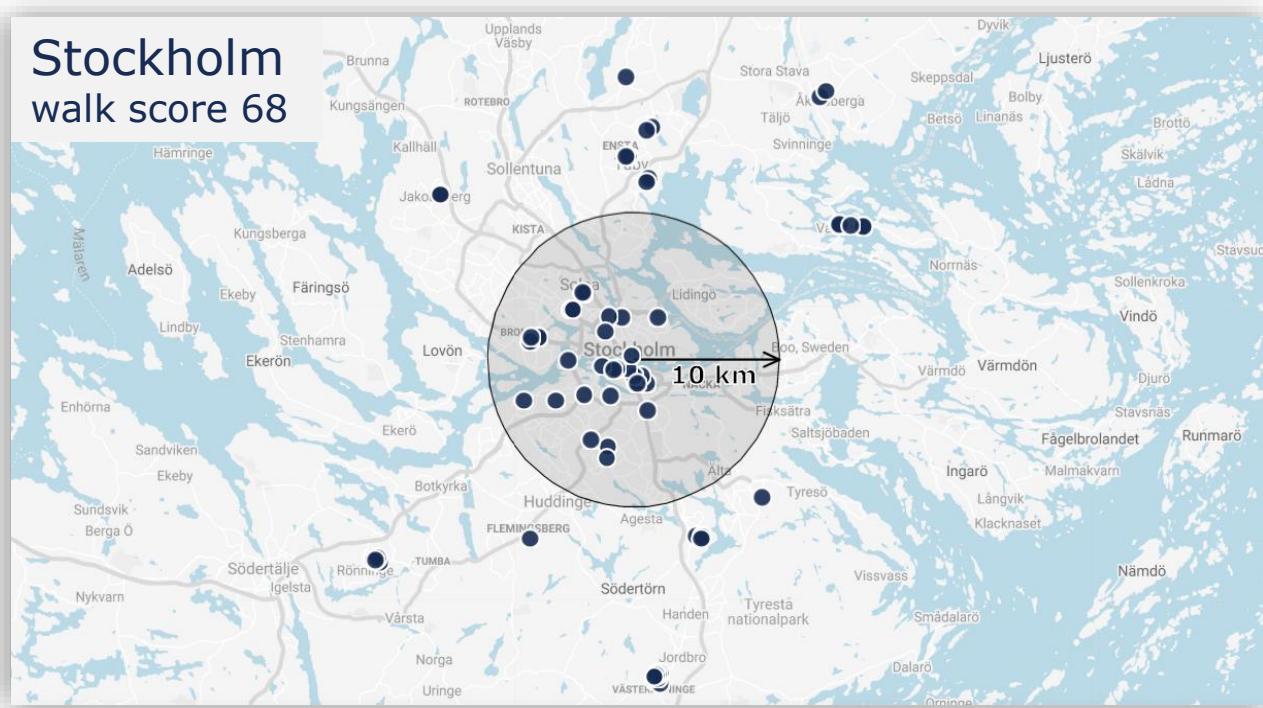
*"Walk score measures walkability from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, and retail."*

[www.walkscore.com](http://www.walkscore.com)

