

interim report

January to March 2026

	2026 Jan–Mar	2025 Jan–Mar	2025 Jan–Dec
Property fair value, EUR million	5,703	5,832	5,669
Number of apartments	20,690	20,014	20,650
Residential rentable area, thousand sqm	1,256	1,226	1,253
Real vacancy rate, residential, percent	2.2	1.6	2.3
Vacancy rate, residential, percent	3.5	3.8	3.9
Rent potential, percent	17	20	18
Loan-to-value, percent	39	37	39
Cash sources to cash uses, ratio	29.6	4.2	29.2
Interest coverage ratio excluding realized value growth, 12 months	5.5	6.6	6.9
Credit rating, Standard & Poor's	BBB-	BBB-	BBB-
Net asset value, EUR million	3,074	3,267	3,034
Rental income, EUR million	92	95	368
Like-for-like growth in rental income, percent	2.0	5.3	4.8
Net operating income, EUR million	51	53	212
Net operating income margin, percent	56.1	56.0	57.4
Like-for-like growth in net operating income, percent	1.7	8.1	7.0
EBITDA, EUR million	48	51	202
Profit or loss, EUR million	-17	57	126

Alternative performance measurements on pages 31–33 and definitions on pages 36–38.



Wolliner Straße 9, Berlin

back in the bond market with a new bond issue

Akelius Residential Property AB issued a EUR 550 million senior unsecured bond in the middle of March 2026.

The bond matures in 2031 with an annual fixed coupon of 3.95 percent.

The orderbook was oversubscribed by almost five times, demonstrating that Akelius' business model attracts not only tenants but also investors internationally.

vacancy rate of 3.5 percent

Vacancy rate, decreased from 3.8 to 3.5 percent during the last twelve months. Completion of capital projects and focusing on property management continue to pay off.

Vacancy rate excluding construction work also decreased from 2.3 to 2.2 percent.

like-for-like rental income growth 2.0 percent

Higher occupancy rates and completion of capital projects are main drivers.

Like-for-like net operating income growth was 1.7 percent.

EUR -50 million in change in property value

The value growth was EUR -50 million, or -0.9 percent.

Capitalization rate increased slightly from 4.88 to 4.89 percent in the first quarter, due to market instability.

Total fair value of the properties increased from EUR 5,669 million to EUR 5,703 million, positively impacted by currency changes against EUR.

average interest rate of 1.79 percent

The bond proceeds have mainly been used to repay EUR 463 million related party debt. It impacted positively the average interest rate, decreasing from 1.91 to 1.79 percent.

debt maturities 3.5 years

The average debt maturity increased to 3.5 years compared to 3.2 years at the end of 2025.

loan-to-value 39 percent

The loan-to-value remains unchanged at 39 percent.

Akelius has a financial guarantee of EUR 1,500 million from the owner.



Ralf Spann,
CEO and Board Member

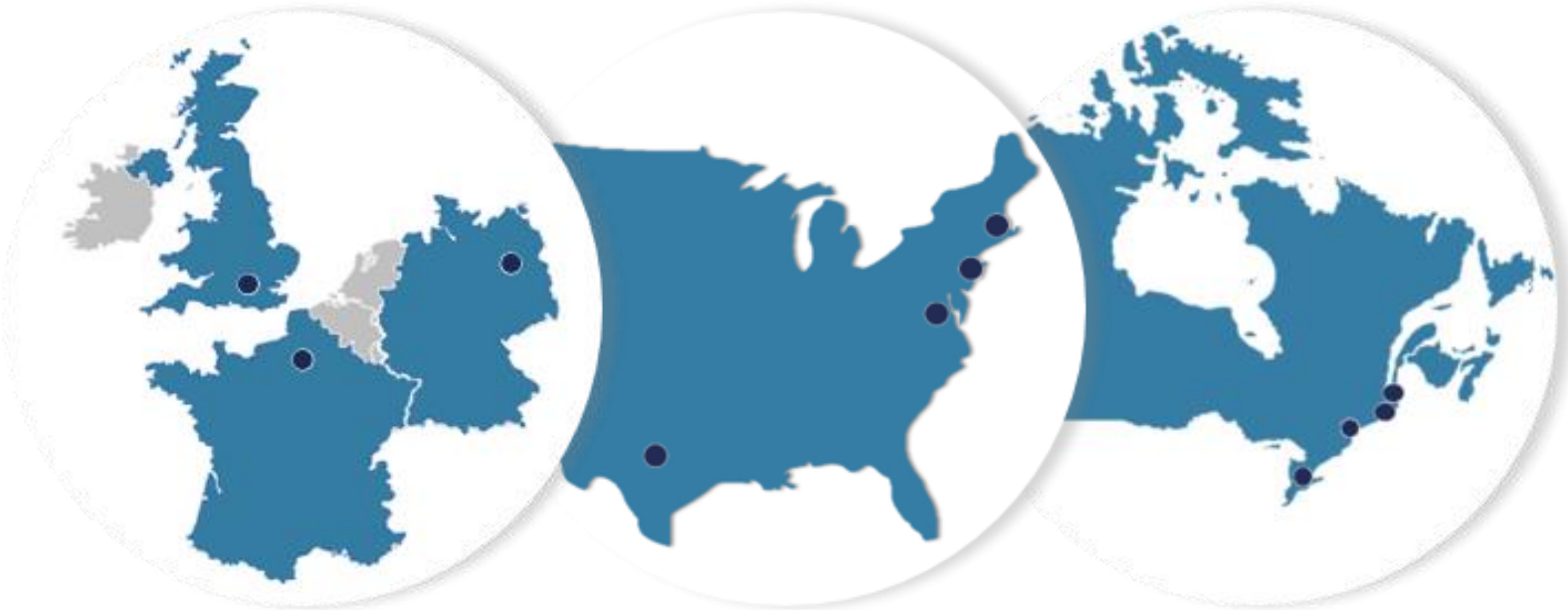
property portfolio March 31, 2026

fair value properties EUR 5,703 million

Europe

US

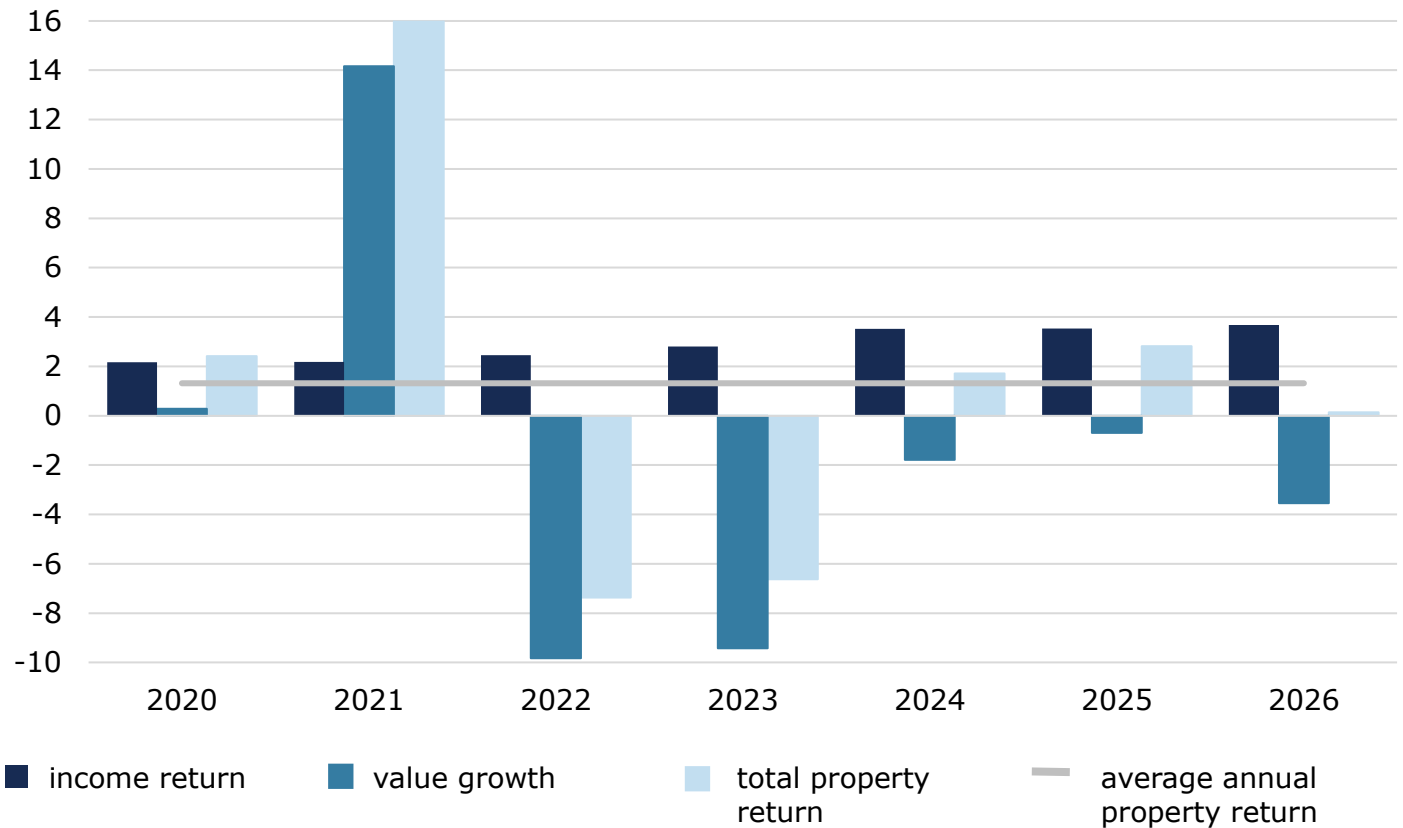
Canada



City	Number of apartments	Rentable area, thousand sqm	Fair value			Vacancy rate, residential, percent	Capitalization rate, percent
			EUR million	EUR/ sqm	Proportion, percent		
London	2,497	107	995	9,335	18	1.3	4.69
Paris	1,358	45	419	9,279	7	4.5	3.92
Berlin	522	23	62	2,660	1	0.2	3.73
Europe	4,377	175	1,476	8,429	26	2.1	4.42
Washington D.C.	3,221	261	934	3,572	16	3.9	5.44
New York	1,746	123	615	5,021	11	2.8	5.34
Boston	1,258	81	580	7,141	10	5.8	5.05
Austin	861	66	118	1,798	2	9.1	5.00
US	7,086	531	2,247	4,232	39	4.6	5.29
Toronto	4,292	243	919	3,778	16	3.3	4.71
Montreal	4,465	310	993	3,203	17	3.7	4.80
Ottawa	254	18	46	2,620	1	1.6	4.90
Quebec City	216	15	22	1,470	1	0.5	5.00
Canada	9,227	586	1,980	3,379	35	3.3	4.76
Total/ Average	20,690	1,292	5,703	4,415	100	3.5	4.89

total property return 0.1 percent

percent



	EUR million	Growth/return, percent
Fair value Jan 1, 2026	5,669	
Revaluations	-50	-0.9
Investments	16	0.3
Purchases	7	0.1
Sales	-	0.0
Exchange differences	61	1.1
Fair value Mar 31, 2026	5,703	0.6
Revaluations	-50	-0.9
Net operating income	51	0.9
Transaction cost	-	0.0
Total property return	1	Per annum: 0.1

capitalization rate 4.89 percent

EUR million	Capitalization rate
Jan 1, 2026	4.88
Purchases	0.00
Sales	0.00
Like-for-like	0.01
Exchange differences	0.00
Mar 31, 2026	4.89

