

# AB | SAGAX

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## INTERIM REPORT JANUARY-SEPTEMBER 2021

### JANUARY-SEPTEMBER 2021

- Rental revenue increased 7% to SEK 2,294 M (SEK 2,152 in the year-earlier period).
- Profit from property management increased 17% to SEK 2,096 M (1,795).
- Profit from property management per Class A and B share after dilution rose 20% to SEK 5.97 (4.98).
- In total, property revaluation affected profit by SEK 3,820 M (787).
- Revaluation of financial instruments had an impact of SEK 863 M (102).
- Profit after tax for the period was SEK 5,913 M (2,179), corresponding to SEK 18.00 (6.19) per Class A and B share after dilution.
- Cash flow from operating activities before changes in working capital amounted to SEK 1,776 M (1,778), corresponding to SEK 4.99 (4.92) per Class A and B share after dilution.
- Net investments amounted to SEK 3,419 M (5,246).

### THIRD QUARTER OF 2021

- Rental revenue increased 7% to SEK 788 M (SEK 735 M in the year-earlier period).
- Profit from property management increased 18% to SEK 732 M (618).
- Profit from property management per Class A and B share after dilution rose 22% to SEK 2.11 (1.72).
- In total, property revaluation affected profit by SEK 1,067 M (504).
- Revaluation of financial instruments had an impact on profit of SEK 112 M (186).
- Profit after tax for the period was SEK 1,610 M (1,069), corresponding to SEK 4.86 (3.14) per Class A and B share after dilution.
- Cash flow from operating activities before changes in working capital amounted to SEK 527 M (482), corresponding to SEK 1.46 (1.29) per Class A and B share after dilution.
- Net investments amounted to SEK 1,220 M (1,723), of which property acquisitions accounted for SEK 1,051 M (1,621).

### FORECAST FOR 2021

Profit from property management for 2021, meaning profit before revaluations and tax, based on the current property portfolio, announced acquisitions and divestments and current exchange rates, is expected to amount to SEK 2,750 M. The forecast was presented in the interim report for January-June 2021.

**For further information, please contact CEO David Mindus, tel +46 8 - 545 83 540.**

#### **About Sagax**

*AB Sagax is a property company whose business concept is to invest in commercial properties, primarily in the warehouse and light industry segment. Sagax's property holdings on 30 September 2021 amounted to 3,699,000 square metres, distributed between 725 properties. AB Sagax (publ) is listed on Nasdaq Stockholm, Large Cap. More information is available at [www.sagax.se](http://www.sagax.se).*

This constitutes information that AB Sagax (publ) is legally obliged to publish under the EU's Market Abuse Regulation. The information was released for publication on 28 October 2021 at 1:00 p.m. (CEST).

Every care has been taken in the translation of this press release. In the event of discrepancies, however, the Swedish original will supersede the English translation.