

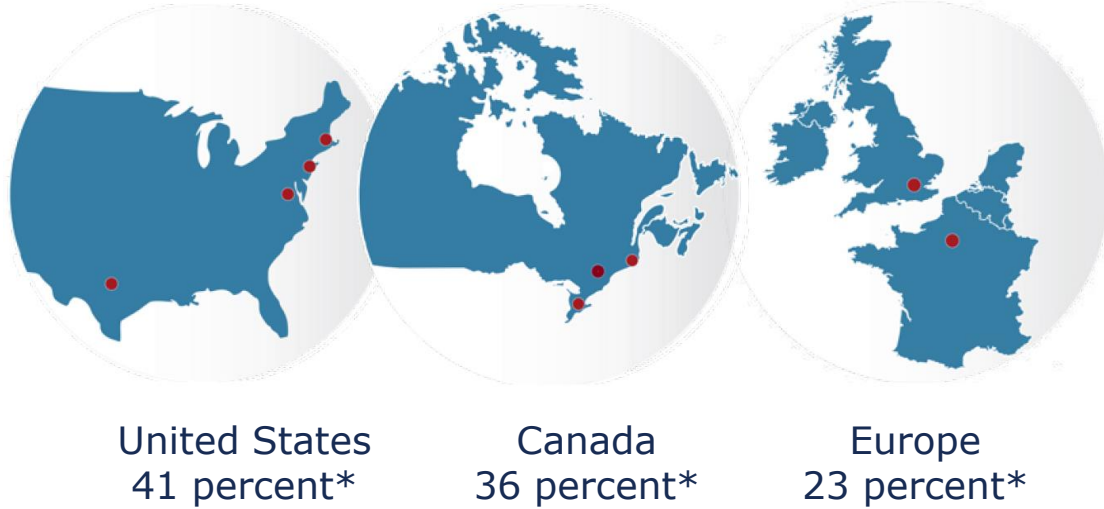
# Akelius Residential Property AB (publ)

interim report, January to March 2023



149 rue de Dublin, Gratineau, Ottawa

# Akelius at a glance



## key metrics as at 2023-03-31

property fair value	EUR 6,111 million
residential share <sup>1)</sup>	98 percent
cities	10
number of apartments	19,559
average apartment size	61 sqm
real vacancy rate <sup>2)</sup>	2.0 percent
loan-to-value <sup>3)</sup>	17 percent
interest coverage ratio <sup>4)</sup>	68.0
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

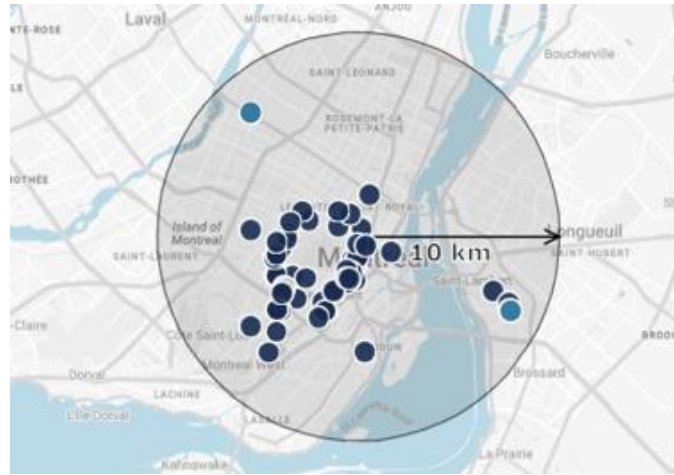
central locations give low vacancy risk, diversification reduces risk even further

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

**Toronto** – walk score 76  
share of fair value – 19 percent



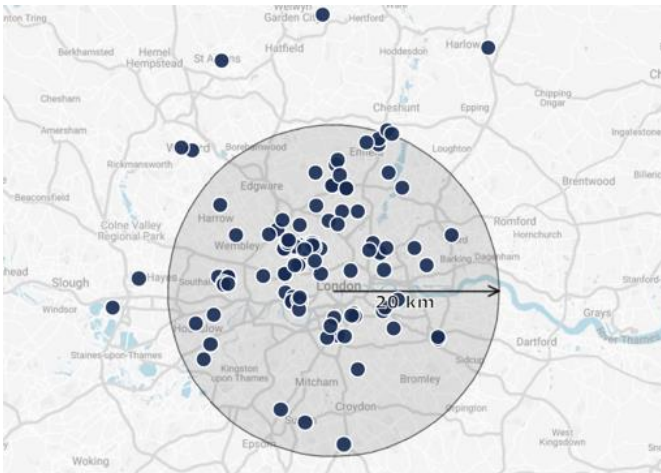
**Montreal** – walk score 83  
share of fair value – 17 percent