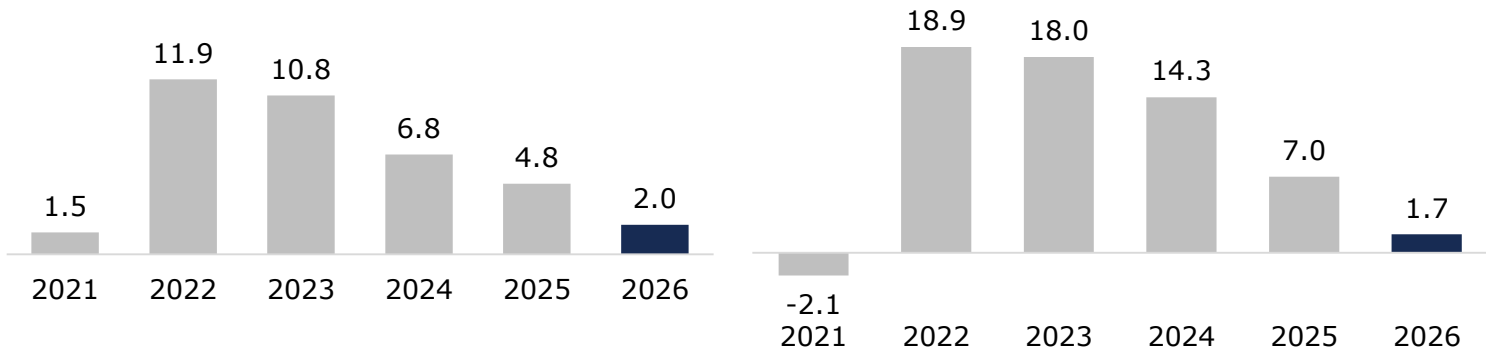
change in value EUR -50 million

	EUR million	Return, percent
Cash flow	-39	-0.69
Required rate of return	-10	-0.19
Sales	-	0.00
Purchases	-1	-0.01
Total change in value	-50	-0.89

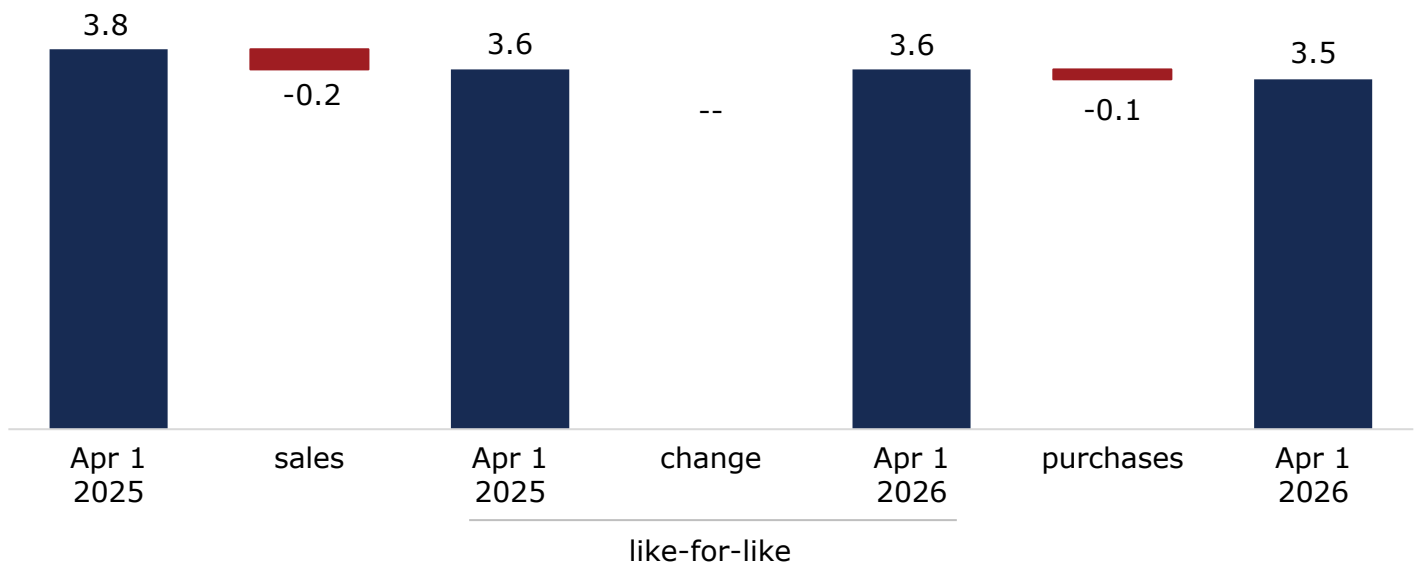
like-for-like growth

rental income 2.0 percent

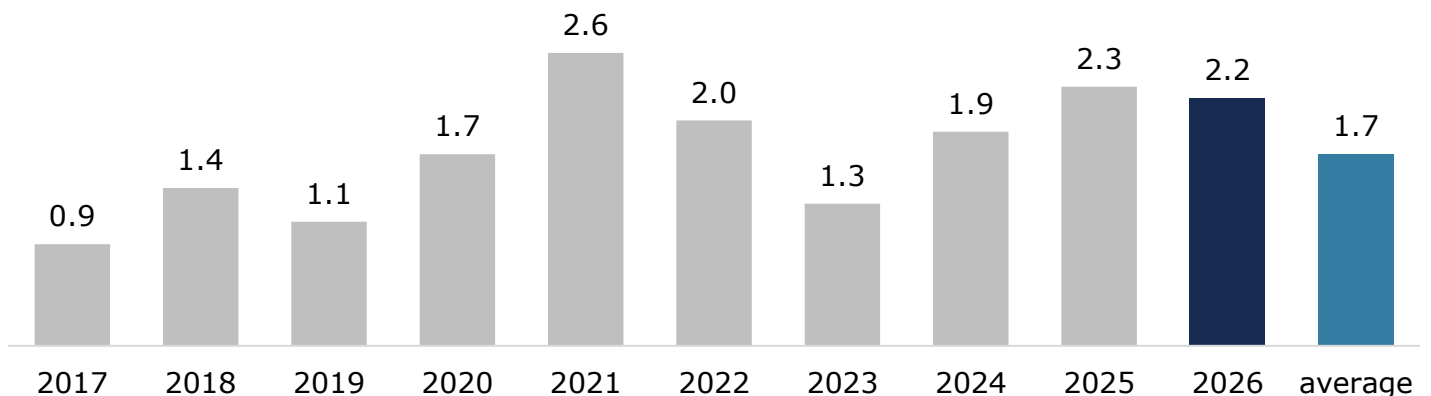
net operating income 1.7 percent



vacancy rate, residential, 3.5 percent



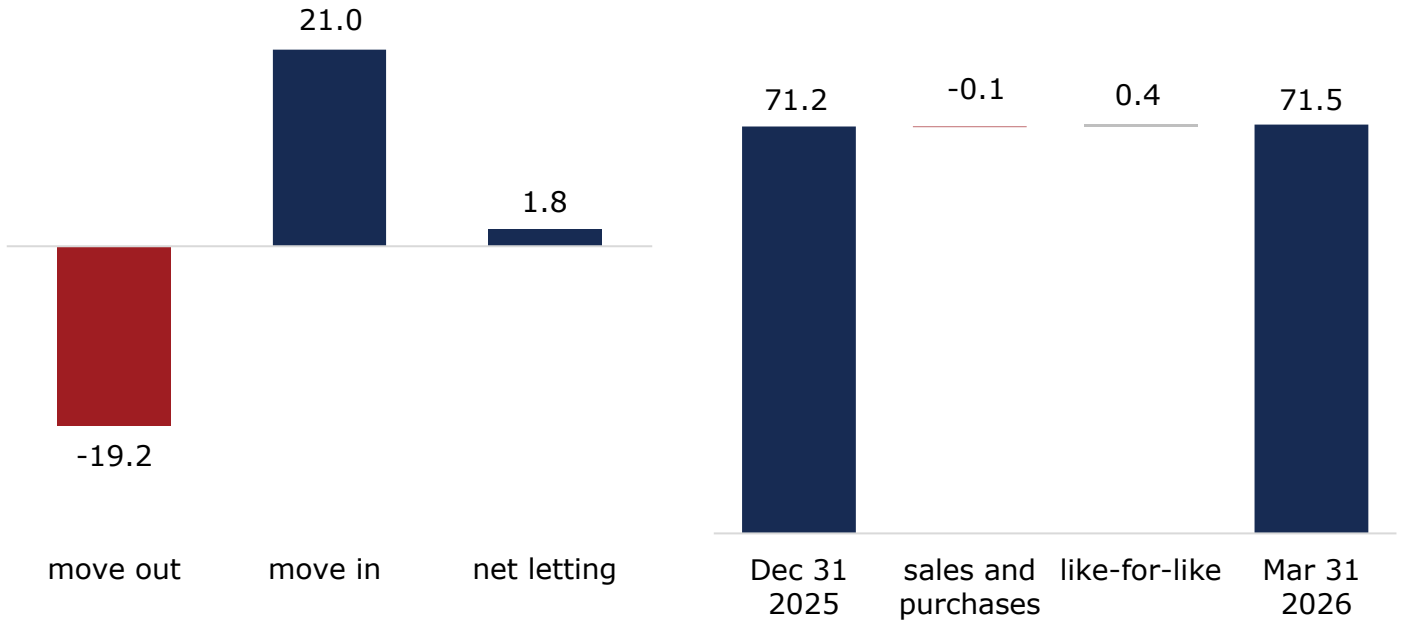
real vacancy rate, residential, 2.2 percent



net letting and upgraded apartments

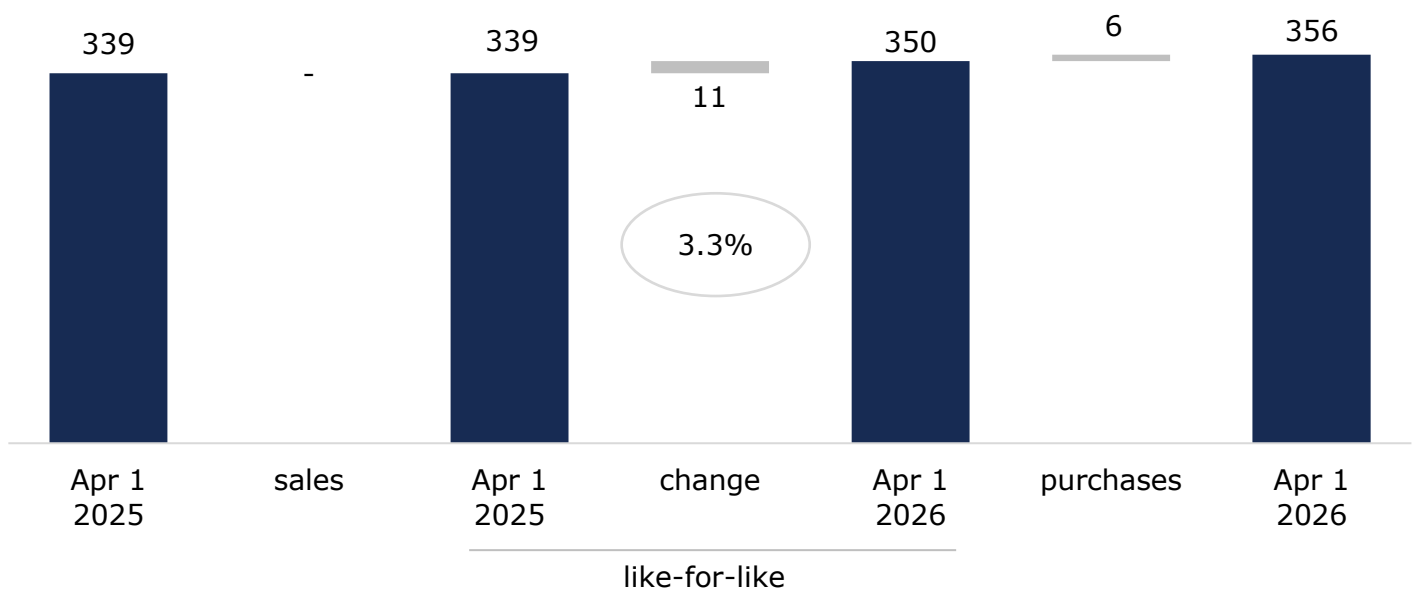
net letting EUR 1.8 million
January to March 2026