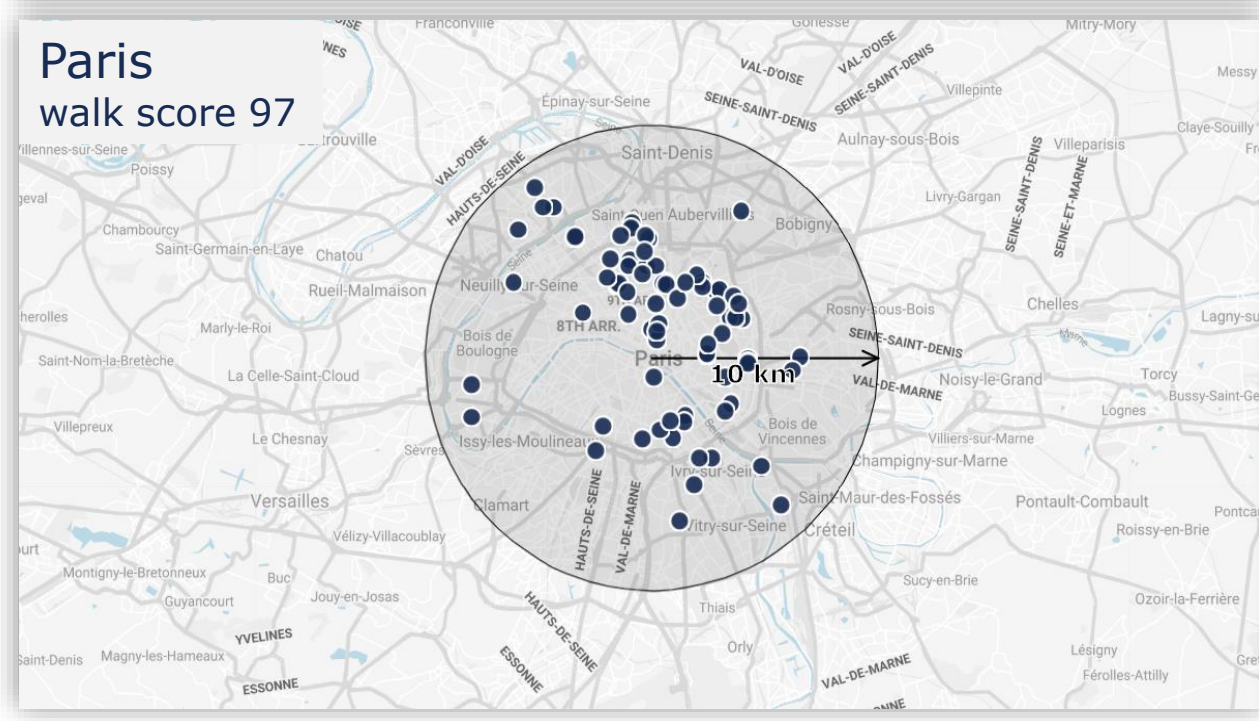
**Berlin**  
walk score 91



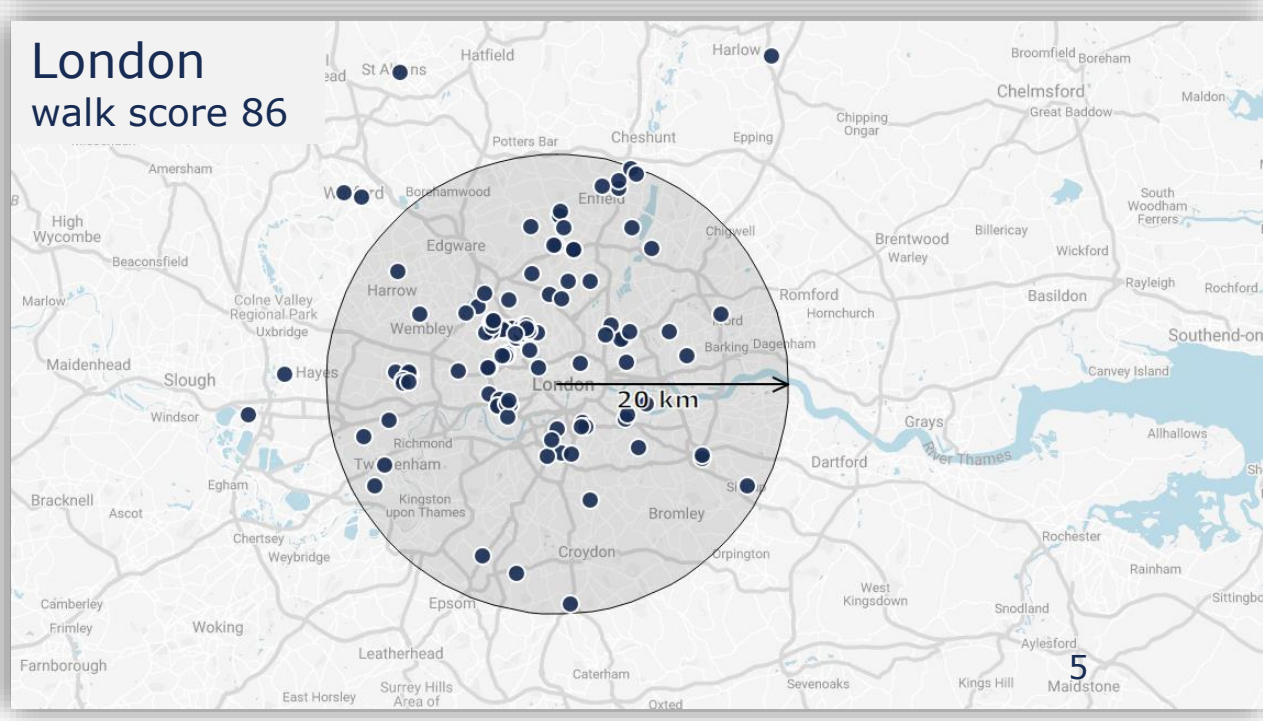
**Stockholm**  
walk score 68



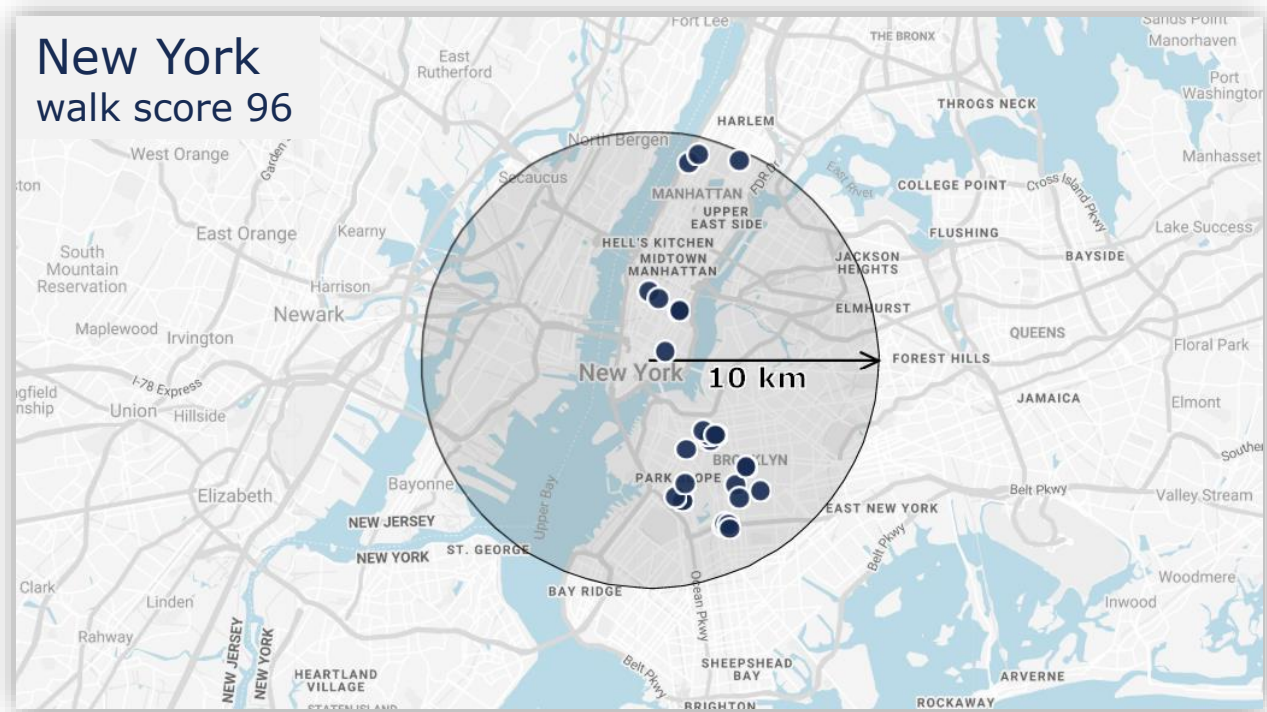
**Paris**  
walk score 97



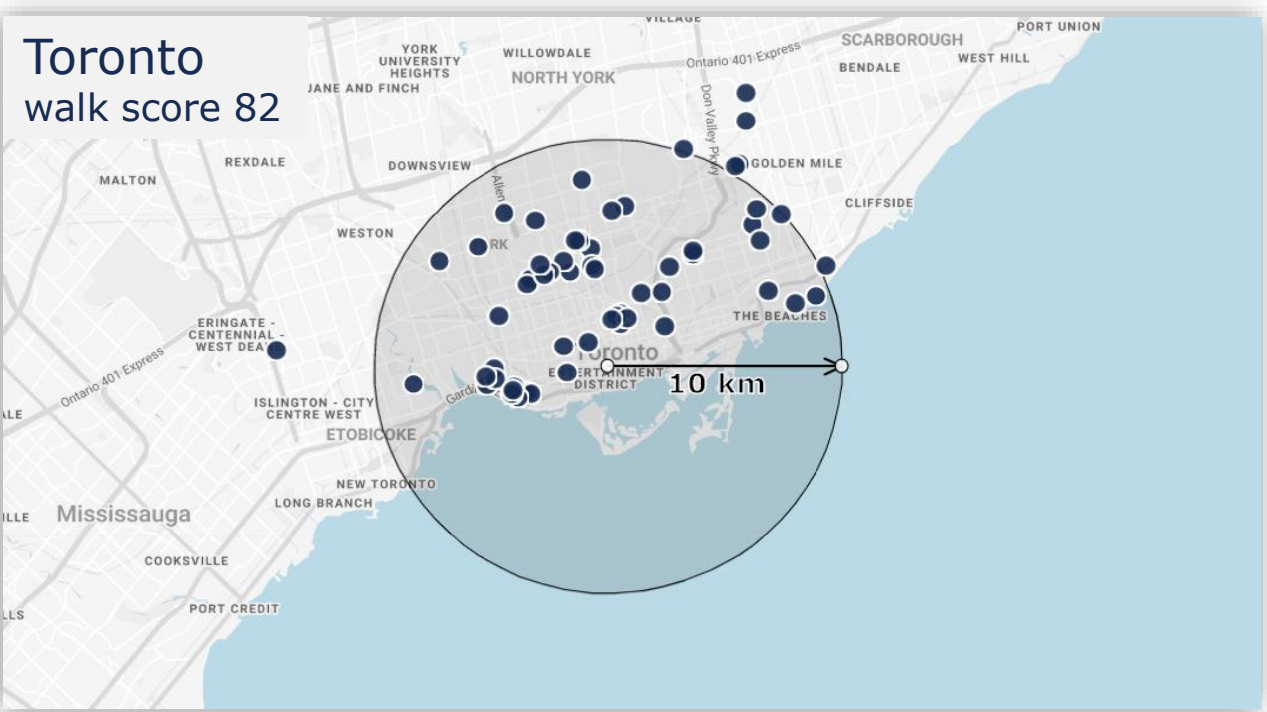
**London**  
walk score 86



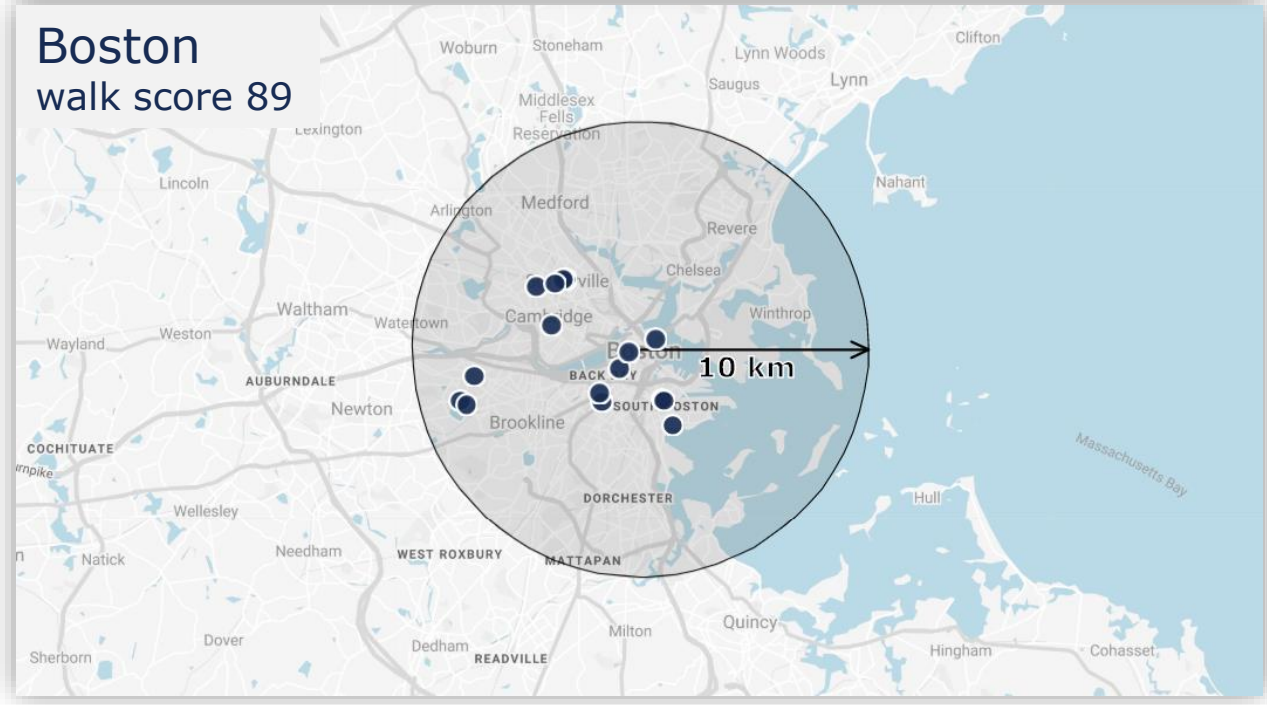
**New York**  
walk score 96



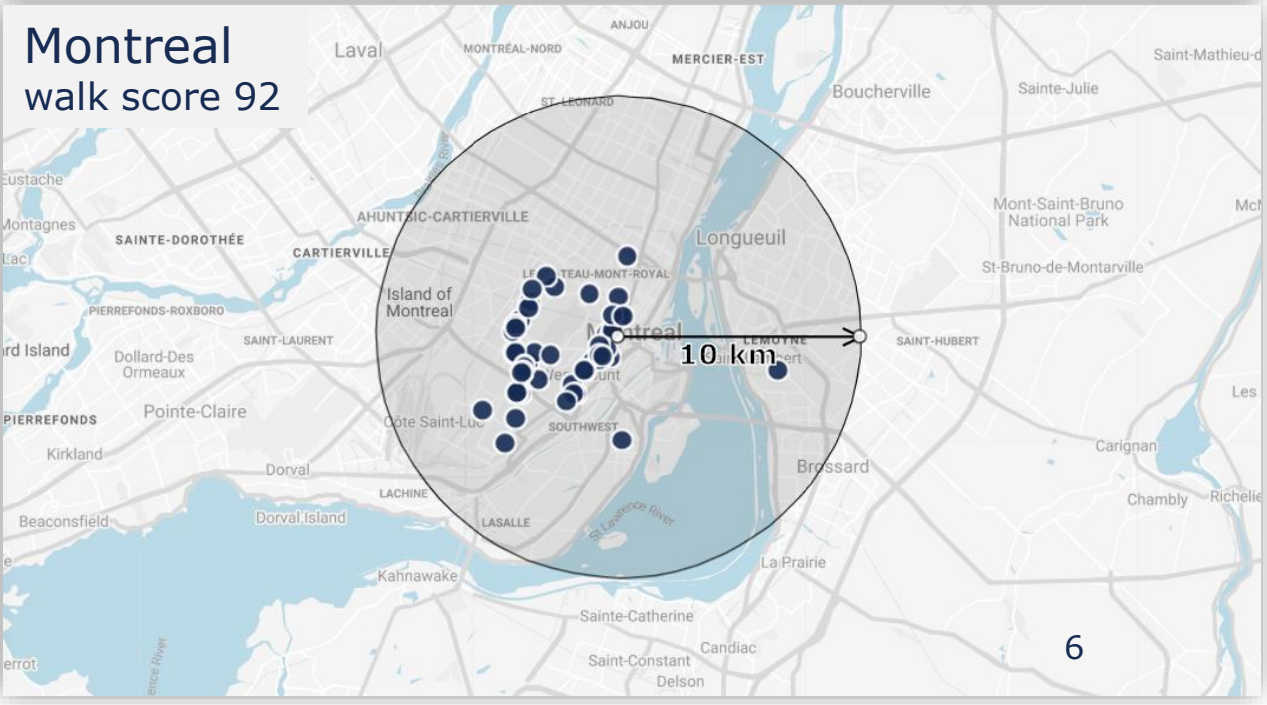
**Toronto**  
walk score 82



**Boston**  
walk score 89



**Montreal**  
walk score 92



luxury: 0 %

A+ locations  
extraordinary buildings,  
extraordinary service



London  
Kensington

prime: 50%

A+ to B+ locations  
soulful, attractive  
buildings



Holländische Reihe  
Hamburg  
Ottensen

acquired 2008

mid: 35%

B+ to B locations  
regular buildings



Brettnacher Straße  
Berlin  
Zehlendorf

acquired 2007

entry: 15%

B to B- locations  
regular buildings,  
"Plattenbau"



