

Akelius Residential Property AB (publ)
interim report 2018, January to September

profit before tax EUR 602 million

Rental income rose to EUR 353 million,
the like-for-like increase was 3.1 percent.

Net operating income increased to EUR 193 million,
the like-for-like increase was 7.3 percent.

The value of the property portfolio increased by EUR 529
million,
equivalent to 5.0 percent.

Property purchases amounted to EUR 1,006 million.
Properties were sold for EUR 299 million.
At the end of September, the market value of the
property portfolio was EUR 12 billion.

The equity and hybrid capital ratio was 48 percent and
the loan-to-value 42 percent.
The secured loan-to-value was 18 percent.
Liquidity amounted to EUR 688 million.

CEO Pål Ahlsén:

Our ambition is a BBB+ rating or higher.
The rating should not be lower than BBB.
To fulfil our ambition,
we have adapted our finance policy.
Loan-to-value ratio shall be lower than 40 percent from
2020.

Today it is 42 percent.

The previous maximum level was 50 percent.

Interest coverage ratio excluding realized growth shall
exceed 2.0 from 2020.

Today it is 1.9.

The previous minimum level was 1.8.

Stockholm, 2018-10-22



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This information is information that Akelius Residential Property AB (publ) is obliged to make public pursuant to the Securities Markets Act. The information was submitted for publication at 07.30am CET on 22 October 2018.

Akelius Residential Property AB's preference shares are listed on Nasdaq First North. Avanza Bank is the Certified Adviser of the company.