upgraded apartments
71.5 percent



development residential in-place rent

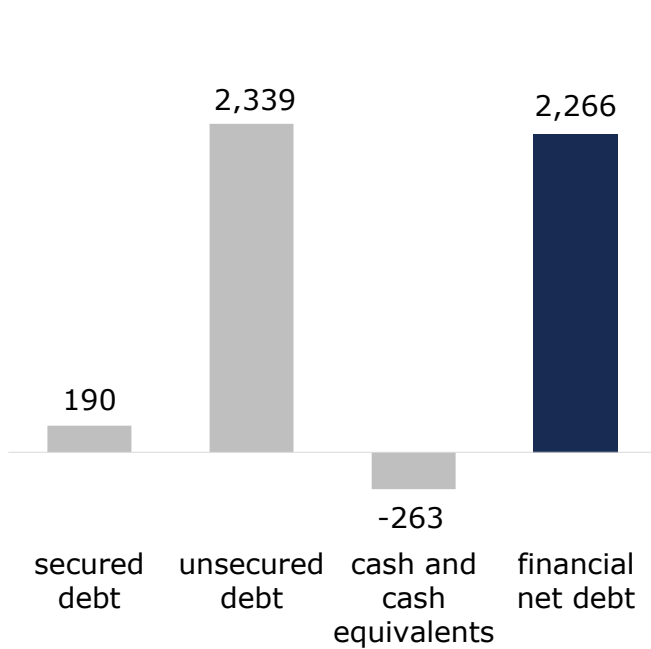
EUR million



financing

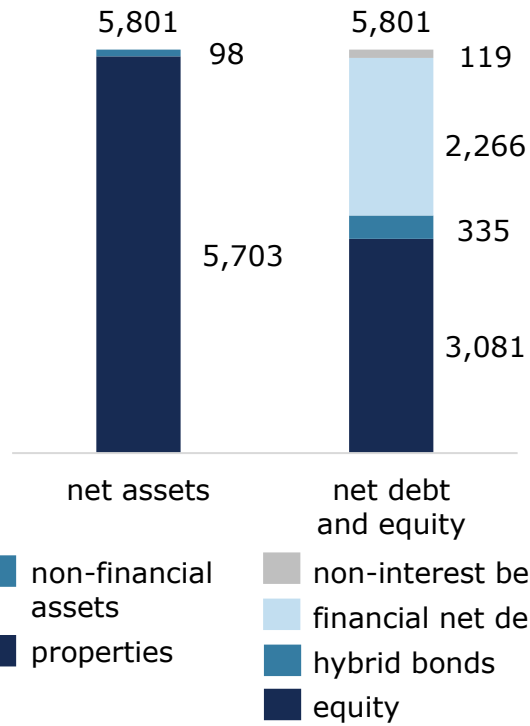
financial net debt

EUR million



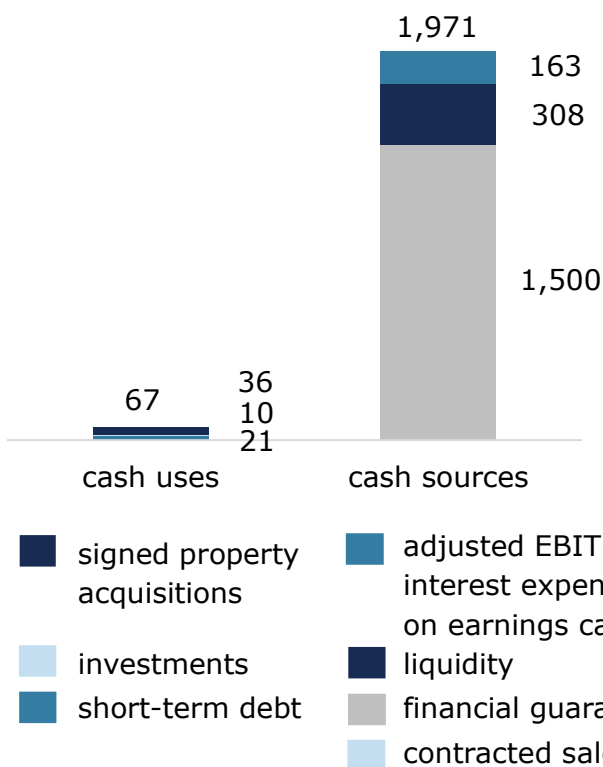
net balance

EUR million



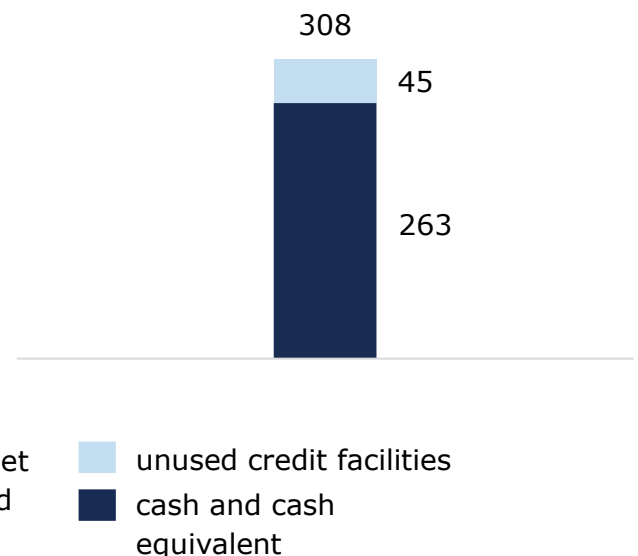
cash uses and cash sources

EUR million, 12 months forward



liquidity

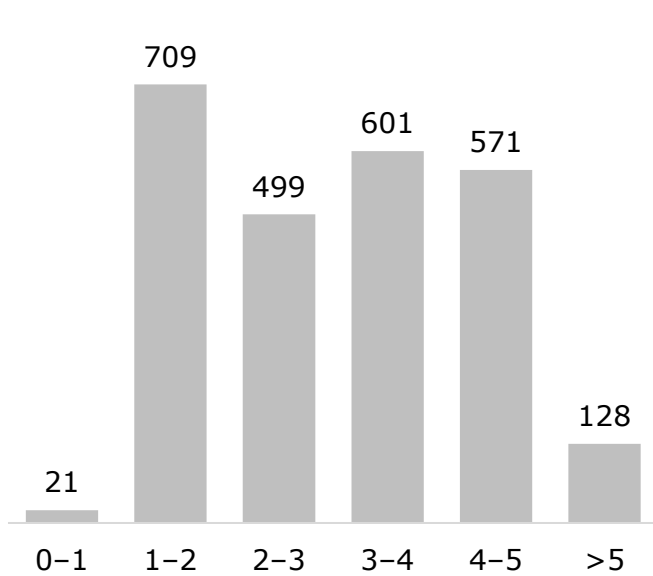
EUR million



financing

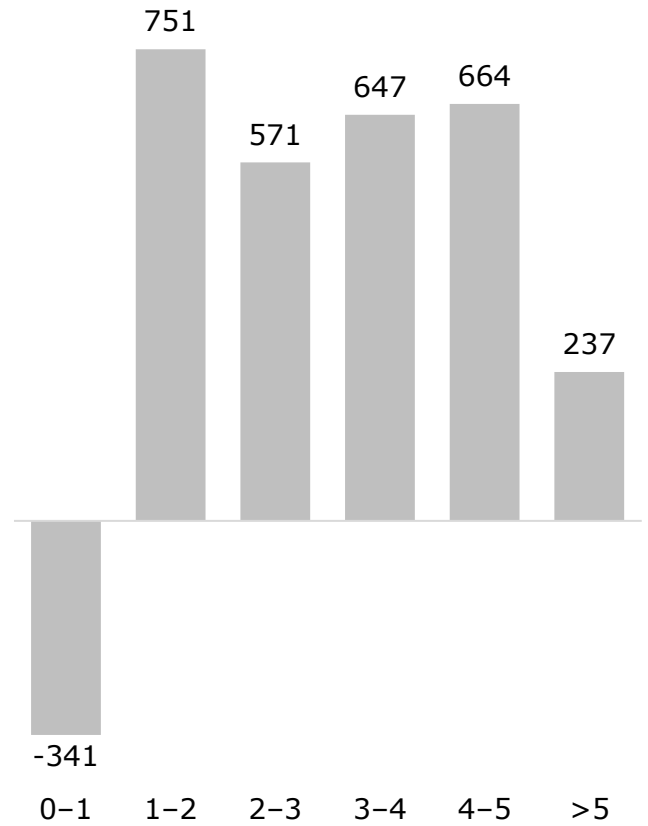
debt maturities

EUR million per year



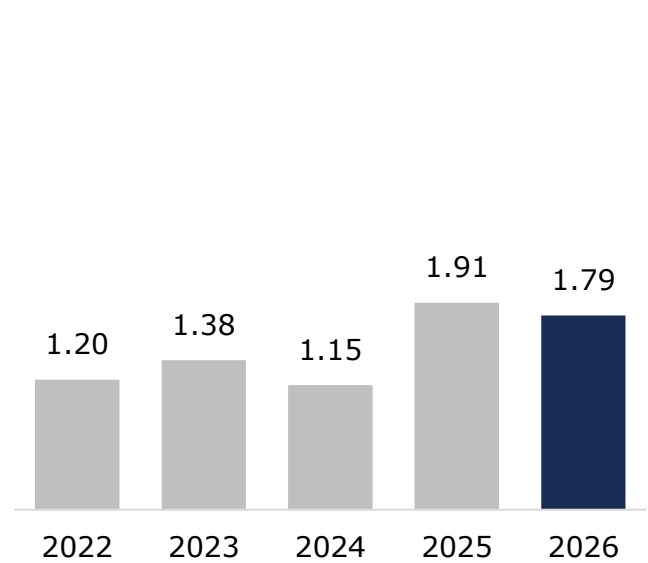
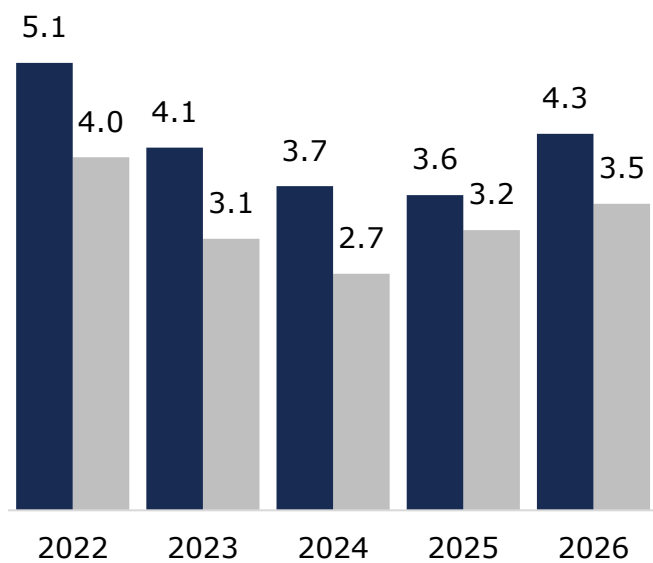
interest rate hedges

EUR million per year



debt maturities 3.5 years
fixed interest terms 4.3 years

interest rate 1.79 percent



■ fixed interest term
■ debt maturities

financing

current interest and debt coverage capacity

EUR million	Apr 2025– Mar 2026	Earning capacity as at Mar 31, 2026
Rental income	365	383
Operating expenses	-133	-139
Maintenance	-22	-22
Net operating income	210	222
Central administrative expenses	-11	-12
Other income and expenses	-	-1
EBITDA	199	209
Other financial administrative income and expenses	-1	-1
Adjusted EBITDA	198	208
Net interest expenses	-36	-45
Adjusted EBITDA less net interest expenses	162	163
Interest coverage ratio excluding realized value growth	5.5	4.6
Realized value growth	4	
Interest coverage ratio	5.6	
Net debt as at Mar 31, 2026	2,266	2,266
Net debt / EBITDA	11.4	10.8

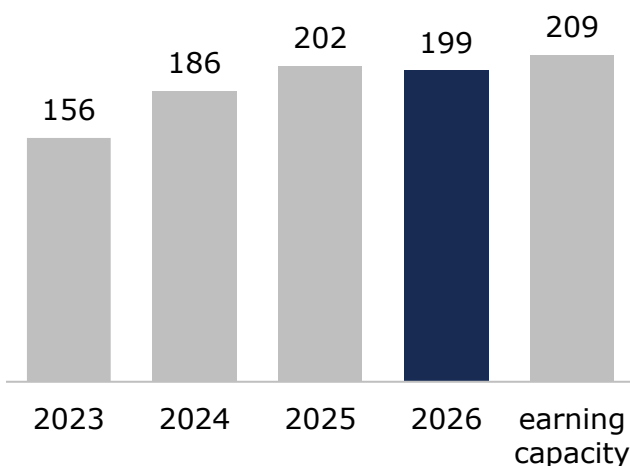
earning capacity

The earning capacity is based on the property portfolio and net debt as at March 31, 2026.