Greta-Garbo-Straße  
Berlin  
Pankow

acquired 2013

discount: 0 %

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



Stockholm  
Fittja

prime 50 percent of portfolio



**Stockholm**  
Södermalm



**New York**  
Brooklyn



**Berlin**  
Prenzlauer Berg



**Paris**  
5th District



mid 35 percent of portfolio



**Berlin**  
Prenzlauer Berg



**Toronto**  
The Beaches



**Hamburg**  
Horn



**London**  
Clapham

entry 15 percent of portfolio



**Berlin**  
Lichtenberg



**Stockholm**  
Haninge



**Washington D.C.**  
Falls Church

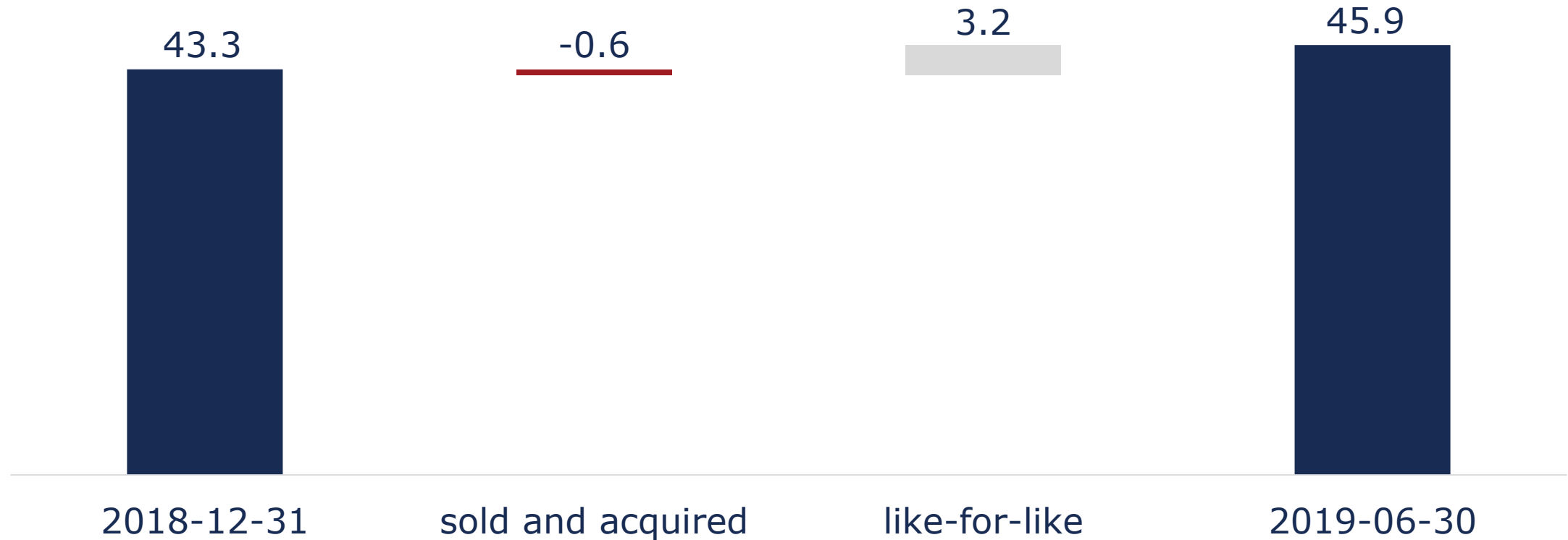


**Malmoe**  
Almgården

# almost half of portfolio upgraded

upgrading of 5 to 7 percent of portfolio per year

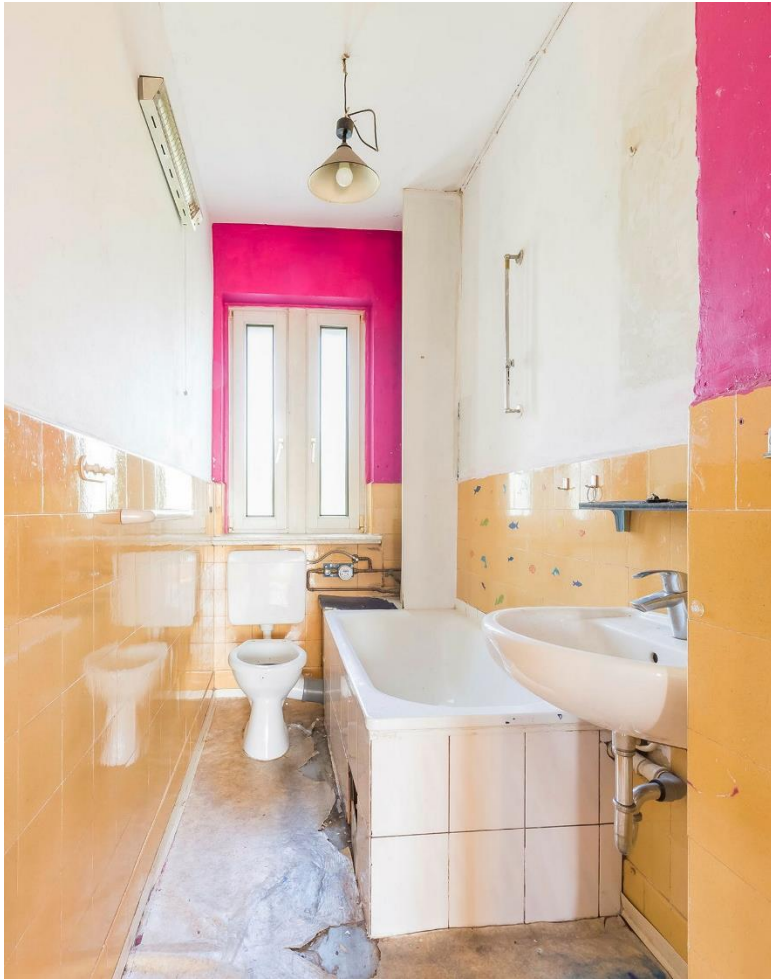
percent



# upgrading is profitable and optional

policy: upgrade when yield is above 7 percent

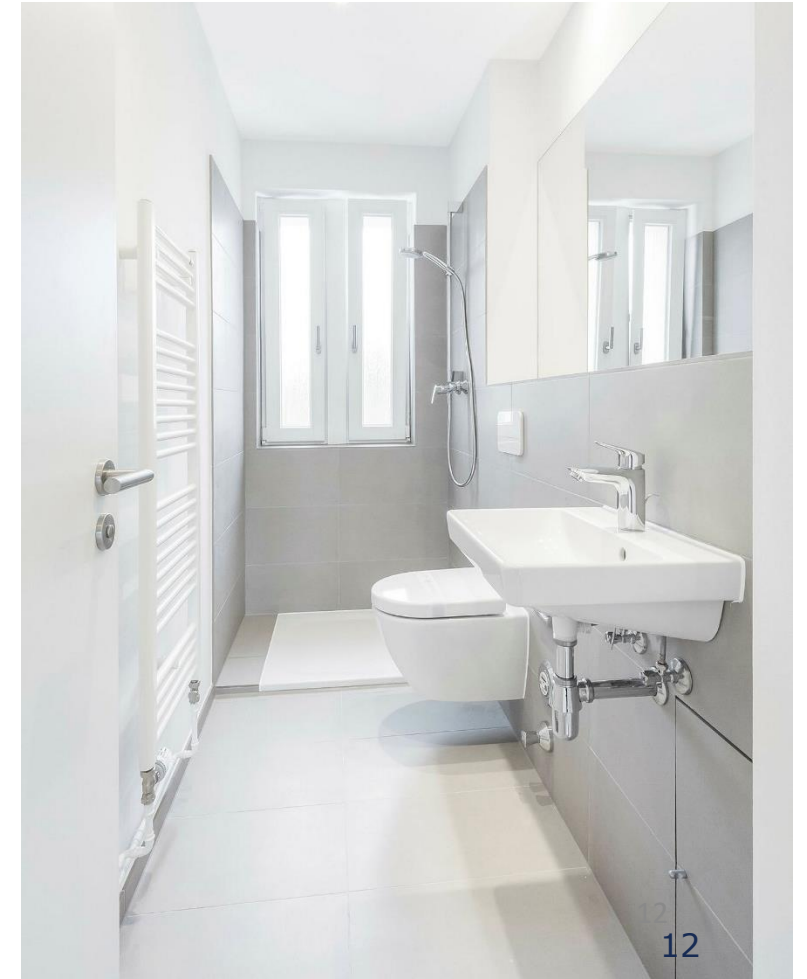
need 3 percent



optional 51 percent



upgraded 46 percent



## in crisis yearly free funds EUR 130 million

EUR million	outcome 2018	crisis <sup>1</sup> 2018	crisis <sup>1</sup> pro-forma <sup>2</sup> 2019
EBITDA	236	236	274
financial expenses	-131	-131	-127
funds from operations	105	105	147
capital expenditures <sup>3</sup>	-349	-17	-17
free funds	-244	88	130
capital expenditures EUR per sqm	-114	-5	-5

1. a "crisis" means a situation where the Group's ability to raise new funding is limited

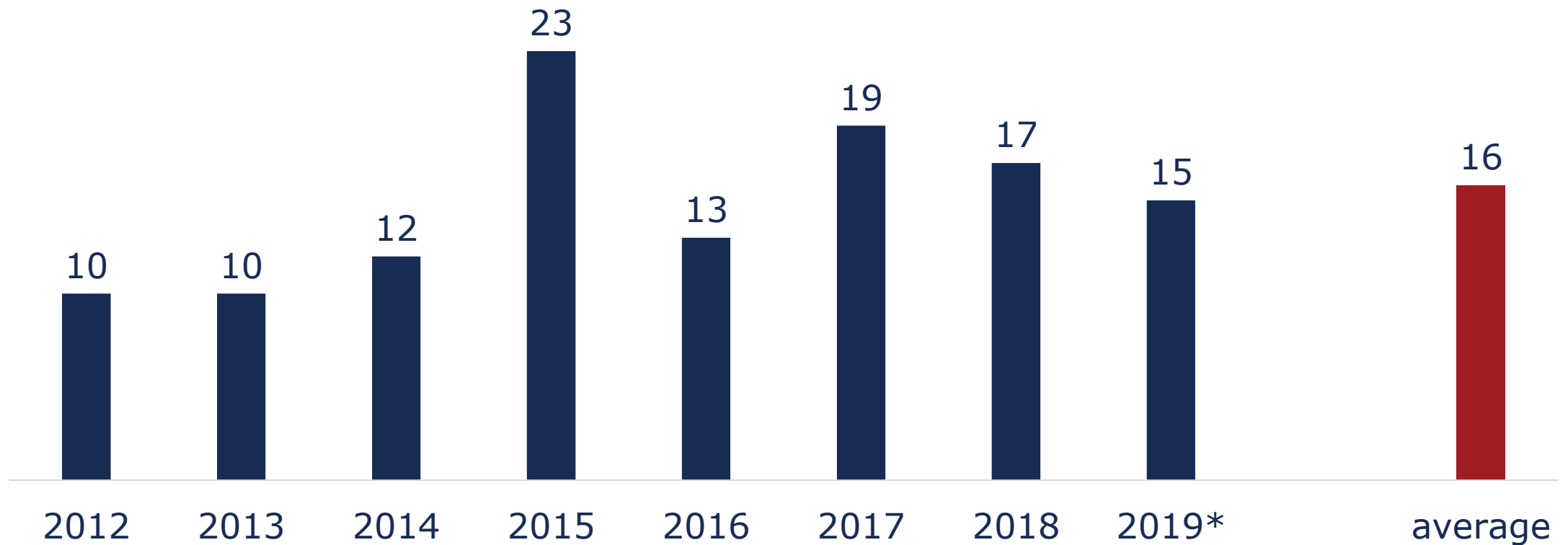
2. based on rent levels, real vacancy rate, interest rates at 2019-06-30

3. EUR 17m of capital expenditures is needed, the remaining part is voluntary

# sales EUR 5 billion on average 16% above fair value

ability to create cash flow through property disposals

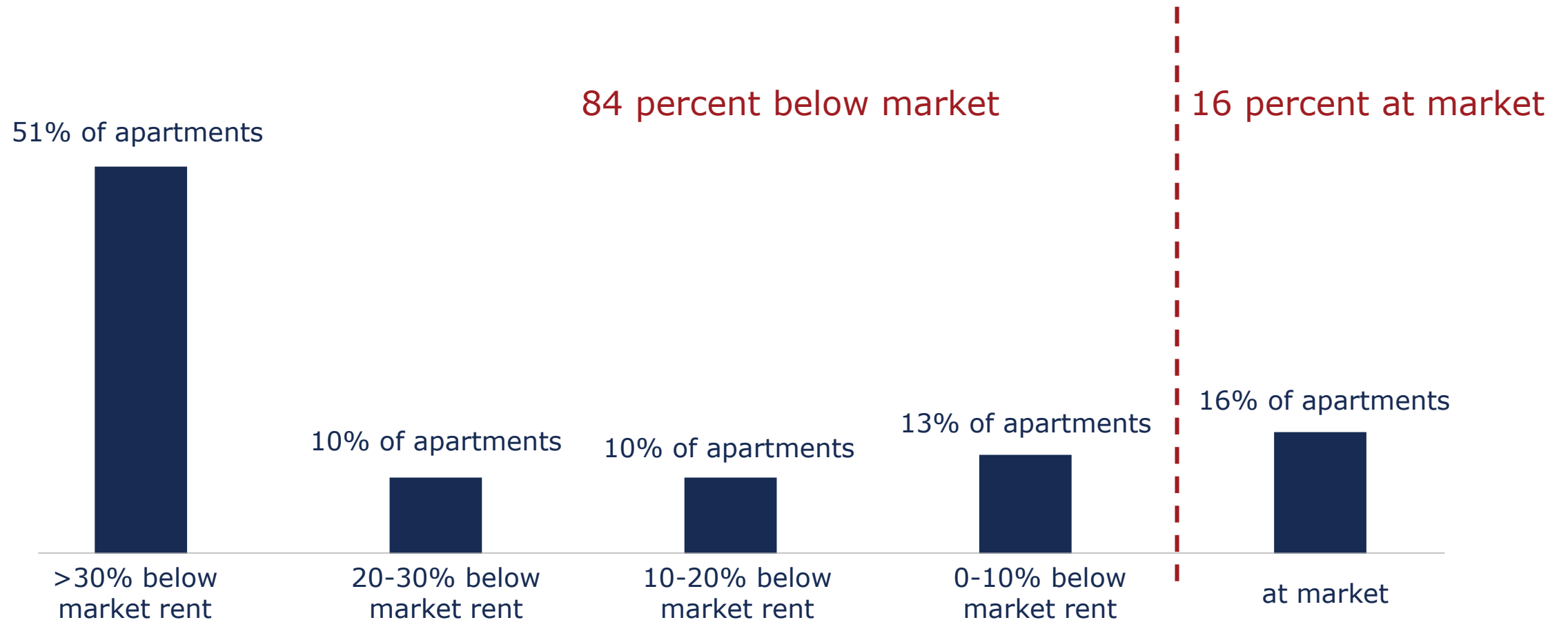
sales price in relation  
to fair value in percent



