

AB | SAGAX

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YEAR-END REPORT 2021

2021 FISCAL YEAR

- Rental revenue increased 7% to SEK 3,100 M (SEK 2,898 in the year-earlier period).
- Profit from property management increased 17% to SEK 2,805 M (2,389).
- Profit from property management per Class A and B share after dilution rose 21% to SEK 7.99 (6.62).
- In total, property revaluation affected profit by SEK 6,336 M (2,003).
- Revaluation of financial instruments had an impact on profit of SEK 1,966 M (210).
- Profit after tax for the year amounted to SEK 9,807 M (3,711), corresponding to SEK 30.04 (10.78) per Class A and B share after dilution.
- Cash flow from operating activities before changes in working capital amounted to SEK 2,346 M (2,219), corresponding to SEK 6.58 (6.09) per Class A and B share after dilution.
- Net investments amounted to SEK 4,132 M (4,795).
- The Board of Directors proposes that the dividend per Class A and B share be raised to SEK 2.15 (1.65). The Board also proposes a dividend of SEK 2.00 per Class D share through a quarterly payment of SEK 0.50. The dividend proposal is in accordance with the company's dividend policy.

FOURTH QUARTER OF 2021

- Rental revenue increased 8% to SEK 806 M (SEK 746 M in the year-earlier period).
- Profit from property management increased 23% to SEK 708 M (594).
- Profit from property management per Class A and B share after dilution rose 23 % to SEK 2.03 (1.65).
- In total, property revaluation affected profit by SEK 2,511 M (1,216).
- Revaluation of financial instruments had an impact on profit of SEK 1,103 M (108).
- Profit after tax for the period amounted to SEK 3,893 M (1,532), corresponding to SEK 11.45 (4.60) per Class A and B share after dilution.
- Cash flow from operating activities before changes in working capital amounted to SEK 571 M (441), corresponding to SEK 1.59 (1.17) per Class A and B share after dilution.
- Net investments amounted to SEK 713 M (-450), of which property acquisitions accounted for SEK 1,560 M (747).

FORECAST FOR 2022

Profit from property management for 2022, 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 3,200 M.

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 31 December 2021 amounted to 3,759,000 square metres, distributed between 673 properties. AB Sagax (publ) is listed on Nasdaq Stockholm, Large Cap. More information is available at 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 11 February 2022 at 8:30 a.m. (CET).

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.