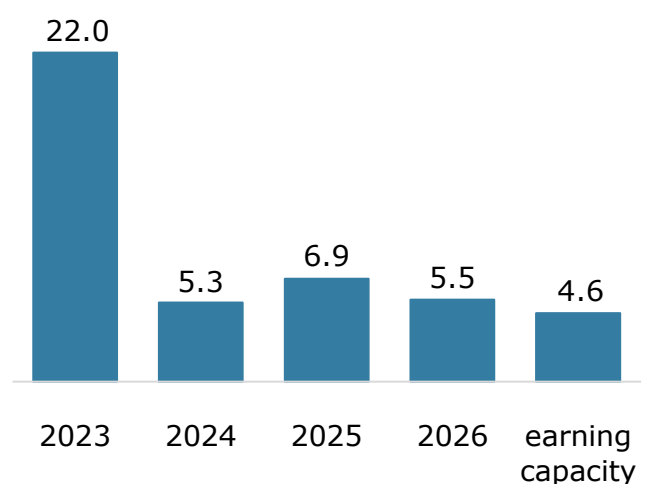
Rental income of EUR 383 million includes EUR 367 million in residential rental value as at April 1, 2026, EUR 16 million in rental income for commercial properties and parking, EUR -8 million in real vacancy for

apartments, and EUR 8 million in other income. Residential rental value of EUR 367 million less vacancy, plus recharge of operating expenses to tenants is equivalent to EUR 356 million in residential in-place rent.

EBITDA EUR 199 million



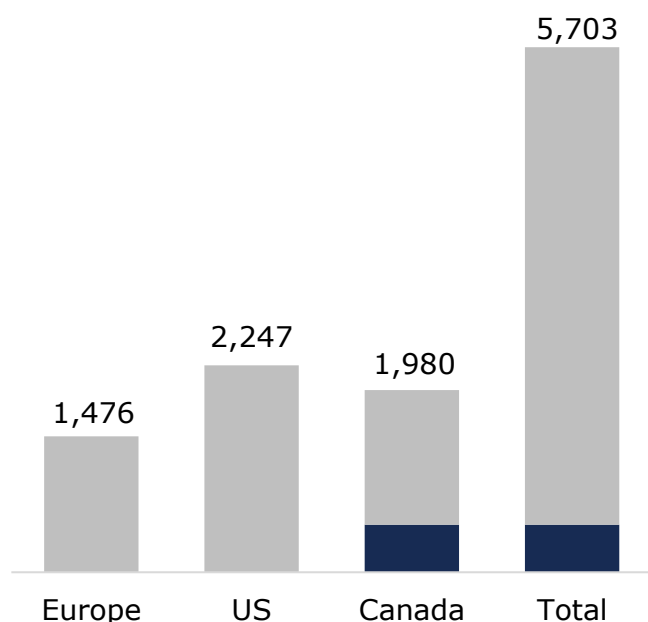
interest coverage ratio excluding realized value growth 5.5



financing

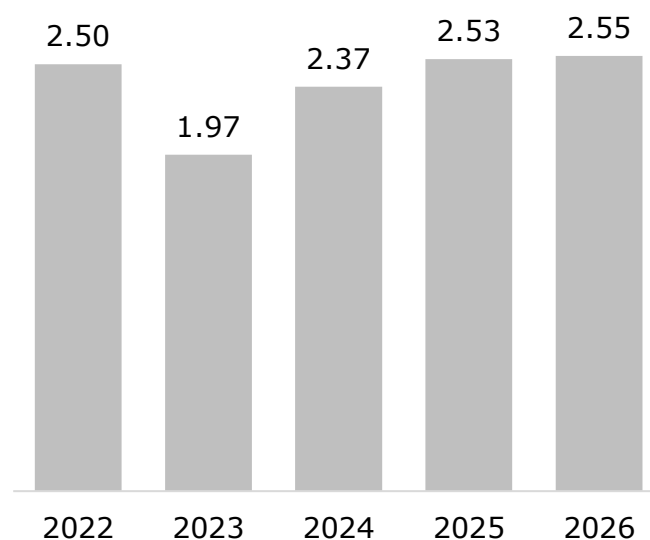
encumbrance of properties

EUR million



■ unencumbered ■ encumbered

unencumbered asset ratio



loans and hybrid bonds reported at amortized cost

EUR million	Mar 31 2026 Carrying value	Mar 31 2026 Fair value	Dec 31 2025 Carrying value	Dec 31 2025 Fair value
Loans	2,529	2,380	2,445	2,351
Hybrid bonds	335	331	335	329
Total	2,864	2,711	2,780	2,680

financial instruments reported at fair value

EUR million	Mar 31 2026	Dec 31 2025
Assets	29	26
Liabilities	0	0

Loans and hybrid bonds are recognized at amortized cost using the effective interest rate method.

Carrying value and fair value of interest-bearing liabilities exclude leasing.

The fair value of loans and derivatives are based on level 2 data in the fair value hierarchy.

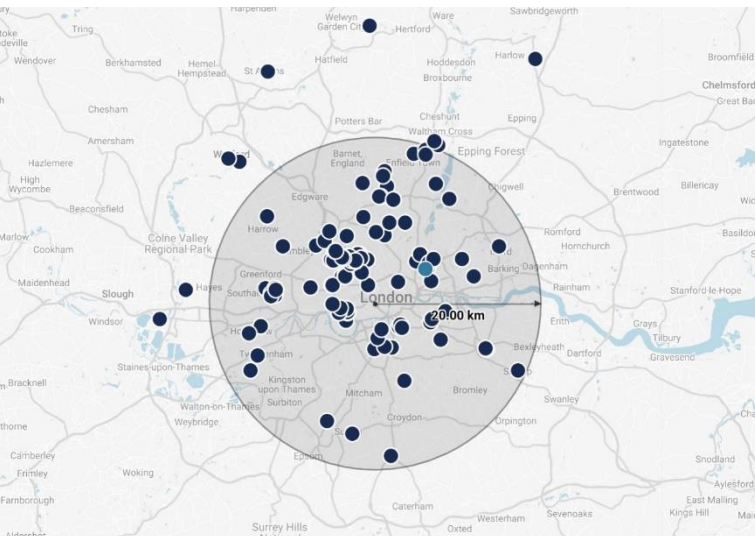
The fair value of hybrid bonds are based on level 1 data.

Asset and liabilities reported at fair value consist of derivatives.

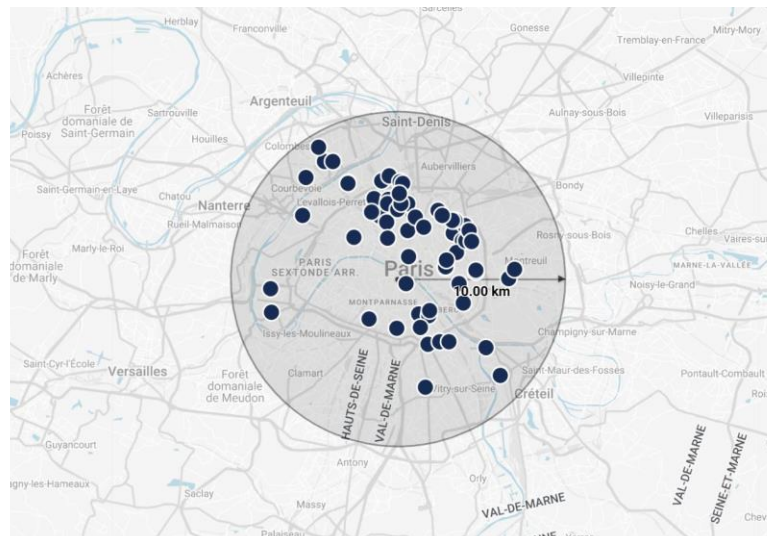
Derivatives are measured at fair value through profit or loss.

No transfers have taken place between the various hierarchical levels during the period.

London



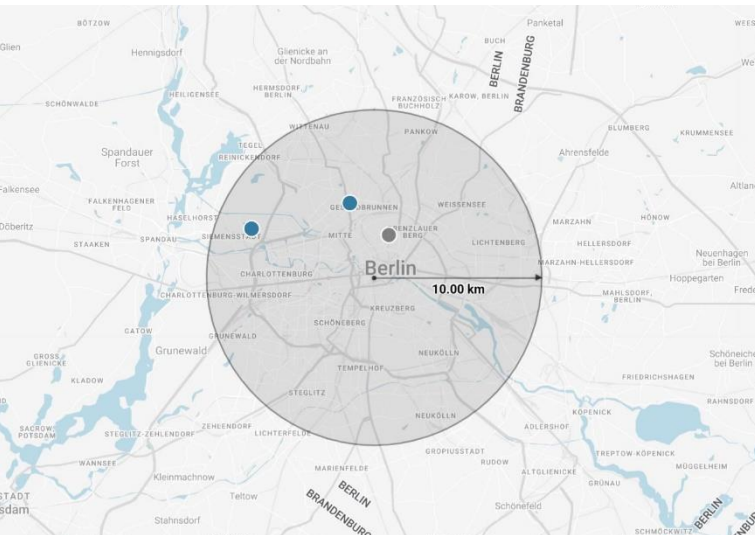
Paris



● like-for-like properties ● acquired property Jul-Sep 2025

	London	Paris
Property portfolio		
Fair value, EUR million	995	419
Capitalization rate, percent	4.69	3.92
Proportion upgraded apartments, percent	84	82
Residential rentable area, thousand sqm	100	41
Commercial rentable area, thousand sqm	7	4
Average apartment size, sqm	40	30
Walk score	86	97
Average rent residential	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2025	44.99	31.70
Exchange difference	-1.78	-
Adjusted total portfolio Apr 1, 2025	43.21	31.70
Sales and ended units	-	0.03
Like-for-like Apr 1, 2025	43.21	31.73
Like-for-like change	1.43	0.60
- Change in percent	3.3	1.9
Like-for-like Apr 1, 2026	44.64	32.33
Purchases and new constructions	-0.17	-
Total portfolio Apr 1, 2026	44.47	32.33
New lease level	47.53	35.42
Vacancy rate residential	Percent	Percent
Real vacancy rate	0.6	1.5
Apartments being upgraded	0.7	3.0
Vacancy rate	1.3	4.5

Berlin



- acquired property ● acquired property Jul-Sep 2025

Berlin

Property portfolio

Fair value, EUR million	62
Capitalization rate, percent	3.73
Proportion upgraded apartments, percent	54
Residential rentable area, thousand sqm	23
Commercial rentable area, thousand sqm	-
Average apartment size, sqm	45
Walk score	78