\* including signed and binding property disposals not yet closed

# 84 percent of portfolio below market rent

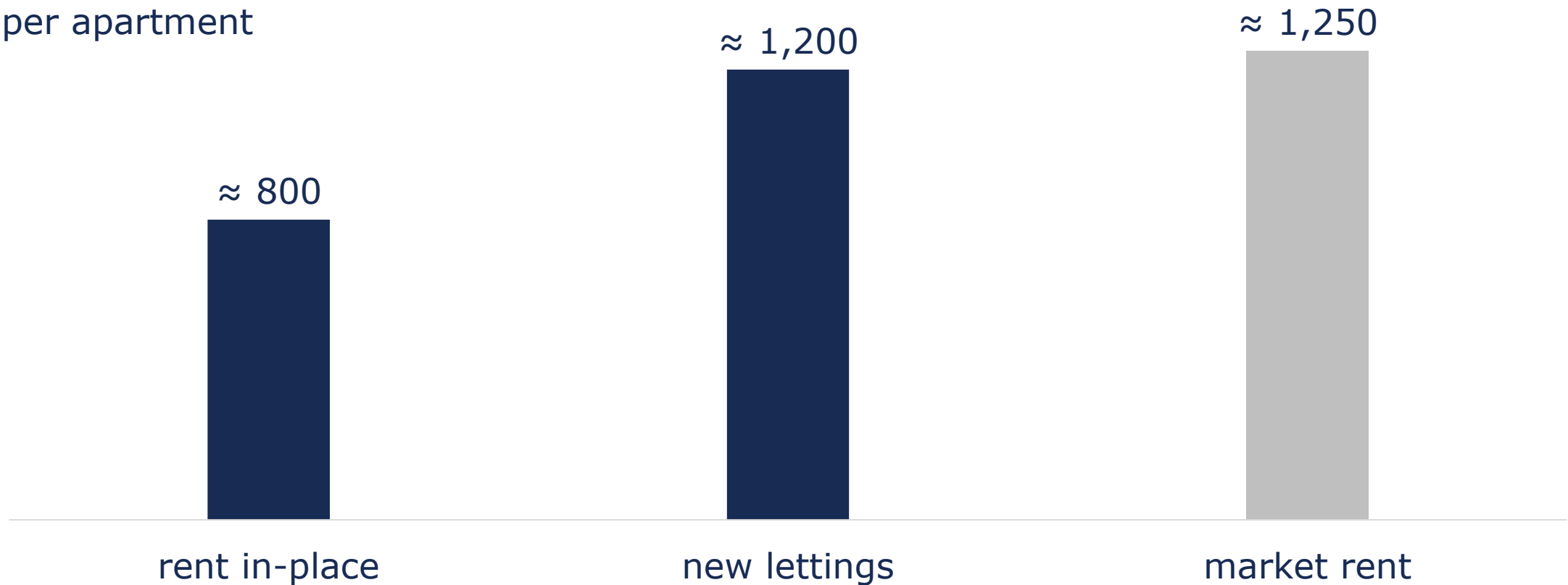
reason is rent regulation



# in-place rent 36 percent below market rent

main reason is rent regulation

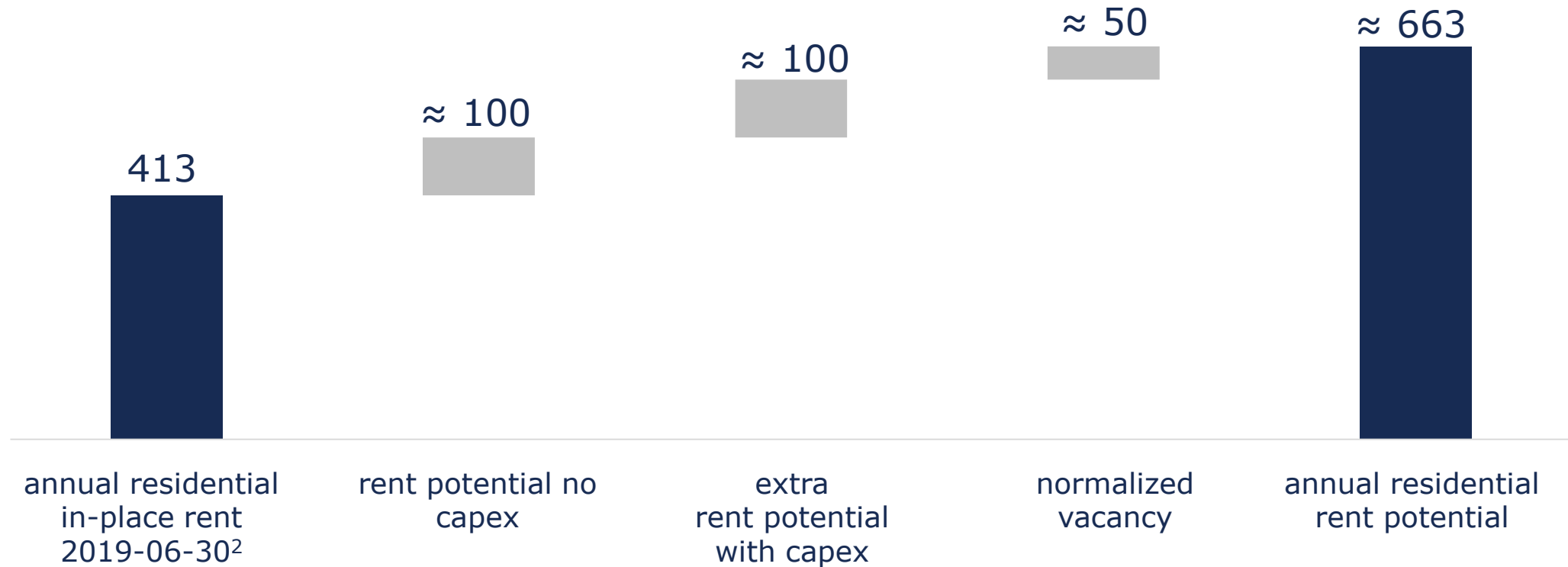
EUR per month  
per apartment





# potential additional income EUR 250 million<sup>1</sup>

EUR million



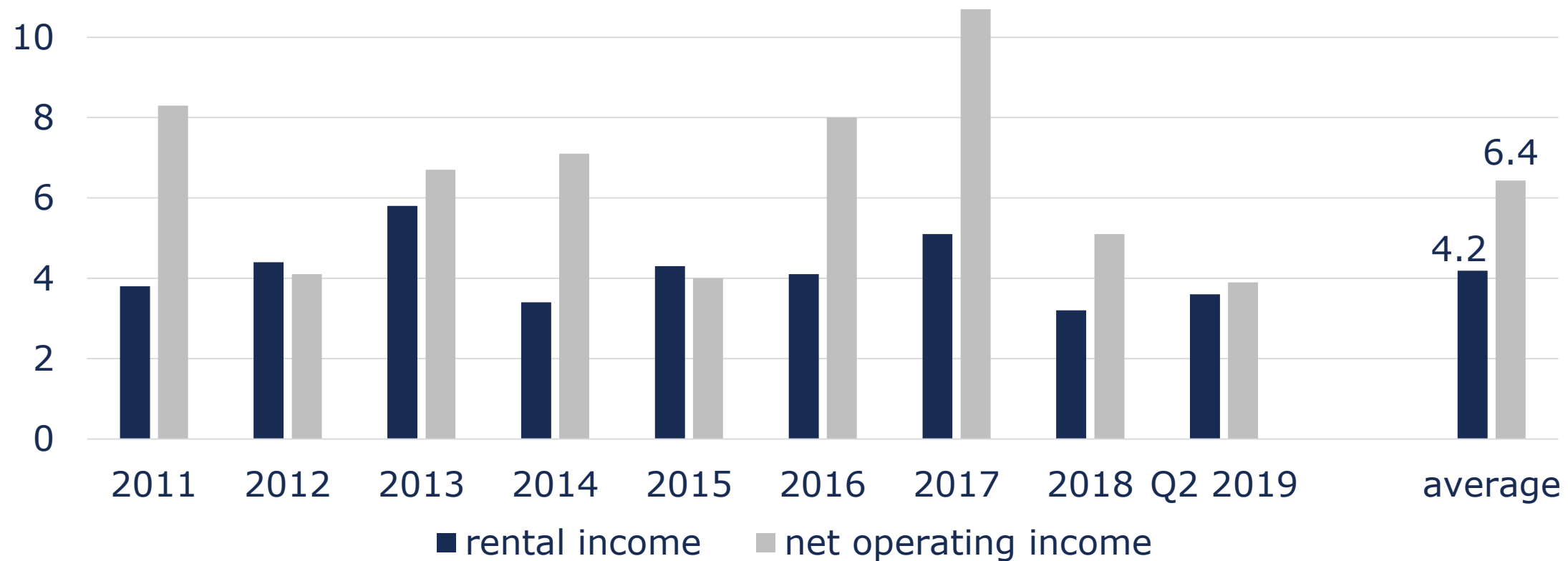
<sup>1</sup> excluding construction of new apartments and market rent potential if de-regulation

