

Akelius Residential Property AB (publ)  
year-end report 2018

# profit before tax EUR 634 million

Rental income rose to EUR 482 million,  
an increase of 3.2 percent for comparable properties.

Operating surplus increased to EUR 259 million,  
up by 5.1 percent for comparable properties.

The increase in property value was EUR 553 million,  
equivalent to 5.2 percent.

Property purchases amounted to EUR 1,286 million.  
Properties were sold for EUR 300 million.

At the end of December, the market value of the property  
portfolio was EUR 12 billion.

The equity and hybrid capital ratio was 47 percent and  
the loan-to-value 44 percent.

The secured loan-to-value was 19 percent.  
Liquidity amounted to EUR 461 million.

CEO Pål Ahlsén:

We are constantly striving to be better and safer.  
We have improved the quality of the property portfolio.  
Now we want to lower the loan-to-value,  
the goal is a credit rating of BBB+ or better.

Stockholm, 2019-02-04

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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 08.45am CET on 4 February 2019.*

*Akelius Residential Property AB's preference shares are listed on Nasdaq First North. Avanza Bank is the Certified Adviser of the company, [corp@avanza.se](mailto:corp@avanza.se), +46-8-409 421 20.*