Average rent residential

EUR/sqm/month

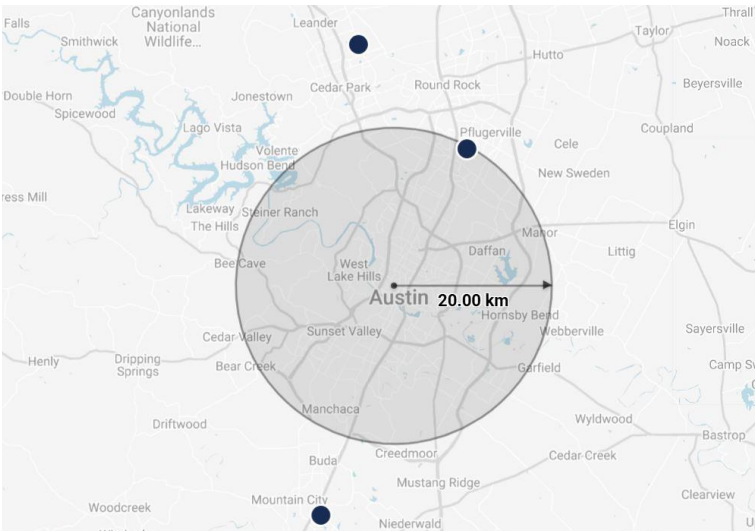
Total portfolio Apr 1, 2025	-
Exchange difference	-
Adjusted total portfolio Apr 1, 2025	-
Sales and ended units	-
Like-for-like Apr 1, 2025	-
Like-for-like change	-
- Change in percent	0.0
Like-for-like Apr 1, 2026	-
Purchases and new constructions	10.45
Total portfolio Apr 1, 2026	10.45
New lease level	12.37

Vacancy rate residential

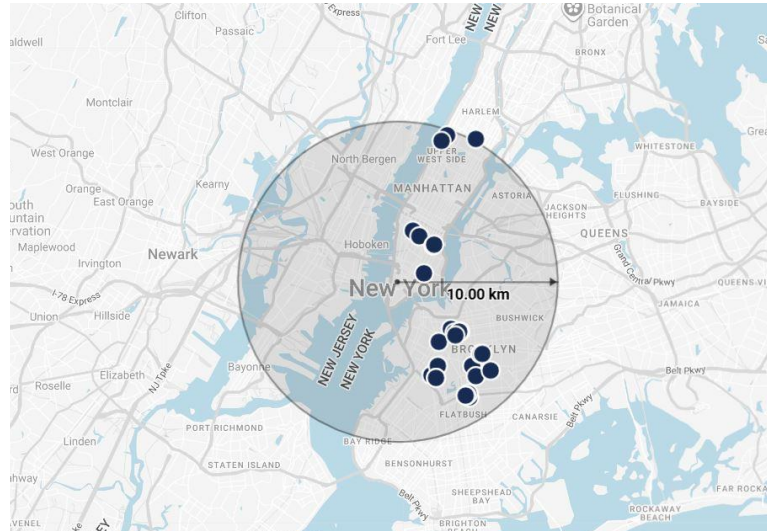
Percent

Real vacancy rate	0.2
Apartments being upgraded	-
Vacancy rate	0.2

Austin



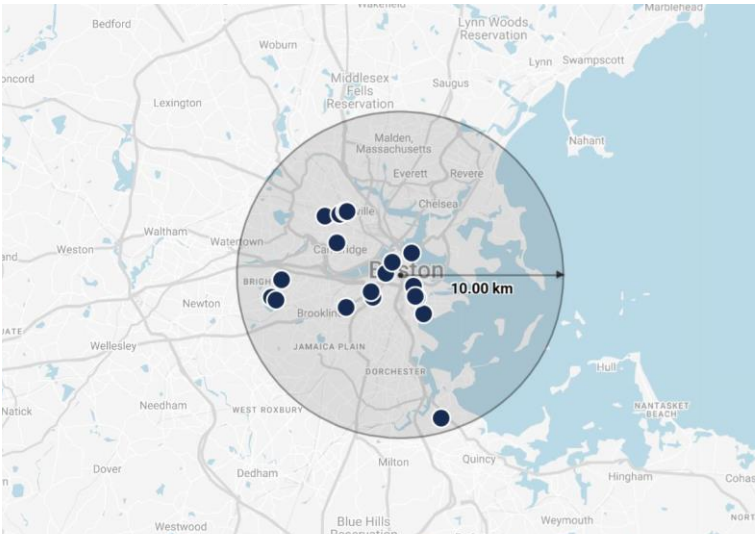
New York



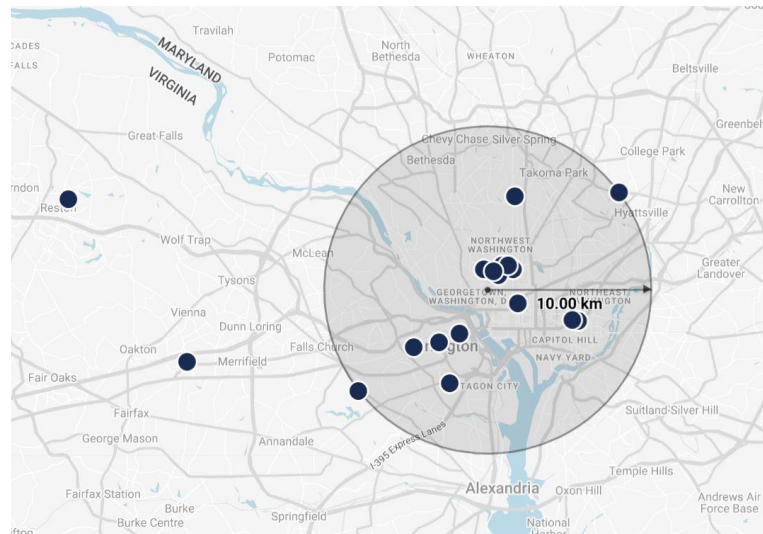
- like-for-like properties

	Austin	New York
Property portfolio		
Fair value, EUR million	118	615
Capitalization rate, percent	5.00	5.34
Proportion upgraded apartments, percent	100	61
Residential rentable area, thousand sqm	66	118
Commercial rentable area, thousand sqm	-	5
Average apartment size, sqm	76	68
Walk score	16	95
Average rent residential	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2025	16.52	36.92
Exchange difference	-1.16	-2.60
Adjusted total portfolio Apr 1, 2025	15.36	34.32
Sales and ended units	-	-
Like-for-like Apr 1, 2025	15.36	34.32
Like-for-like change	-1.00	1.19
- Change in percent	-6.5	3.5
Like-for-like Apr 1, 2026	14.36	35.51
Purchases and new constructions	-	-
Total portfolio Apr 1, 2026	14.36	35.51
New lease level	13.62	59.74
Vacancy rate residential	Percent	Percent
Real vacancy rate	9.1	1.0
Apartments being upgraded	0.0	1.8
Vacancy rate	9.1	2.8

Boston



Washington D.C.



● like-for-like properties

Boston Washington D.C.

Property portfolio

Fair value, EUR million	580	934
Capitalization rate, percent	5.05	5.44
Proportion upgraded apartments, percent	94	80
Residential rentable area, thousand sqm	79	256
Commercial rentable area, thousand sqm	2	5
Average apartment size, sqm	63	79
Walk score	90	79

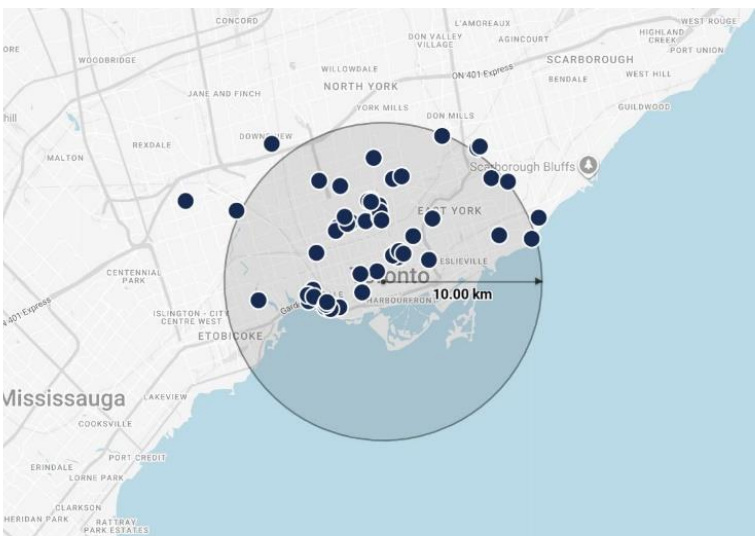
Average rent residential

	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2025	42.86	25.31
Exchange difference	-3.01	-1.78
Adjusted total portfolio Apr 1, 2025	39.85	23.53
Sales and ended units	-	-
Like-for-like Apr 1, 2025	39.85	23.53
Like-for-like change	1.00	0.82
- Change in percent	2.5	3.5
Like-for-like Apr 1, 2026	40.85	24.35
Purchases and new constructions	-	-
Total portfolio Apr 1, 2026	40.85	24.35
New lease level	43.15	26.53

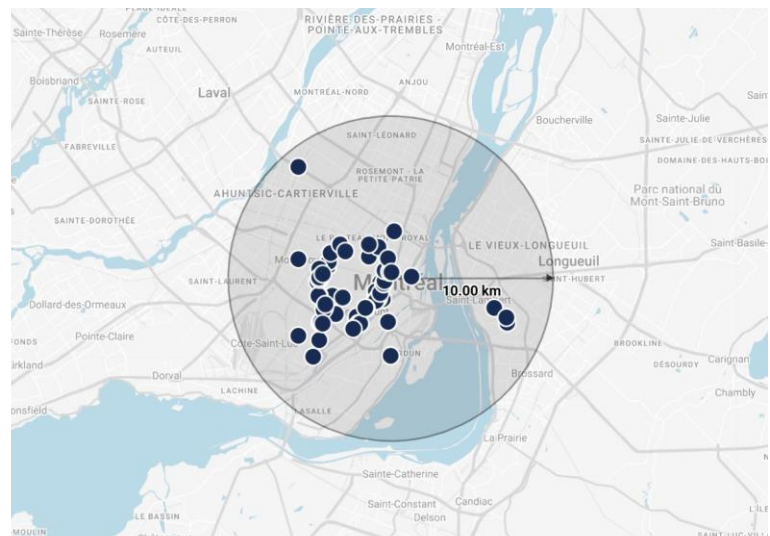
Vacancy rate residential

	Percent	Percent
Real vacancy rate	3.3	3.2
Apartments being upgraded	2.5	0.7
Vacancy rate	5.8	3.9

Toronto



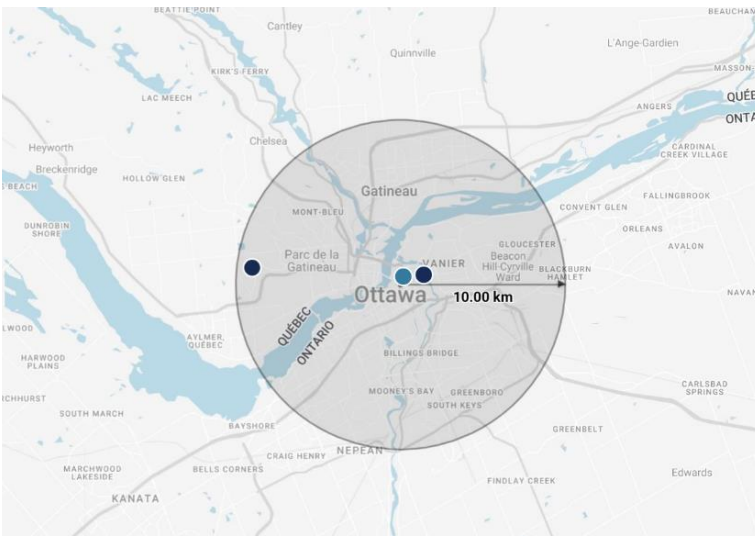
Montreal



- like-for-like properties

	Toronto	Montreal
Property portfolio		
Fair value, EUR million	919	993
Capitalization rate, percent	4.71	4.80
Proportion upgraded apartments, percent	67	58
Residential rentable area, thousand sqm	238	302
Commercial rentable area, thousand sqm	5	8
Average apartment size, sqm	56	68
Walk score	88	94
Average rent residential	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2025	18.99	15.51
Exchange difference	-0.70	-0.57
Adjusted total portfolio Apr 1, 2025	18.29	14.94
Sales and ended units	-	-
Like-for-like Apr 1, 2025	18.29	14.94
Like-for-like change	0.42	0.71
- Change in percent	2.3	4.8
Like-for-like Apr 1, 2026	18.71	15.65
Purchases and new constructions	-	0.01
Total portfolio Apr 1, 2026	18.71	15.66
New lease level	24.13	17.50
Vacancy rate residential	Percent	Percent
Real vacancy rate	1.6	2.5
Apartments being upgraded	1.7	1.2
Vacancy rate	3.3	3.7

