

Akelius Residential Property AB (publ)
year-end report 2022, January to December

net operating income growth of 19 percent

Rental income was EUR 303 million,
an increase of 42.9 percent compared to 2021.

The like-for-like rental income growth was 11.9 percent,
thanks to strong demand for rental housing,
completion of construction projects and
vacancy reduction.

The like-for-like vacancy decreased thirty percent during
2022,
from 12.2 percent to 8.6 percent.

The like-for-like net operating income growth was
18.9 percent for the period.
Akelius' focus on increasing cash flow pays off.

At the end of the year,
the market value of the property portfolio was
EUR 6,173 million.
The negative value change was EUR 592 million,
equivalent to 9.8 percent.
Increasing interest rate levels affects valuations
negatively,
while the growing rent levels affect the valuations
positively.

Akelius acquired properties for EUR 457 million during the
period in Montreal, Toronto, Ottawa, Quebec City, Boston,
and Washington D.C.
The average capitalization rate was 4.2 percent.

The loan-to-value at year-end was 16 percent.

CEO, Ralf Spann

- Akelius is positively affected by the strong markets for
rental apartments,

and negatively affected by higher costs and increased capitalization rates on properties.

Growth in income is usually lasting and key to long-term success, while capitalization rates' changes due to the interest rate tend to be reversed throughout the business cycle.

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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.

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Akelius Residential Property AB's D-shares are listed on Nasdaq First North Growth Market Stockholm.

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