<sup>2</sup> not including apartments vacant at 2019-06-30

# rapid growth in income

like-for-like

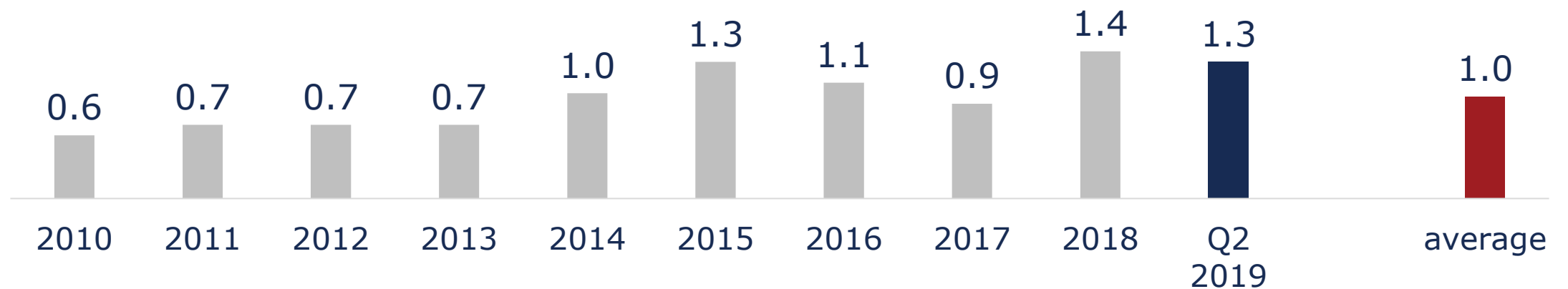
percent



# real vacancy stable around 1 percent

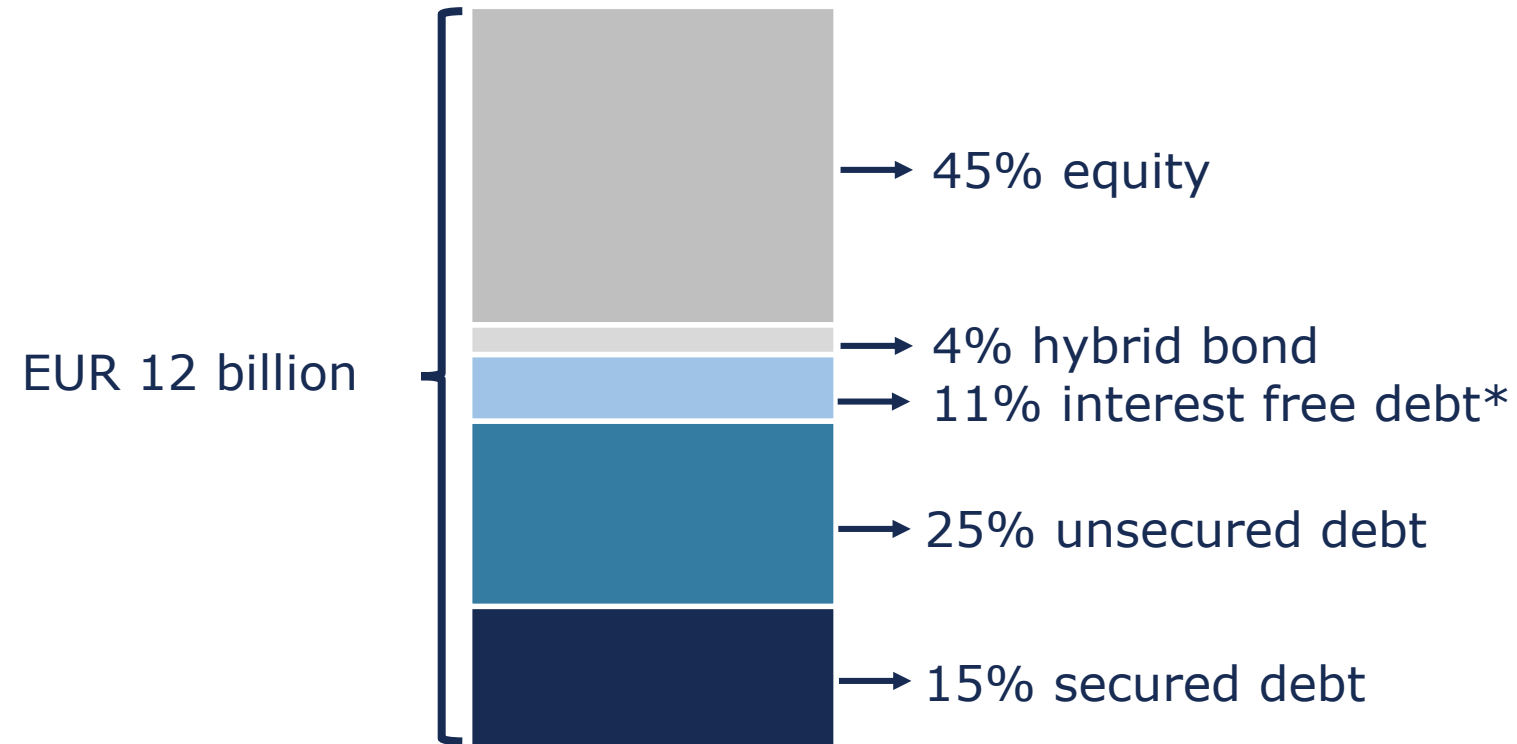
real vacancy excludes vacancy due to upgrades and disposals