Ottawa



Quebec City



- like-for-like properties
- acquired property Oct-Dec 2025

	Ottawa	Quebec City
Property portfolio		
Fair value, EUR million	46	22
Capitalization rate, percent	4.90	5.00
Proportion upgraded apartments, percent	58	7
Residential rentable area, thousand sqm	18	15
Commercial rentable area, thousand sqm	-	-
Average apartment size, sqm	69	71
Walk score	73	86
Average rent residential		
	EUR/sqm/month	EUR/sqm/month
Total portfolio Apr 1, 2025	10.31	8.61
Exchange difference	-0.38	-0.32
Adjusted total portfolio Apr 1, 2025	9.93	8.29
Sales and ended units	-	-
Like-for-like Apr 1, 2025	9.93	8.29
Like-for-like change	0.46	0.71
- Change in percent	4.6	8.6
Like-for-like Apr 1, 2026	10.39	9.00
Purchases and new constructions	3.34	-
Total portfolio Apr 1, 2026	13.73	9.00
New lease level	19.14	10.64
Vacancy rate residential		
	Percent	Percent
Real vacancy rate	1.2	0.0
Apartments being upgraded	0.4	0.5
Vacancy rate	1.6	0.5

sustainability

Akelius' long-term success depends on creating value while minimizing the environmental footprint and upholding high social and governance standards.

The company supports the UN Global Compact and its Ten Principles.

Climate change, energy efficiency, tenant and employee health and safety, and business ethics are core priorities, identified through double materiality analysis.

Akelius has strengthened its governance framework, data controls, and broadened training in anti-corruption, data protection, health and safety, key areas for building trust and resilience.

Akelius targets fifty percent green certification of the portfolio by 2030 and net-zero emissions by 2050.

Focus is therefore on energy efficiency, renewables, and smart technologies, which are all part of the company's decarbonization plan.

Akelius aims to offer a safe and healthy environment for its staff and tenants. For this purpose, the company has also set several social targets.

Akelius follows the Corporate Sustainability Reporting Directive and the European Sustainability Reporting Standards.

sustainability results

	Mar 31 2026	2025	2024	2023	2022
Property green certifications					
Property area certified, percent	12	12	5	5	0
Number of certifications	30	30	7	4	3
Property area under evaluation for certification, percent	30	31	26	3	13
Social key figures					
Properties inspected, percent	100	100	95	100	92
Number of employees	597	604	628	655	755
Fatality cases	-	-	-	-	-
Lost day rate ¹	31.48	24.75	76.63	0.00	0.00

1) per 100,000 worked hour

consolidated income statement and comprehensive income

EUR million	Note	2026 Jan-Mar 3 months	2025 Jan-Mar 3 months	2025 Jan-Dec 12 months
Rental income	1	92	95	368
Operating expenses	2	-35	-37	-135
Maintenance	2	-6	-5	-21
Net operating income	2	51	53	212
Central administrative expenses		-3	-2	-10
EBITDA	3	48	51	202
Depreciation		-1	-	-3
Realized revaluation of investment properties		-	-	-1
Unrealized revaluation of investment properties		-50	3	-42
Operating profit or loss		-3	54	156
Interest income ¹	4	3	7	20
Interest expenses ²	4	-14	-11	-49
Interest expenses hybrid bonds	4	-2	-2	-8
Change in fair value of financial assets	4	-	43	43
Change in fair value of derivatives	4	2	-1	2
Other financial income and expenses	4	-3	-40	-39
Profit or loss before tax	5	-17	50	125
Current tax	6	-1	-	-7
Deferred tax	6	1	7	8
Profit or loss³		-17	57	126
Items that may be reclassified to profit or loss				
Translation differences	7	61	-180	-477
Tax on items that may be reclassified	7	-1	3	8
Other comprehensive income	7	60	-177	-469
Total comprehensive income³		43	-120	-343
Earnings per share, basic and diluted, EUR		0.00	0.01	0.02

1) includes interest income for interest derivatives of EUR 2 million (3)

2) includes interest expense for interest derivatives of EUR - million (1)

3) profit or loss and total comprehensive income are attributable to the Parent Company's shareholders

note 1 rental income

Rental income was EUR 92 million (95), an decrease of -3.8 percent compared to 2025.

The USD and CAD strengthening against the EUR negatively impacted rental income compared to 2025 by EUR 7 million.

Like-for-like growth in rental income was EUR 2 million (4) or 2.0 percent (5.3).

During the period, 3,709 rental contracts (3,248) with an annual rent of EUR 53 million (46) were renewed or renegotiated.

The new yearly rent is EUR 54 million (48), an increase of 3.1 percent (3.8).

The vacancy rate for residential units decreased by 0.4 percentage points to 3.5 percent (3.8), compared to the end of 2025.

This is mainly due to completed apartment upgrades.

37 percent (59) of vacancy was due to upgrades.

Real vacancy rate decreased by 0.1 percentage points to 2.2 percent (1.6) during the period.

note 2 net operating income

Property expenses totaled EUR 41 million (42). EUR 6 million (5) was attributable to maintenance, corresponding to EUR 17 per square meter (16) per year.

Net operating income was EUR 51 million (53).

USD and CAD depreciation against the EUR negatively impacted net operating income in the first quarter 2026 versus 2025 by EUR 4 million.

Like-for-like growth in net operating income was EUR 1 (3), or 1.7 percent (8.1).

Net operating income margin was 56.1 percent (56.0).

note 3 EBITDA

EBITDA was EUR 48 million (51), a decrease by 6.3 percent compared to the same period in 2025.

note 4 net financial items

Interest income was EUR 3 million (7), including EUR 2 million (3) in interest income for interest rate derivatives.

Interest expenses were EUR 14 million (11), including EUR 0 million (1) in interest expense for interest rate derivatives.

Interest expenses related to hybrid bonds were EUR 2 million (2).

Revaluations of derivatives impacted earnings by EUR 2 million (-1).

Other financial income and expenses amounted to EUR -3 million (-40), and are mainly related to currency effects from borrowings in other currencies than EUR.

note 5 profit or loss before tax

Profit or loss before tax was EUR -17 million (50), primarily driven by fair value decrease in properties.

note 6 tax

Reported tax in profit or loss totaled EUR 0 million (7) due to increased taxable losses on non-capitalized properties.

note 7 other comprehensive income

Other comprehensive income was EUR 60 million (-177) and relates mainly to net investments in foreign operations that are translated to EUR.

condensed consolidated statement of financial position

EUR million	Note	Mar 31 2026	Mar 31 2025	Dec 31 2025
Assets				
Investment properties	8	5,693	5,816	5,659
Owner-occupied properties	8	10	10	10
Right-of-use-assets		5	4	5
Tangible fixed assets		4	4	4
Derivatives		28	35	26
Deferred tax assets		19	16	18
Receivables and other assets		5	6	6
Total non-current assets		5,764	5,891	5,728
Receivables and other assets		36	36	32
Derivatives		1	7	-
Cash and cash equivalents	9, 11	263	172	182
Assets held for sale	8	-	6	-
Total current assets		300	221	214
Total assets		6,064	6,112	5,942
Equity and liabilities				
Equity	10	3,081	3,261	3,038
Total equity		3,081	3,261	3,038
Unsecured loans	11	2,339	1,794	2,254
Secured loans	11	169	95	170
Hybrid bonds		335	334	335
Lease liabilities		4	4	4
Derivatives		-	1	-
Deferred tax liabilities		41	46	40
Provisions		1	1	1
Other liabilities		21	20	20
Total non-current liabilities		2,910	2,295	2,824
Unsecured loans	11	-	478	-
Secured loans	11	21	4	21
Lease liabilities		1	1	2
Derivatives		-	17	-
Provisions		1	1	1
Other liabilities		50	55	56
Total current liabilities		73	556	80
Total equity and liabilities		6,064	6,112	5,942

note 8

property fair value EUR 5,703 million

Fair value was EUR 5,703 million (5,832), which is equivalent to an average of 4,415 per square meter (4,632).

The average capitalization rate was 4.89 (4.90).

Refer to table on page 5.

revaluation of properties EUR -50 million

The change in property value was EUR -50 million (4), or -0.9 percent (0.1).

Refer to table on page 5.

property investments EUR 16 million

Investments in properties amounted to EUR 16 million (24).

On an annual basis, this corresponds to EUR 50 per square meter (75).

25 percent (18) of total investments refer to apartment upgrades.

property purchases EUR 7 million

Akelius purchased one property in Berlin for EUR 7 million (7) in the period.

property sales EUR 0 million

Akelius did not sell any properties during the period (10).

note 9

liquidity

Available funds in the form of cash equivalents and unutilized credit facilities totalled EUR 308 million (217).

Unutilized credit facilities amounted to EUR 45 million (45), with an average maturity of 1.2 years (0.9). Facilities intended to be retained are extended well ahead of maturity.

The unutilized bilateral credit agreements are provided by 3 banks (4).

The fair value of the unencumbered properties was EUR 5,185 million (5,489).

The financial guarantee provided by the main owner Akelius Apartment Ltd amounts to EUR 1,500 million.

It will be used to repay debt and strengthen Akelius Residential Property AB (publ)'s liquidity.

note 10

equity ratio

Equity increased by 43 million to EUR 3,081 million (3,261) during the period. The change is mainly attributable to favourable currency rate changes.

The equity ratio including hybrid bond amounted to 56 percent (59).

note 11

net debt EUR 2,266 million

Loans excluding hybrid bonds increased by EUR 84 million during the period, to EUR 2,529 million (2,371).

During March 2026, Akelius Residential Property AB (publ) issued a EUR 550 million senior unsecured bond, with an annual coupon of 3.95 percent. The bond matures in 2031 and is rated BBB- by Standard & Poor's.

Akelius used the new financing to repay related party loans of EUR 463 million.

In the end of the period, unsecured debt consists of 4 bonds (4) and a EUR 200 million loan from the owner, Akelius Apartments Ltd.

This loan matures within two years.

The loan-to-value ratio was 39 percent (37), unchanged from the end of 2025.

Akelius' financial policy limits the loan-to-value ratio to 40 percent maximum.

Cash and cash equivalents amounted to EUR 263 million (172).

Net debt amounts to EUR 2,266 million (2,199).

debt maturities 3.5 years

Loans excluding hybrid bonds had an average maturity of 3.5 years (3.1), compared to 3.2 years at the end of 2025. EUR 21 million (482) matures within one year.

interest rate hedge 4.3 years

On average, the underlying interest rate is secured for 4.3 years (4.2) for the debt portfolio including derivatives but excluding hybrid bonds, compared to 3.6 years at the end of 2025.

EUR 237 million (269) of the debt portfolio excluding hybrid bonds had a fixed interest rate term of more than five years.

average interest rate

1.79 percent

The average interest rate on the debt portfolio, excluding hybrid bonds, declined from 1.91 to 1.79 percent (1.07) at the period end.

credit rating

Standard and Poor's has assigned Akelius a BBB- rating.

The credit outlook remains stable.

The rating for Akelius Residential Property AB (publ)'s hybrid bond is BB.

unencumbered asset ratio 2.55

The unencumbered asset ratio was 2.55 (2.66), compared to 2.53 at the end of 2025.

consolidated statement of changes in equity

EUR million	Share capital	Share premium	Currency translation reserve	Retained earnings	Total equity
Balance at Jan 1, 2025	373	2,782	201	25	3,381
Total comprehensive income for the period	-	-	-177	57	-120
Balance at Mar 31, 2025	373	2,782	24	82	3,261
Balance at Jan 1, 2026	373	2,782	-269	152	3,038
Profit or loss for the period	-	-	-	-17	-17
Other comprehensive income	-	-	60	-	60
Total comprehensive income for the period	-	-	60	-17	43
Balance at Mar 31, 2026	373	2,782	-209	135	3,081

Equity is to a significant extent attributable to the Parent Company's shareholders. The Group has an indirect non-controlling interest not presented in the table above, as it amounts to less than EUR 1 million.

