

37 percent loan-to-value

like-for-like net operating income growth 3.1 percent

Completed capital projects and higher occupancy in the commercial area were the main drivers.

vacancy rate of 3.6 percent

The like-for-like vacancy rate increased 0.5 percentage points during the last twelve months.

Vacancy at the end of the period was 3.6 percent and excluding construction work 2.0 percent.

EUR 154 million property sale in Washington

In the third quarter, Akelius sold two properties with 599 apartments in Washington for EUR 154 million.

capitalization rate 5.01 percent

Market conditions in North America are challenging, pushing the capitalization rate from 4.88 to 5.01 percent.

Property values decreased by EUR 360 million, a decline of 6.4 percent.

Total property fair value decreased, from EUR 5,669 million to EUR 5,225 million during 2026.

loan-to-value at 37 percent

Supported by property disposals and debt repayments, the loan-to-value ratio declined to 37 percent.

Akelius' financial policy threshold is 40 percent.

average interest rate 1.66 percent

The interest rate has decreased from 1.91 to 1.66 percent, mainly due to debt repayments.

Debt maturity was 3.2 years, unchanged from year-end 2025.

Only EUR 14 million of debt matures, in the coming twelve months.

well positioned to navigate headwinds

This year's bond issuance, debt repayments, the shareholder capital contribution and property disposals, have together further strengthened Akeliu's financial position.

Akeliu has the financial guarantee of EUR 1,165 million from the owner.

CEO, Ralf Spann

- Akeliu remains well positioned to navigate headwinds while maintaining its long-term strategy

Berlin, 2026-10-23

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The information was submitted for publication at 10:30 CEST on October 23, 2026.