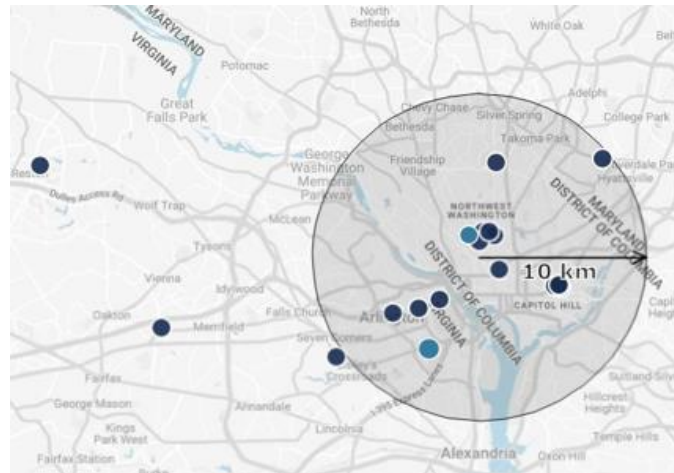
**Quebec City** – walk score 75  
share of fair value – 0 percent



**London** – walk score 86  
share of fair value – 15 percent



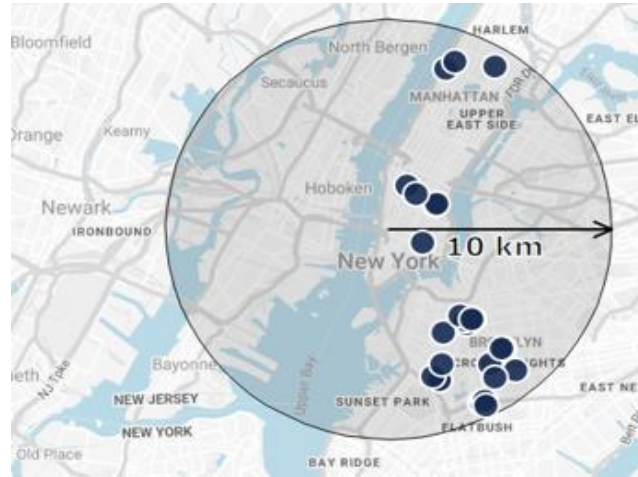
**Washington D.C.** – walk score 83  
share of fair value – 16 percent



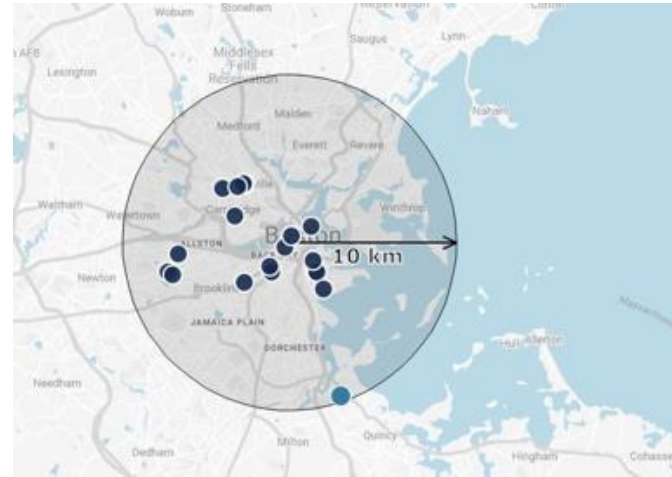
# focus on metropolitan cities with high population growth

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

**New York** – walk score 95  
share of fair value – 11 percent



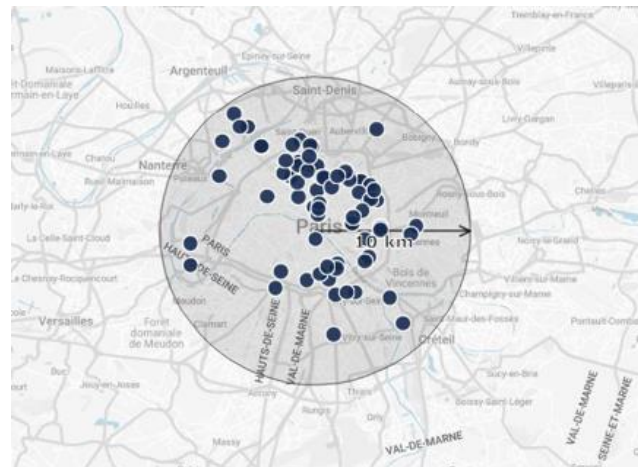
**Boston** – walk score 89  
share of fair value – 11 percent