The non-controlling shareholder is Giannis Beta, who is also a related party.

consolidated statement of cash flows

EUR million	2026 Jan–Mar 3 months	2025 Jan–Mar 3 months	2025 Jan–Dec 12 months
Net operating income	51	53	212
Central administrative expenses	-3	-2	-10
Interest paid	-25	-29	-71
Interest received	3	7	20
Tax paid	-5	-1	-6
Cash flow before changes in working capital	21	28	145
Change in current assets	-3	-2	-5
Change in current liabilities	3	2	-
Cash flow from operating activities	21	28	140
Investment in properties	-16	-24	-111
Acquisition of properties*	-7	-9	-110
Acquisition of other assets	-	-	-2
Sale of properties	-	9	16
Sale of financial assets	-	604	604
Cash flow from investing activities	-23	580	397
Share issue	-	-	-
Loans raised	545	107	677
Repayment of loans	-463	-596	-1,063
Settlement of derivatives	-	-39	-54
Amortization leasing	-	-	-1
Dividend D-shares	-	-6	-6
Cash flow from financing activities	82	-534	-447
Cash flow for the period	80	74	90
Cash and cash equivalents at beginning of the period	182	100	100
Exchange differences in cash and cash equivalents	1	-2	-8
Cash and cash equivalents at end of the period	263	172	182

*) EUR -7 million for acquisition of one property

segment reporting

net operating income Jan–Mar 2026

EUR million	Rental income	Operating expenses	Maintenance	Net operating income
London	14	-3	-1	10
Paris	4	-2	-	2
Berlin	1	-	-	1
Europe	19	-5	-1	13
Washington D.C.	19	-8	-1	10
New York	13	-6	-1	6
Boston	9	-3	-1	5
Austin	3	-1	-	2
US	44	-18	-3	23
Toronto	14	-5	-1	8
Montreal	14	-6	-1	7
Ottawa	1	-1	-	-
Quebec City	-	-	-	-
Canada	29	-12	-2	15
Total	92	-35	-6	51

net operating income Jan–Mar 2025

EUR million	Rental income	Operating expenses	Maintenance	Net operating income
London	13	-3	-1	9
Paris	4	-2	-	2
Europe	17	-5	-1	11
Washington D.C.	20	-8	-1	11
New York	14	-6	-1	7
Boston	10	-4	-	6
Austin	4	-2	-	2
US	48	-20	-2	26
Toronto	15	-6	-1	8
Montreal	15	-6	-1	8
Ottawa	-	-	-	-
Quebec City	-	-	-	-
Canada	30	-12	-2	16
Total	95	-37	-5	53

segment reporting

total property return Jan–Mar 2026

EUR million	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent	Net operating income margin, percent	Property fair value
London	10	-1	9	3.5	72.3	995
Paris	2	-	2	2.7	57.8	419
Berlin	1	-	1	3.9	50.5	62
Europe	13	-1	12	3.3	67.7	1,476
Washington D.C.	10	-16	-6	-2.6	53.0	934
New York	6	-4	2	1.2	47.1	615
Boston	5	-1	4	2.9	59.6	580
Austin	2	-10	-8	-24.5	41.5	118
US	23	-31	-8	-1.6	52.0	2,247
Toronto	8	-15	-7	-3.3	54.2	919
Montreal	7	-3	4	2.1	55.0	993
Ottawa	-	-	-	5.6	58.4	46
Quebec City	-	-	-	5.0	44.4	22
Canada	15	-18	-3	-0.4	54.6	1,980
Total	51	-50	1	0.1	56.1	5,703

total property return Jan–Mar 2025

EUR million	Net operating income	Realized and unrealized revaluation	Total property return	Total property return, percent	Net operating income margin, percent	Property fair value
London	9	2	11	4.3	71.5	999
Paris	2	1	3	3.0	52.2	418
Europe	11	3	14	3.9	66.7	1,417
Washington D.C.	11	1	12	5.0	55.0	945
New York	7	-	7	4.3	48.8	662
Boston	6	-	6	3.9	57.7	614
Austin	2	-	2	4.6	46.7	151
US	26	1	27	4.5	53.2	2,372
Toronto	8	-2	6	2.4	53.7	998
Montreal	8	1	9	3.6	55.2	997
Ottawa	-	-	-	7.5	60.5	27
Quebec City	-	1	1	7.5	41.4	21
Canada	16	-	16	3.1	54.4	2,043
Total	53	4	57	3.9	56.0	5,832

key figures

	Mar 31 2026	Dec 31 2025	Dec 31 2024	Dec 31 2023	Dec 31 2022
Risk capital					
Equity, EUR million	3,081	3,038	3,381	2,833	4,506
Equity ratio, percent	51	51	50	42	50
Equity and hybrid capital ratio, percent	56	57	55	47	57
Return on equity, percent	1	-10	2	-8	-8
Net asset value, EUR million	3,074	3,034	3,397	2,863	4,433
Net operating income					
Rental income, EUR million	92	368	357	333	303
Growth in rental income, percent	-3.8	3.1	7.4	10.0	42.9
Like-for-like growth in rental income, percent	2.0	4.8	6.8	10.8	11.9
Net operating income, EUR million	51	212	200	173	148
Growth in net operating income, percent	-3.7	5.9	15.7	16.7	49.6
Like-for-like growth in net operating income, percent	1.7	7.0	14.3	18.0	18.9
Net operating income margin, percent	56.1	57.4	55.9	51.9	48.9
Financing					
Loan-to-value, percent	39	39	36	42	16
Unencumbered asset ratio	2.55	2.53	2.37	1.97	2.50
Interest coverage ratio, 12 months	5.6	6.2	4.7	21.7	8.8
Interest coverage ratio excluding realized value growth, 12 months	5.5	6.9	5.3	22.0	9.6
Average interest rate, percent	1.79	1.91	1.15	1.38	1.20
Fixed interest term, years	4.3	3.6	3.7	4.1	5.1
Debt maturities, years	3.5	3.2	2.7	3.1	4.0
Properties					
Number of apartments	20,690	20,650	20,072	19,652	19,545
Rentable area, thousand sqm	1,292	1,289	1,262	1,233	1,234
Rent potential, percent	17	18	20	21	22
Real vacancy rate, residential, percent	2.2	2.3	1.9	1.3	2.0
Vacancy rate, residential, percent	3.5	3.9	4.7	5.9	8.1
Turnover of tenants, percent	25	24	23	23	25
Fair value, EUR per sqm	4,415	4,398	4,748	4,613	5,001
In-place rent, all unit types, EUR million	374	366	377	337	317
Capitalization rate, percent	4.89	4.88	4.89	4.74	4.20
Like-for-like change in capitalization rate, percentage points	0.01	0.01	0.19	0.55	0.21
Opening balance fair value, EUR million	5,669	5,992	5,686	6,173	6,020
Change in fair value, EUR million	-50	-42	-102	-582	-592
Investments, EUR million	16	111	157	194	205
Purchases, EUR million	7	110	135	-	457
Sales, EUR million	-	-16	-29	-5	-11
Exchange differences, EUR million	61	-486	145	-94	94
Closing balance fair value, EUR million	5,703	5,669	5,992	5,686	6,173

condensed income statement for the Parent Company

EUR million	2026 Jan–Mar 3 months	2025 Jan–Mar 3 months	2025 Jan–Dec 12 months
Central administrative expenses	-2	-1	-3
Operating profit or loss	-2	-1	-3
Result from shares in subsidiaries	-	-	-81
Financial income	9	13	42
Financial expenses	-15	-67	-128
Change in fair value of financial assets	-	43	43
Change in fair value of derivatives	2	-1	2
Profit or loss before appropriations	-6	-13	-125
Appropriations	-	-	4
Profit or loss before tax	-6	-13	-121
Tax	1	14	14
Profit or loss	-5	1	-107

The Parent Company has no items in other comprehensive income.

condensed balance sheet for the Parent Company

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Assets			
Shares in Group companies	5,016	5,100	5,016
Receivables from Group companies	296	459	303
Derivatives	28	35	26
Deferred income tax assets	16	14	15
Total non-current assets	5,356	5,608	5,360
Receivables from Group companies	99	-	97
Derivatives	1	7	-
Prepaid expenses and accrued income from Group companies	3	4	-
Other assets	3	2	4
Cash and cash equivalents	241	158	165
Total current assets	347	171	266
Total assets	5,703	5,779	5,626
Equity and liabilities			
Restricted equity	376	376	376
Non-restricted equity	2,623	2,736	2,628
Total equity	2,999	3,112	3,004
Untaxed reserves	-	4	-
Interest-bearing liabilities	878	334	335
Interest-bearing liabilities from Group companies	1,798	1,800	2,257
Derivatives	-	1	-
Total non-current liabilities	2,676	2,135	2,592
Interest-bearing liabilities	-	478	-
Interest-bearing liabilities from Group companies	12	9	3
Derivatives	-	17	-
Other liabilities	11	20	11
Other liabilities from Group companies	5	4	16
Total current liabilities	28	528	30
Total equity and liabilities	5,703	5,779	5,626

alternative performance measures

Calculation of alternative key figures using guidelines published by the European Securities and Markets Authority.

net asset value and loan-to-value ratio

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Equity	3,081	3,261	3,038
Deferred tax	22	30	22
Derivatives	-29	-24	-26
Net asset value	3,074	3,267	3,034
Total interest-bearing liabilities	2,864	2,705	2,780
Hybrid bonds	-335	-334	-335
Cash and cash equivalents	-263	-172	-182
Net debt	2,266	2,199	2,263
Total assets	6,064	6,112	5,942
Cash and cash equivalents	-263	-172	-182
Net assets	5,801	5,940	5,760
Loan-to-value ratio, percent	39	37	39

average interest rate

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Interest-bearing liabilities excluding hybrid bonds	2,529	2,371	2,445
Interest cost based on interest at end of period	45	25	47
Average interest rate	1.79	1.07	1.91

liquidity

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Cash and cash equivalents	263	172	182
Unutilized credit facilities	45	45	44
Liquidity	308	217	226

alternative performance measures

unencumbered asset ratio

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Unencumbered properties	5,185	5,489	5,148
Right-of-use-assets	5	4	5
Tangible fixed assets	4	4	4
Deferred tax assets	19	16	18
Financial assets	-	-	-
Receivables and other assets	41	42	38
Derivatives	29	42	26
Unencumbered assets	5,283	5,597	5,239
Unsecured loans	2,339	2,272	2,254
Cash and cash equivalents	-263	-172	-182
Net unsecured senior debt	2,076	2,100	2,072
Unencumbered asset ratio	2.55	2.66	2.53

equity

EUR million	Mar 31 2026	Mar 31 2025	Dec 31 2025
Comprehensive income for the period	43	-120	-343
Opening balance equity	3,038	3,381	3,381
Return on equity, percent	1	-4	-10
Equity	3,081	3,261	3,038
Hybrid capital	335	334	335
Equity and hybrid capital	3,416	3,595	3,373
Total assets	6,064	6,112	5,942
Equity ratio, percent	51	53	51
Equity and hybrid capital ratio, percent	56	59	57

development of EBITDA

EUR million	Mar 2025- Mar 2026
EBITDA, Mar 31, 2025	51
Like-for-like rental income	2
Like-for-like property costs	-1
Like-for-like net operating income	1
Purchase and sales rental income	2
Purchase and sales property costs	-1
Purchase and sales net operating income	1
Exchange differences	-4
Central administrative expenses	-1
EBITDA, Mar 31, 2026	48

alternative performance measures

rental income and net operating income growth for like-for-like properties

EUR million	2026 Jan–Mar	2025 Jan–Mar	Growth, percent
Rental income	92	95	-3.8
Purchases and sales	-2	-	
Service income	-1	-1	
Exchange differences	-	-7	
Like-for-like rental income	89	87	2.0
Net operating income	51	53	-3.7
Purchases and sales	-1	-	
Exchange differences	-	-4	
Like-for-like net operating income	50	49	1.7

realized value growth

EUR million	2026 Jan–Mar	2025 Jan–Mar	2025 Jan–Dec
Proceeds from the sale of properties	-	10	16
Cost of sales	-	-	-1
Acquisition costs and accumulated investments	-	-34	-36
Realized value growth	-	-24	-21

other information

basis of presentation

The Akelius Residential Property Group's interim report has been prepared in accordance with IAS 34, Interim Financial Reporting and the Swedish Annual Accounts Act.