percent



# loan-to-value 40 percent

2019-06-30

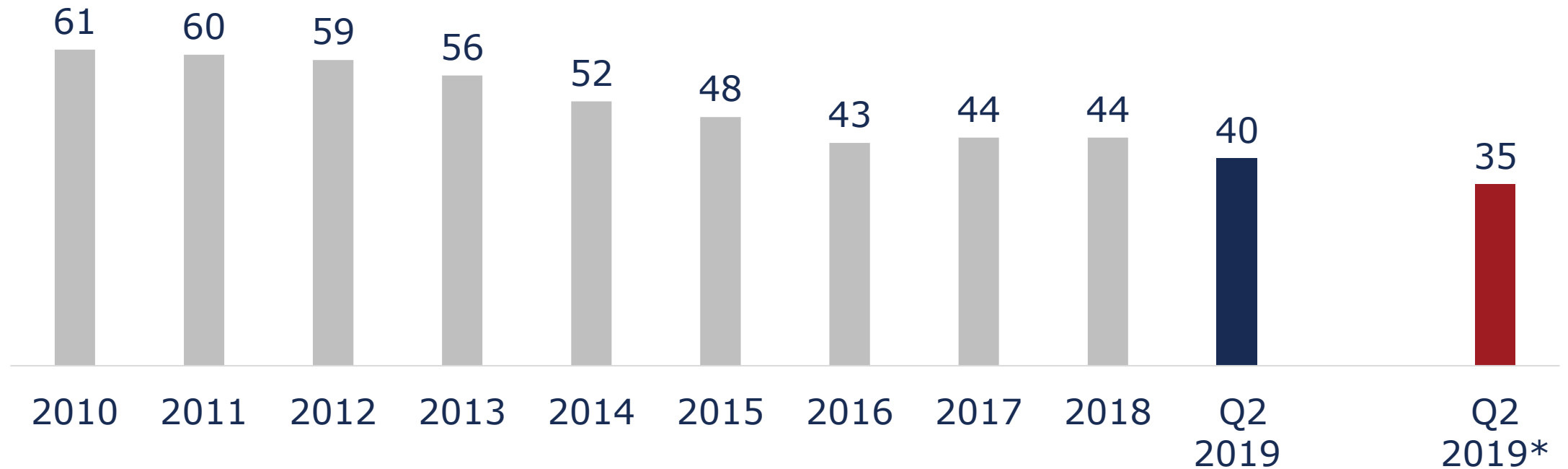


\*deferred tax 7.4 %, derivatives 0.5% , other debt 3.1%

# loan-to-value 40 percent

policy: max 40 percent from 2020

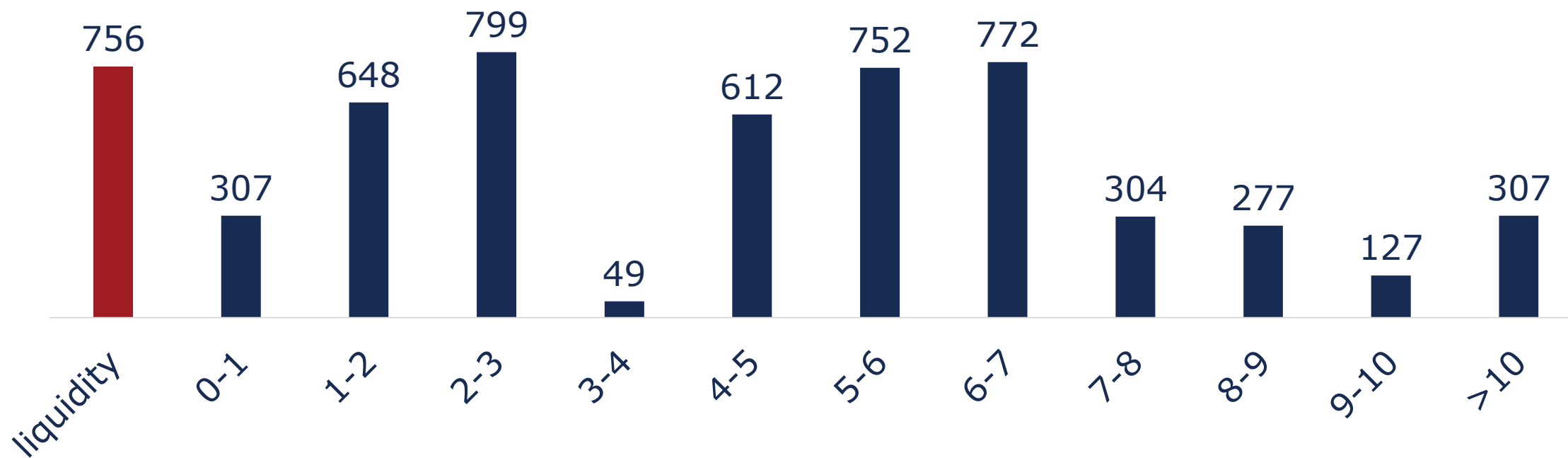
percent



\* loan-to-value adjusted for signed, binding property disposals not yet closed

# debt maturities

EUR million

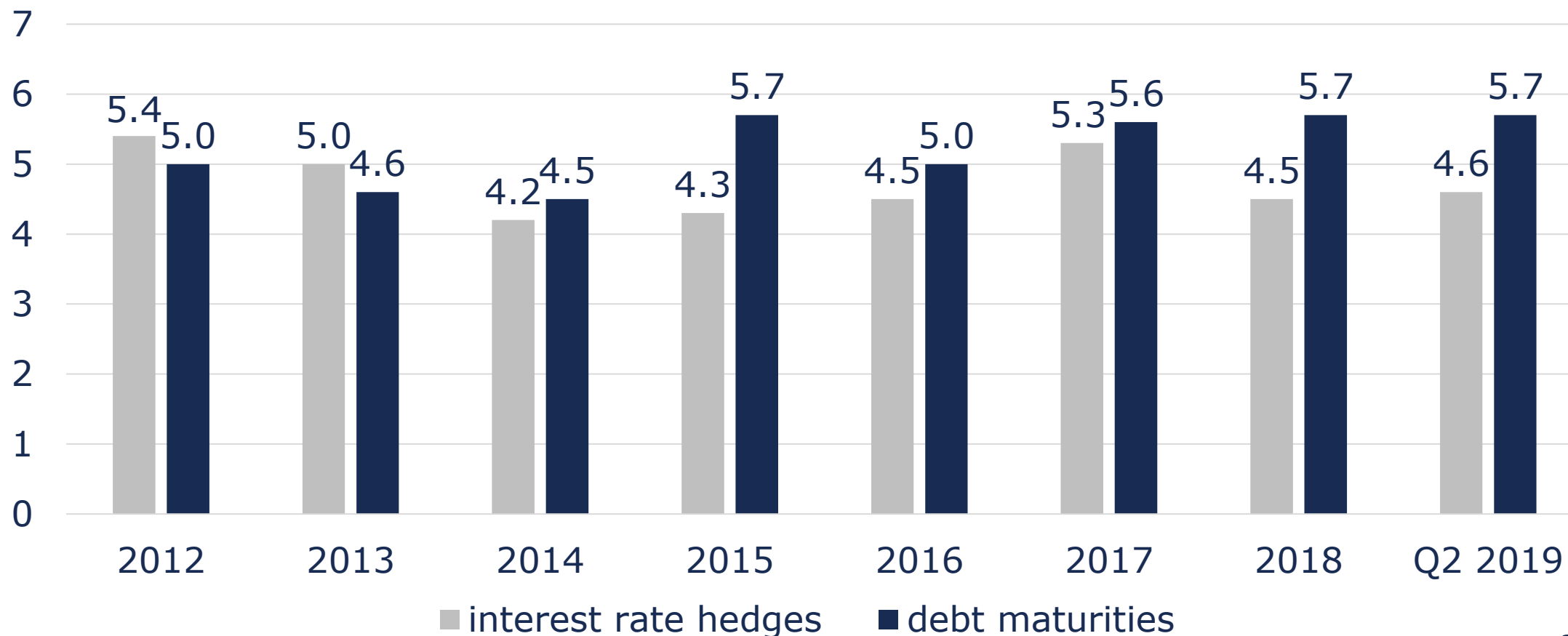


duration, year as at 2019-06-30

# average debt maturity 5.7 years

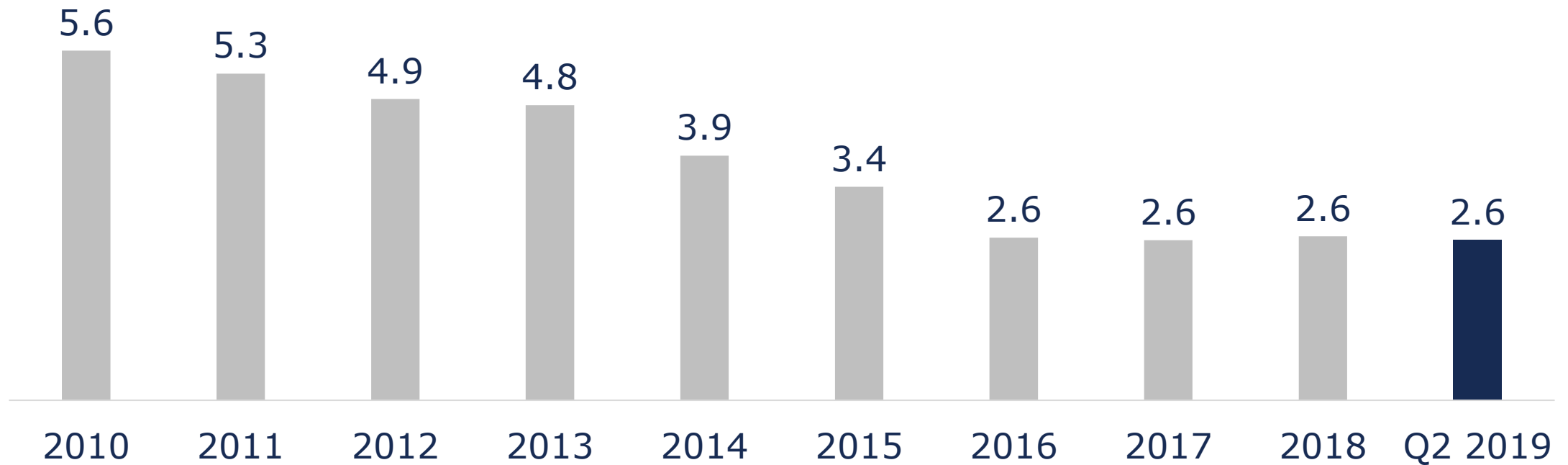
average interest rate hedge 4.6 years

years



# average interest rate 2.6 percent

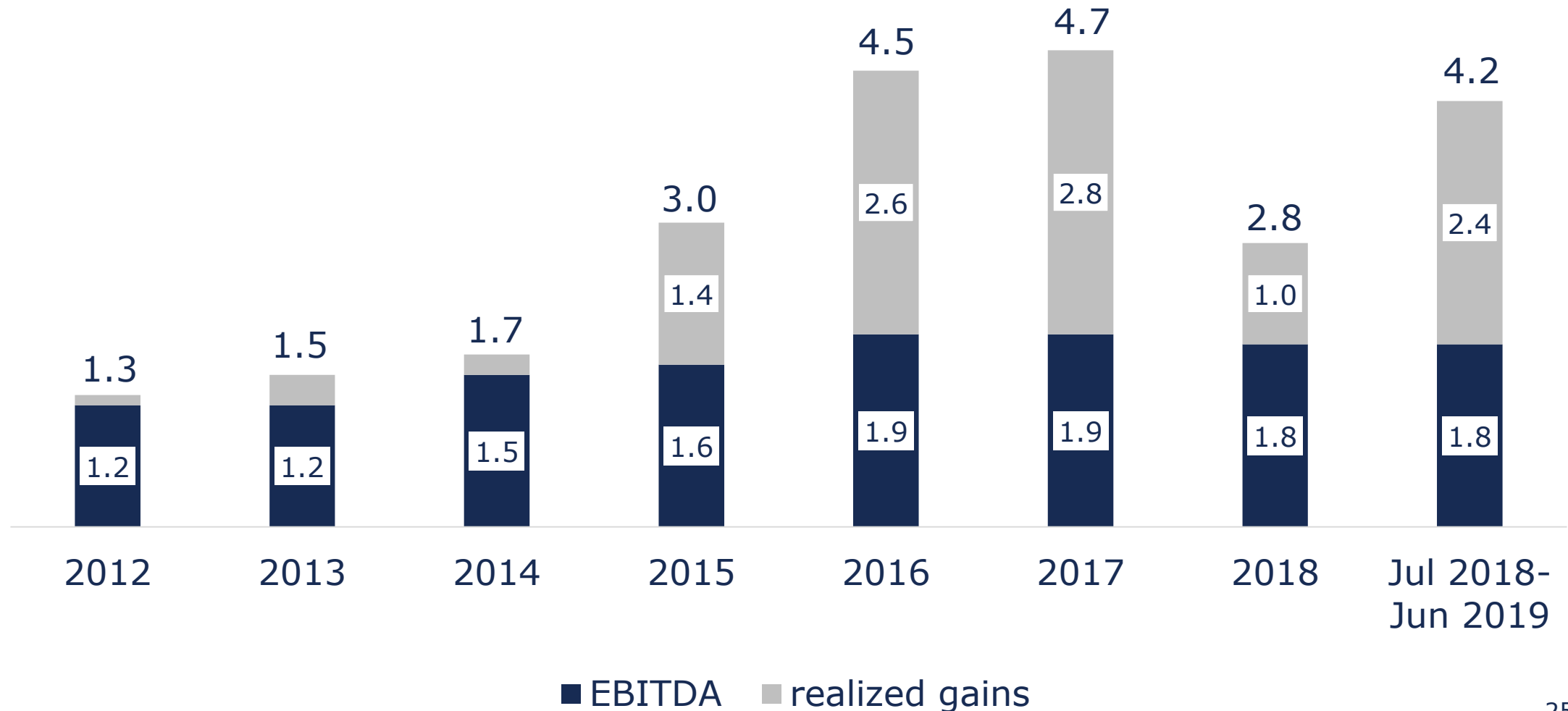
percent





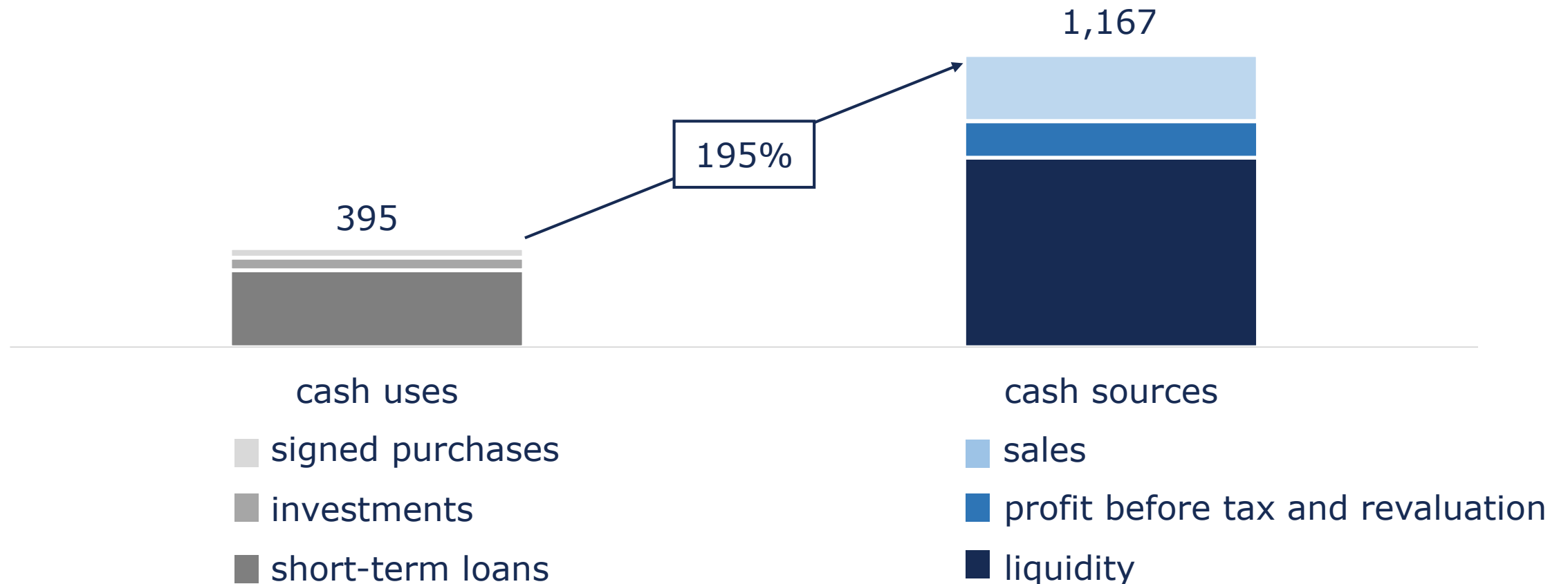
# interest coverage ratio 4.2 times

policy: minimum 2.0 excluding realized gains from 2020



# cash sources EUR 772 million larger than cash uses

EUR million



as at 2019-06-30

# finance policy

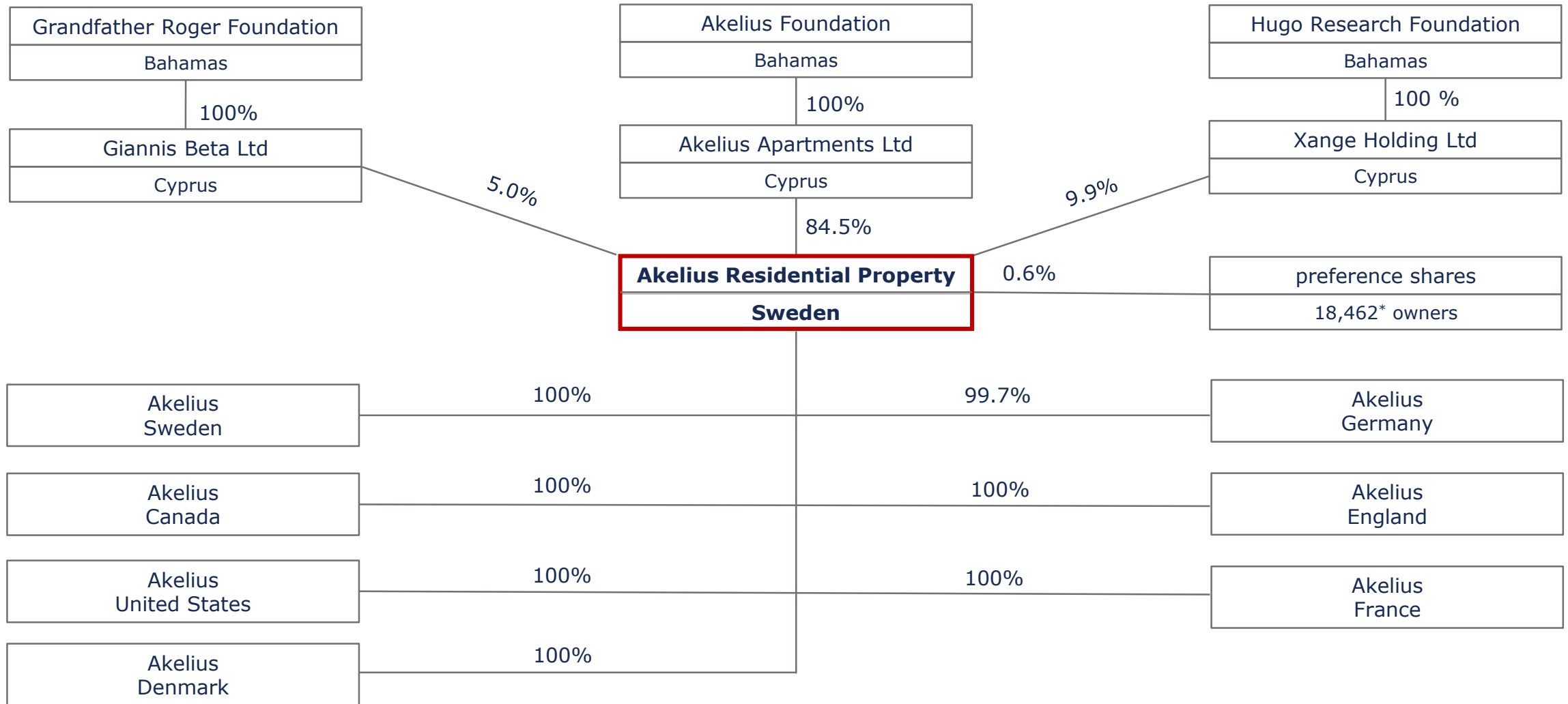
	policy	2019-06-30
rating	min BBB strive for BBB+	BBB
interest coverage ratio	min 2.0 from 2020	1.8
loan-to-value	max 40 percent from 2020	40 percent
dividend	strive for continuous dividends  net dividend policy in a crisis to support continuous dividend and stability	

Akelius



business risk:	<i>better end of</i> Strong
financial risk :	significant
issuer:	BBB, stable outlook
senior unsecured:	BBB

# group structure



\*as at 2019-06-30

# Akelius foundation

## business policies

- residential real estate
- stable countries
- min BBB rating
- min 51 percent of shares in Akelius Residential Property AB

## purpose

- charity, SOS Children's Villages
- research, residential real estate

Swedish foundation donates €11M for long-term SOS Gaza project



SOS Children's Villages receives large donation for work in Haiti from Swedish businessman Roger Akelius



# Akelius Foundation



EUR 80 million



EUR 10 million



EUR 10 million

**safety first**