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



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

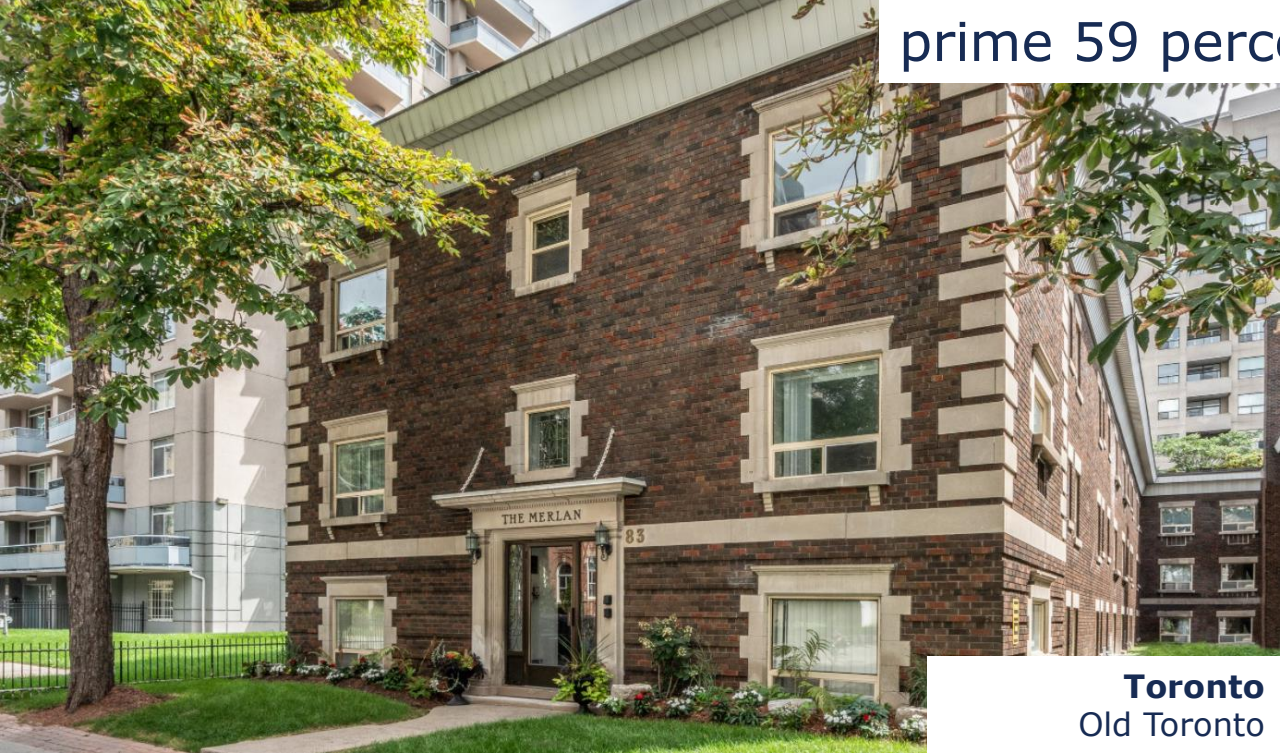
C+ to C- locations  
"Plattenbau", socially  
challenging areas