The financial statements of the Parent Company, Akelius Residential Property AB (publ), corporate identity number 556156-0383, have been prepared in accordance with the Swedish Annual Accounts Act and the accounting standard RFR 2, Accounting for Legal Entities.

Disclosures in accordance with IAS 34, Interim Financial Reporting are submitted both in notes and in other sections of the interim report.

The figures in this interim report have been rounded, while the calculations have been made without rounding. As a result, certain tables and key figures may appear not to add up correctly.

risks and uncertainties

The Group is impacted by various types of risks.

Operational risks are limited by concentrating the property portfolio to residential properties in metropolitan areas. Strong residential rental markets in Akelius' cities reduce the risk of long-term vacancies on aggregated level.

To reduce risk or variations in cash flow further, interest rates are secured on a long-term basis.

Access to capital from several banks, through the capital market, and the financial guarantee from Akelius Apartments Ltd mitigates the refinancing risk.

The Group is impacted by external risks, for example, currency exchange fluctuation, change in rent regulations and climate change.

These risk areas can impact the business negatively both in long- and short-term. For a more detailed description of the group's significant risks and uncertainties, see Akelius annual report for 2025.

The risk exposure has not significantly changed from the annual report.

accounting principles

Accounting principles can be found in Akelius annual report 2025.

new and amended IFRS standards adopted by the EU applied as at January 1, 2026

Akelius has assessed the effects of the amendments to IFRS 9 and concluded that they do not have a material impact on the financial statements.

IFRS 18 governs how the financial statements should be presented and is expected to enter into force January 1, 2027 with retrospective application.

IFRS 18 will affect the presentation of the Group's financial statements.

cash flow

Operating cash flow before change in working capital was EUR 21 million (28).

Cash flow from investing activities was EUR -23 million (580).

On average, upgrades can be stopped within a three-month period.

Cash flow from financing activities was EUR 82 million (-534) for the period.

Financing activities are mainly affected by EUR 545 million from issuance of the new bond, offset with repayment of related party loans of EUR 463 million.

Parent Company

As of Q1 2026, staff from Akelius Technology AB were transferred to Akelius Residential Property AB (publ).

Technology costs were in previous years invoiced by Akelius Technology AB, therefore cost increase is limited.

Interest bearing debt has increased during the period as a result of issuance of a new bond offset partly with repayment of related party debt.

Financial income and expenses mainly includes interest income and expenses. The profit or loss before tax was EUR -6 million (-13).

related party transactions

Total liability to related party was EUR 203 million (201).

EUR 200 million refers to loan from the Parent company Akelius Apartments Ltd. EUR 2 million refers to accrued interest and EUR 1 million is other non interest bearing related party debt.

EUR 463 million of related party loans were repayed at the end of the quarter.

Net administration costs to related parties amounted to EUR 1 million (1) and are included in central administrative expenses.

Interest expenses amounted to EUR 7 million (1).

All transactions are carried out on market terms.

The financial guarantee from Akelius Apartments Ltd amounts to EUR 1,500 million at the end of the quarter.

The circle of related parties has not changed significantly since the annual report 2025.

Annual General Meeting 2026

The Annual General Meeting was held on April 14, 2026.

The annual financial statements for 2025 were adopted and no dividend will be distributed.

Thure Lundberg resigned as a member of the Board of Directors.

significant events after the reporting period

In April, 2026 Akelius signed the agreement for the sale of all three properties in Austin, 861 apartments, with expected closing in the upcoming quarters.

The sold properties are not subject to any mortgage.

Ralf Spann
CEO and Board member

Stockholm, April 30, 2026
Akelius Residential Property AB (publ)

This interim report has not been reviewed by the company's auditors.

definitions

adjusted EBITDA

EBITDA plus other financial administrative income and expenses.

Shows the results excluding interest expenses and changes in the value of assets and liabilities.

annual property return

Net operating income plus unrealized and realized changes in the value of properties on an annual basis in relation to the fair value of the properties at the beginning of the year.

Illustrates the total return on the *property portfolio*.

average interest rate

Average interest rate on the total interest-bearing liabilities, excluding hybrid bonds, at period end.

This key figure shows financial risk.

capitalization rate

The rate of return used in assessing the terminal value of property in fair value assessment.

cash sources

Cash sources include *liquidity*, adjusted EBITDA less net interest expenses based on earnings capacity, signed property sales, and financial guarantees from the owner.

cash uses

Cash uses include required investments, signed property acquisitions, and short-term loans.

debt coverage capacity

Net debt in relation to *EBITDA*.

Net debt in relation to *EBITDA* including realized change in value.

Shows the number of years it takes for the company to pay off its debt with current earnings.

debt maturities, years

Volume-weighted remaining term of interest-bearing loans and derivatives on the balance sheet date.

Illustrates the company's refinancing risk.

discount rate

Rate of return used in assessing the present value of future cash flow and terminal value in the fair value assessment of properties.

earning capacity

The earning capacity is based on the *property portfolio* at the balance sheet date and the portfolio's gross rent, *real vacancy*, estimated operating expenses, maintenance costs, and central administrative expenses during a normal year.

Net interest is based on the interest rate for net debt and investments at the balance sheet date.

The exchange rate at closing balance is used.

No tax has been calculated as it mainly relates to deferred tax that does not affect the cash flow.

Earning capacity is not a forecast for the coming twelve months.

It contains no estimates of rent, *vacancy*, currency exchange, future property purchases and sales, or interest rate changes.

EBITDA

Net operating income plus central administrative expenses, and other income and expenses.

Facilitates the analysis of current operating profit.

equity ratio

Equity in relation to total assets.

Highlights the company's financial stability.

financial assets

Holdings in listed debt securities and equity securities with assessed high creditworthiness.

Included in the calculation of *liquidity*.

income return

Net operating income on an annual basis in relation to the fair value of properties at the beginning of the year.

Measures the yield on the *property portfolio*.

in-place rent

Contracted rent excluding rental discounts and temporary charges.

definitions

interest coverage ratio

Adjusted EBITDA plus realized value growth for the latest rolling 12-month period in relation to *net interest expenses* for the latest rolling 12-month period.

Illustrates the company's sensitivity to interest rate changes.

interest rate hedge

Volume-weighted remaining term of interest rates on interest-bearing loans and derivatives at the balance sheet date.

Illustrates the company's sensitivity to interest rate changes.

liquidity

The liquidity reserve consists of cash and cash equivalents, unutilized credit facilities, and *financial assets* that can be liquidized within three working days.

like-for-like properties

Properties owned during comparing periods. Properties acquired or sold during any of the comparing periods are excluded.

Facilitates the analysis and comparison between different periods as properties not included in all periods are excluded.

loan-to-value ratio

Net debt divided by *net assets*.

The key figure shows financial risk.

net asset

Total assets minus pledged cash, cash and cash equivalents, and financial assets.

Used to illustrate the company's net assets.

net asset value

Equity, deferred tax, and derivatives.

Used to highlight the company's long-term capital that is not interest-bearing.

net debt

Interest-bearing liabilities excluding leasing, less hybrid bond debt, cash and cash equivalents, pledge cash assets, and financial assets.

Used to facilitate analysis of the company's real indebtedness.

net interest expenses

Total interest expenses, including net interest of interest derivatives, less interest on hybrid bond debt, one-off financing charges and other income payable on cash and cash equivalents, and *financial assets*. Used to facilitate analysis of the company's interest results.

net letting

The sum of agreed contracted annual rents for new lettings for the period less terminated annual rents.

Demonstrates the effect of the vacancy development illustrated in annual rent.

net operating income

Rental income less property costs.

Highlights the ongoing earning capacity from property management.

net operating income margin

Net operating income in relation to *rental income*.

Highlights the ongoing earning capacity from property management.

other financial income and expenses

This item includes change in fair value of derivatives, change in fair value of hybrid bonds, dividend from external shares, currency effects on external loans, and administrative finance cost.

other income and expenses

Items from secondary activities such as gains on disposals of fixed assets other than investment properties, income and expenses from temporary services rendered after the sale of properties.

Summarizes income and expenses from business operations ancillary to the main business operations.

property area certified

Percentage of floor area out of total portfolio floor area in square meters that is under evaluation for green certification.

property under evaluation for certification

Percentage of floor area out of total portfolio floor area in square meters that is under evaluation for green certification.

property costs

Includes direct property costs, such as operating expenses, utility expenses, maintenance costs, and property taxes.

property inspections

Percentage of properties that had at least one inspection during the period, quarter or year, out of total number of properties. Properties with constructions ongoing or external property management are excluded.

definitions

property portfolio

Investment properties, owner-occupied properties, and investment properties classified as assets held for sale.

realized value growth

Proceeds from sale of investment properties less acquisition costs, accumulated investments and costs of sale.

This item demonstrates the actual result of sales measured from the acquisition to sale.

real vacancy rate

Total number of vacant apartments less number of vacant apartments due to renovation work or planned sales, in relation to the total number of apartments.

Real vacancy is measured on the first day after the period end.

This rate facilitates the analysis of long-term vacancy for the company.

renewed and renegotiated rental contracts

All changes in rental levels for remaining tenants.

Highlights changes in contracts with existing tenants.

rent potential

New lease level per area the last 12 months divided by the rent per area the last day of the period for all occupied apartments.

rental income

Rental value less vacancies and rent discounts.

rental value

12 months' rent for apartments, including a market rent for vacant apartments.

return on equity

Comprehensive income divided by opening balance equity.

Shows the return offered on the owners' invested capital.

sales and ended units

Sales or split of an apartment where one apartment object is ended and two new ones are created.

unencumbered asset ratio

Unencumbered assets divided by unsecured loans less hybrid bond, cash and cash equivalents.

Used to assess unencumbered assets in relation to unsecured senior interest-bearing debt.

vacancy rate

Number of vacant apartments in relation to total number of apartments.

Vacancy rate is measured on the first day after the period end.

value growth

Changes in value of investments properties excluding investment and currency changes.

Demonstrates value changes of properties adjusted for currency effects and capital spent.

walk score

Rating from 0 to 100 for how easy it is to carry out daily errands without a car, where 100 is the best.

Walk score is provided by Walkscore.com and is disclosed in order to rate the location of the properties.

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Akelius in brief

apartments for metropolitans

Akelius' apartments are located in metropolitan cities, such as Paris, Berlin, London, Toronto, Montreal, Ottawa, Quebec City, New York, Boston, Washington D.C., and Austin.

better living

Akelius restores and upgrades existing properties with a long-term perspective.

Akelius continuously improves the quality of the properties to provide families and individuals a *better living*.

acquire via cherry-picking

Akelius prefers to make many smaller acquisitions by cherry-picking properties that are exactly right, rather than a few large portfolio acquisitions with partial right properties.

strong capital structure, low refinancing risk

Akelius' well diversified loan and capital market activities include secured loans, listed senior unsecured bonds and hybrid bonds.

sustainability is part of all decisions

One of Akelius' main sustainability goals is to become carbon neutral by 2050.

Akelius' main priorities include promoting a green portfolio, a safe environment for employees and tenants, and using ethical business practices.

calendar

interim report Jan-Jun 2026

July 17, 2026

interim report Jan-Sep 2026

October 28, 2026