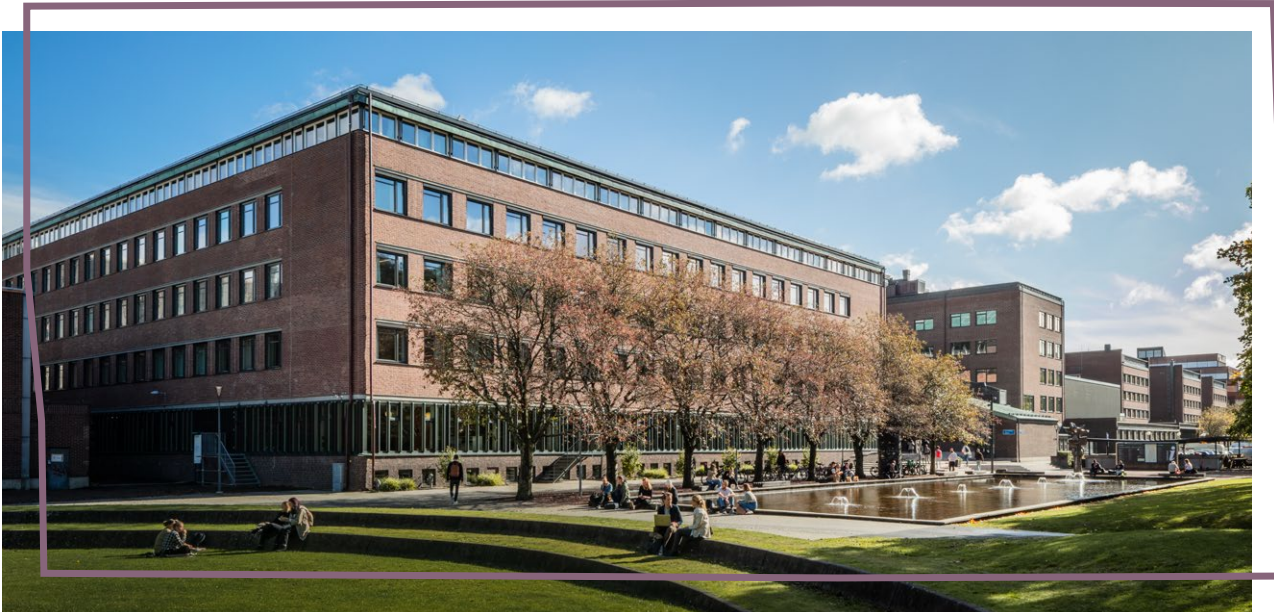


# Financial information

FOR 2021



AKADEMISKA HUS



## AKADEMISKA HUS 2021 IN BRIEF

### Akademiska Hus

- Sweden's leading property company for higher education and research
- Rentable floor space of approximately 3.4 million square metres
- Property portfolio totalling SEK 112 billion

### Wholly owned by the Swedish state through the Ministry of Education and Research

- Owner clause in EMTN programme
- Will remain wholly owned by the Swedish state according to 2013 Parliament (the Riksdag) decision

### Long-term leases with highly creditworthy customers

- Approx. 90 per cent rental revenue from universities and colleges
- Approx. 60 per cent market share for the entire country

### Rating

- Rating AA/A-1+/K1 (stable outlook) from Standard & Poor's (since 1996)

## MARKET

Akademiska Hus owns, develops and manages knowledge environments for education and research in Sweden. With extensive experience and a broad geographic presence, we develop sustainable and efficient environments, while harnessing economies of scale. The focus of the core business on long-term leases with creditworthy customers ensures a stable cash flow. With overall responsibility for developing campuses at colleges and universities, student housing investments will also contribute to growth. The digitalisation trend entails changed needs among customers, which requires continued development of the service offering. More digital working

methods also go hand in hand with sustainability work both within Akademiska Hus and at the centres of education. In early 2022 a new climate and energy strategy for Akademiska Hus was launched. The strategy entails an acceleration of sustainability efforts with the goal of achieving climate neutrality throughout the value chain by 2035<sup>1</sup>. In order to achieve climate neutrality, great emphasis will be placed on analysing customer needs at an early stage of campus development in order to achieve sustainable solutions that will also meet customer needs in the future. Since 2006, Akademiska Hus has actively worked on reducing energy consumption, which includes all energy that is consumed in the properties and thus requires close collaboration with our customers.

## MANAGEMENT AND INVESTMENTS

The project portfolio with approved and planned projects at year-end totalled SEK 14 billion, of which SEK 3.6 billion has already been invested in projects in progress. The portfolio includes investments in both new construction and redevelopment. Demand for new premises is strongest in the major centres of education that focus on research. In 2021 Akademiska Hus had net investments of SEK 2,524 million in its own projects, and properties corresponding to a market value of SEK 2,264 million were sold. The financial vacancy rate is extremely low, just 2.2 per cent at year-end. The average lease term for all current leases was 10.4 years and the average remaining lease term was 6.2 years at year-end.

## FINANCING

In 2021, bond issuances took place in the Swedish bond market totalling SEK 2,300 million. Committed credit facilities in bank amounted to a total of SEK 6,000 million and were all unutilised at year-end. In December, an agreement was also signed with the European Investment Bank (EIB) for a loan of SEK 1,200 million with a maturity of 10 years, which had not yet been utilised at year-end. Completed bond issuances,

<sup>1</sup> Akademiska Hus has chosen to define climate neutrality as a reduction of reported climate impact of 85 per cent compared with the base year, 2019.

stable quarterly rental payments and the committed credit facilities contributed to a continued good liquidity reserve for Akademiska Hus. The bond issuances were carried out under the well-established ETMN programme.

The ECP programme is the most important source of short-term financing. Use of the ECP programme had declined during the pandemic, but gradually increased in 2021.