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



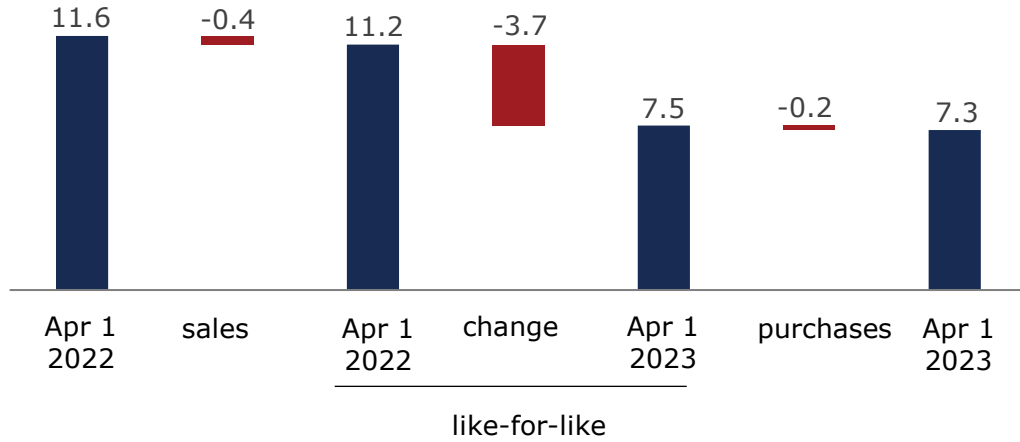
**Washington**  
Falls Church



**London**  
West Ealing



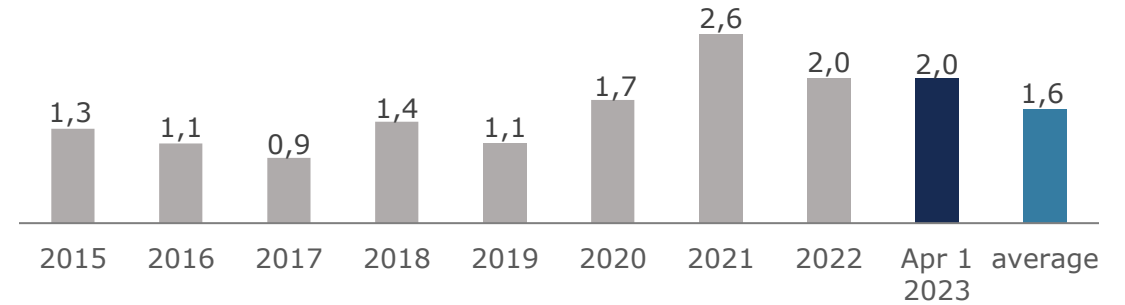
development vacancy  
percent



real vacancy 2.0 percent

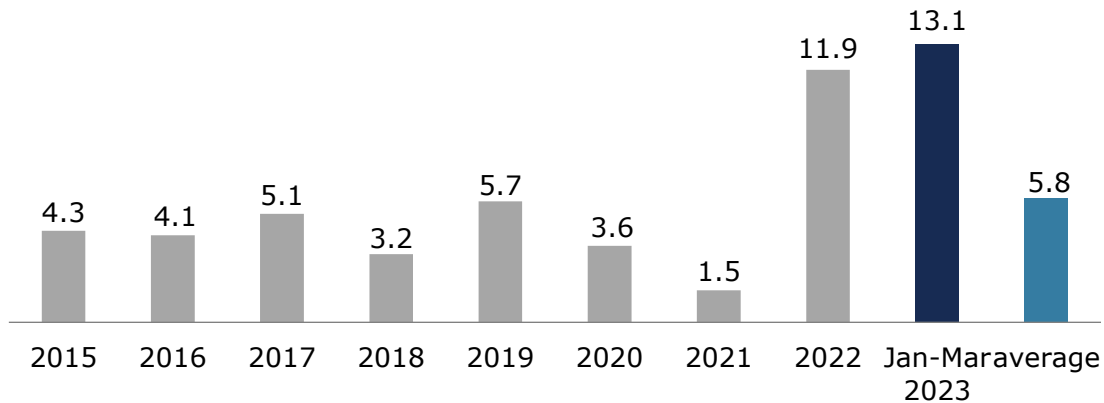
real vacancy excludes vacancy due to upgrades and disposals

percent



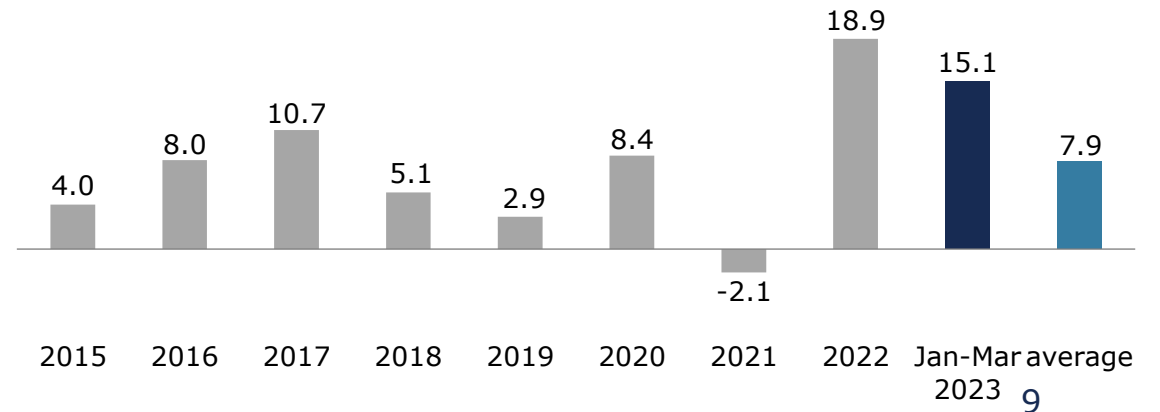
rental income growth 13.1 percent

like-for-like, percent



net operating income growth 15.1 percent

like-for-like, percent





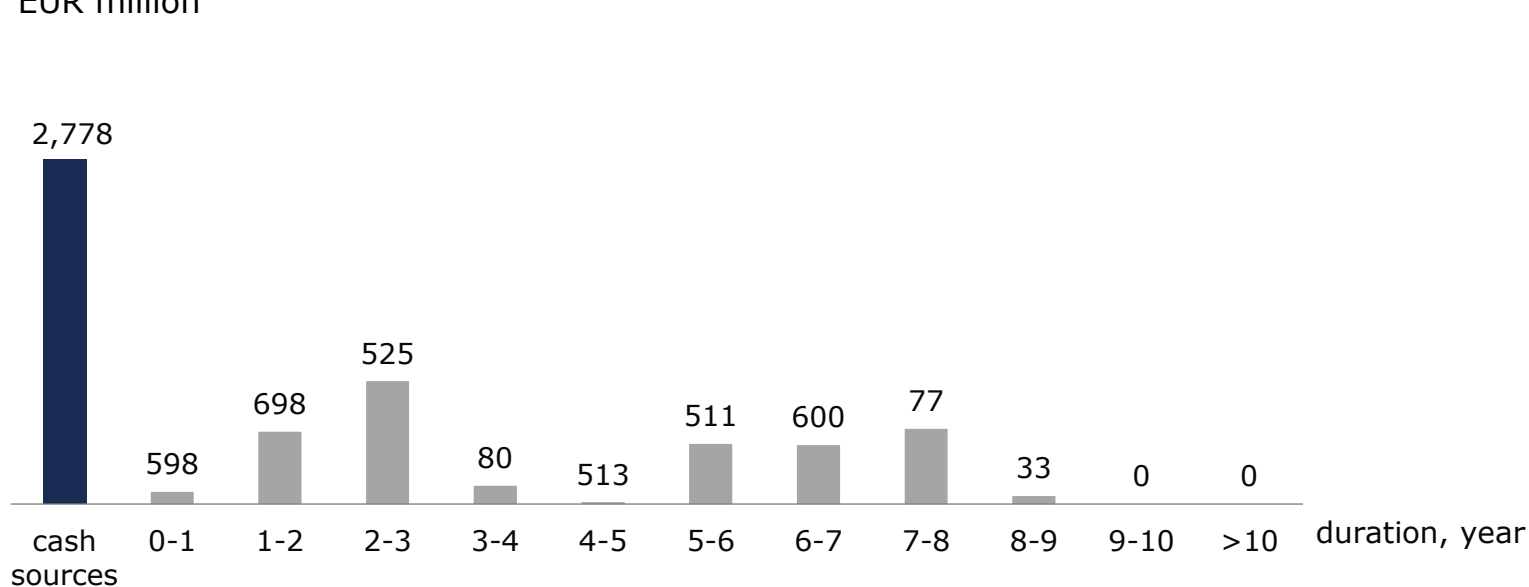
# funding overview as at 31<sup>st</sup> of March 2023

## 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
- two listed hybrid bonds
- borrowings from nine banks in five countries reduces the dependence of the financial strength of one individual bank or country