The net liability portfolio decreased by SEK 2,029 million during the year and totalled SEK 33,439 million at year-end. Average maturity in the debt portfolio was 9.5 years and the proportion of loans that fall due within 12 months was 14.4 per cent.

Since the pandemic, Akademiska Hus has had a relatively long average fixed interest period in the debt portfolio, which was 7.9 years at year-end. Interest rate derivatives continued to serve as an important means to maintain the fixed interest period. Net interest income and expense was SEK -71 million, including site leasehold fees and changes in the value of financial derivative instruments, and the total financing cost was 0.13 per cent for 2021.

The general terms and conditions of the EMTN programme include an owner clause stating that if the Swedish state, directly or indirectly, ceases to be the majority owner, the loans immediately fall due for payment.

## FINANCING PROGRAMMES AND RATING

	Rating S&P	Framework 31 Dec. 2021	Utilised, nominal 31 Dec. 2021
Commercial paper	A-1+/K1	SEK 4,000 m	SEK 0 m
ECP	A-1+	EUR 1,200 m	EUR 258 m
EMTN	AA/A-1+	EUR 4,000 m	EUR 3,010 m
Bank, confirmed		SEK 6,000 m	SEK 0 m

	2021	2020	2019
<b>INCOME STATEMENT AND STATEMENT OF FINANCIAL POSITION, KEY FIGURES</b>			
Property management income, SEK m	6,679	6,418	6,217
Net operating income, SEK m	4,707	4,485	4,160
Change in value, properties, SEK m	12,481	3,141	3,872
Profit after financial items (incl. changes in value of properties), SEK m	16,997	6,869	6,957
Assessed market value, properties, SEK m	112,323	99,611	91,424
of which transferred from new construction in progress	3,626	4,903	4,610
Net investment in properties, SEK m	192	5,049	1,694

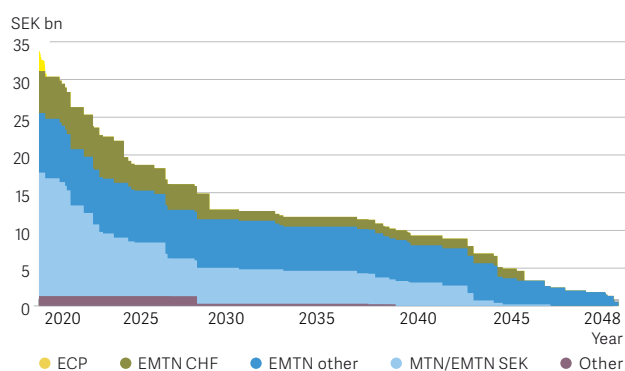
## PROPERTY-RELATED KEY FIGURES

Total yield, properties, %	18.0	8.7	9.8
of which direct yield, %	4.7	5.0	5.0
of which change in value, %	13.3	3.7	4.8
Return on equity, %	24.0	11.1	12.2
Return on operating capital, %	18.7	9.0	10.3
Equity ratio, %	49.6	44.5	44.5
Loan-to-value ratio properties, %	29.8	35.6	36.0
Vacancy rate, rent, %	2.2	2.4	2.2
Vacancy rate, area, %	3.1	3.6	3.8

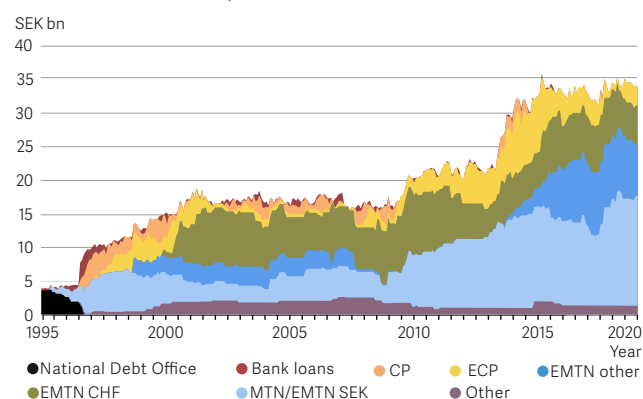
## FINANCIAL KEY FIGURES

Gross loan debt, SEK m	36,220	37,091	34,948
Net loan debt, SEK m	33,439	35,468	32,902
Interest coverage ratio, %	896	768	679
Fixed interest period, total portfolio, years	7.9	7.1	6.8
Maturity, years	9.5	9.9	10.7

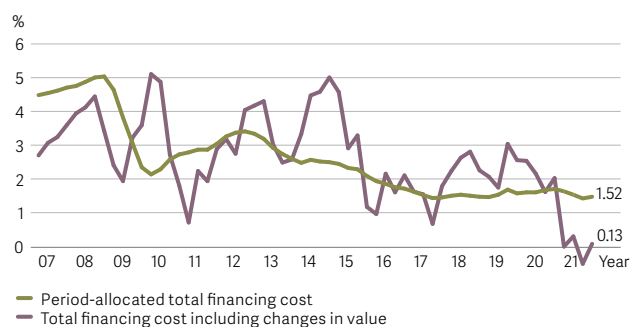
## DEBT MATURITY STRUCTURE, SEK BN



## FINANCING SOURCES, SEK BN



## COMPARISONS, DIFFERENT CALCULATIONS OF FINANCING COST



### For further information, please contact:

Karin Blomstrand, Treasurer	Akademiska Hus AB
Mikael Risberg	Box 483, SE-401 27
Emil Rundell	Gothenburg, Sweden
Anna Aspenberg	Street address:
Tel: +46 31 63 26 00	Sven Hultins Plats 5
	Tel: +46 10 557 24 00
	<a href="http://www.akademiskahus.se">www.akademiskahus.se</a>