## debt maturity

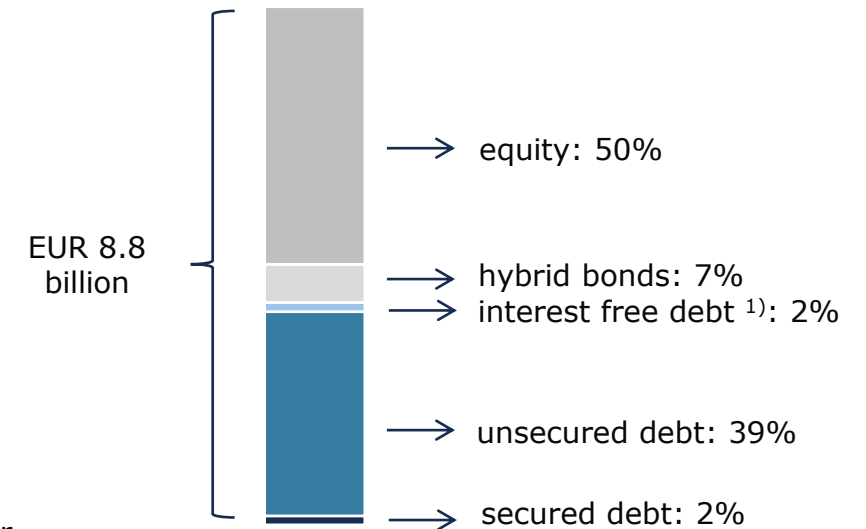
EUR million



## financing

- average interest rate of 1.62 percent
- debt maturity 3.8 years
- adjusted unencumbered asset ratio 2.48

## capital structure



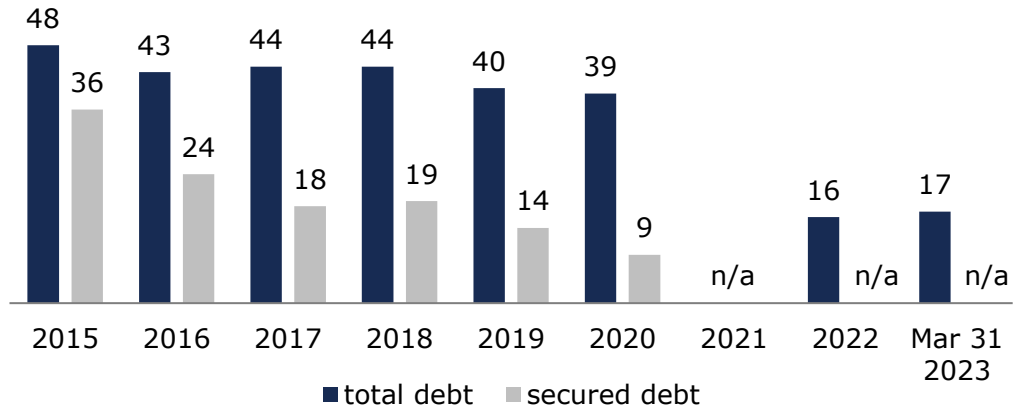
1) interest free debt: deferred tax, derivatives, other liabilities



# low financial risk through a conservative financial policy

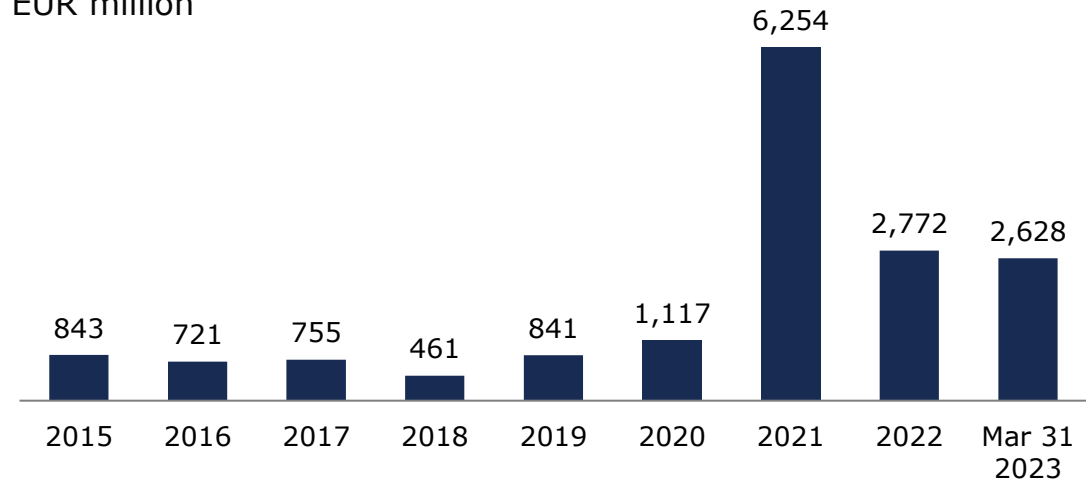
loan-to-value<sup>1)</sup>

percent

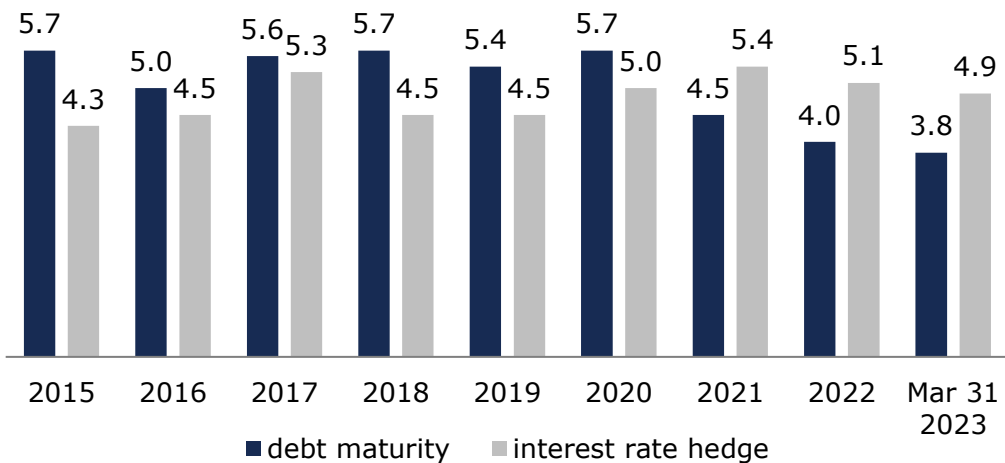


liquidity<sup>2)</sup>

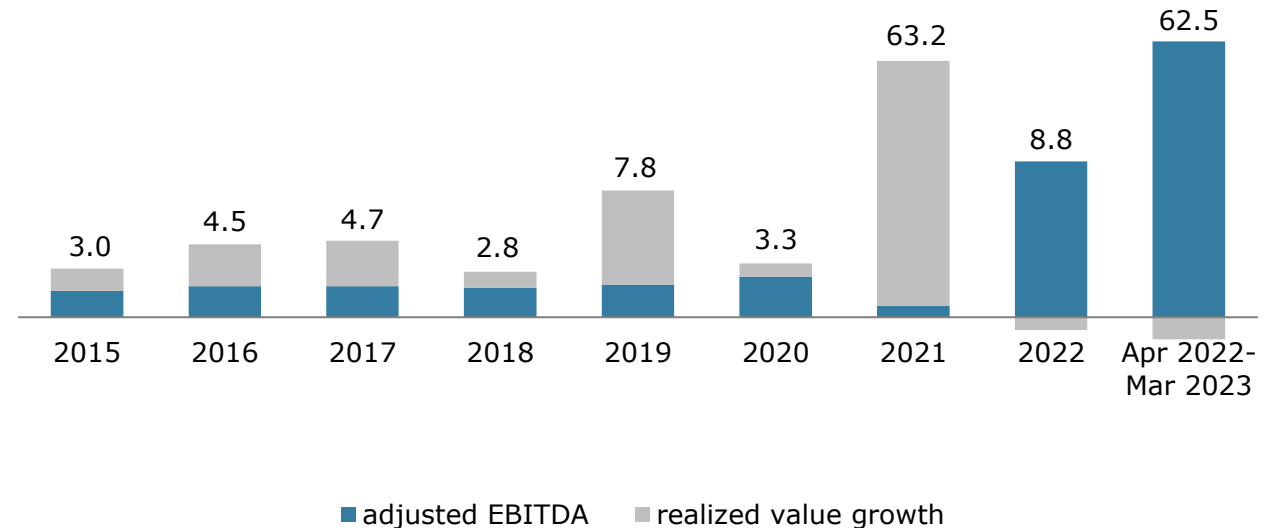
EUR million



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



interest coverage ratio 62.5



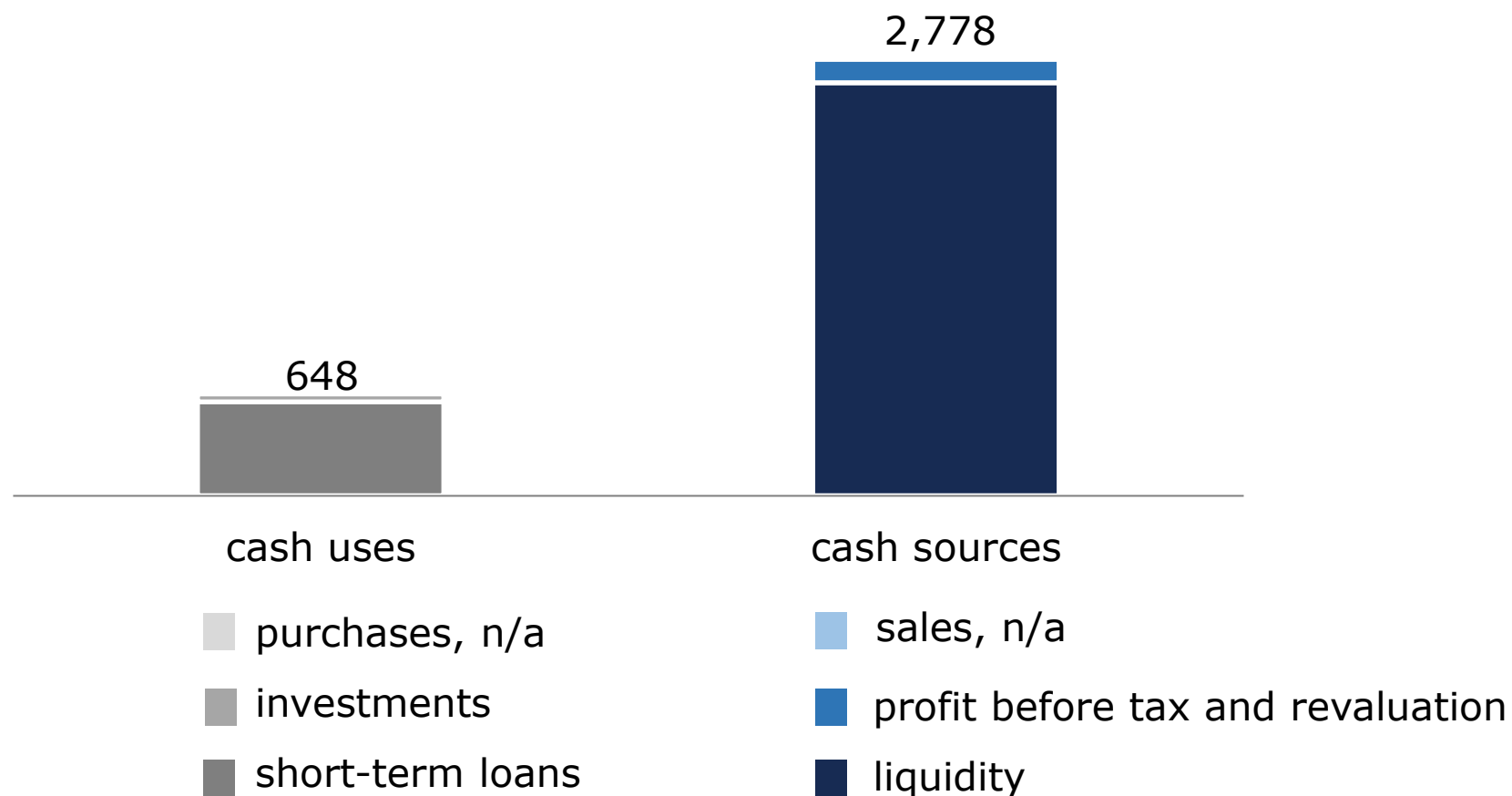
1) loan-to-value total loans = net debt to net assets, loan-to-value secured loans = net secured debt to net assets

2) liquidity is cash and cash equivalent and unutilized but available credit facilities per 2023-03-31



cash sources EUR 2,130 million larger than cash uses

EUR million



as at 2023-03-31



# financial policy and rating



	<b>policy</b>	<b>2023-03-31</b>
rating	min BBB	BBB
interest coverage ratio <sup>1)</sup>	min 2.0	68.0
adjusted unencumbered asset ratio	min 150 percent	248 percent
liquidity, EUR million	300	2,628
cash sources to cash uses	min 1.0	4.29

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**