

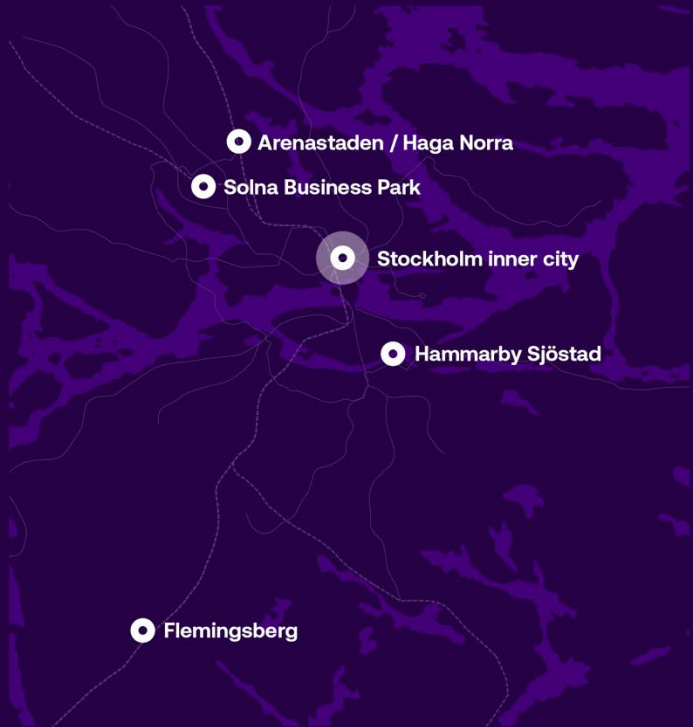


YEAR-END REPORT  
JANUARY–DECEMBER 2024

Stefan Dahlbo, CEO  
Åsa Bergström, CFO



## FABEGE IN BRIEF



**100**  
PROPERTIES

**SEK 78.9 bn**  
PROPERTY VALUE

**A modern portfolio  
with focus on Stockholm**

**1.3 m sqm**  
LETTABLE AREA

**SEK 4.2 bn**  
RENTAL VALUE





## Summary Year-end report 2024

- Property value SEK 78.9bn
  - Stable property values since Q3 2024
- Growth in rental income and operating surplus in identical portfolio
- Negative net letting SEK -108m and lower occupancy rate
- Stabil financial position
- Additional rental value of SEK 307m in projects to be completed in 2025



# Summary Oct-Dec 2024

- Rental income amounted to SEK 861m (827)
- Gross profit amounted to SEK 645m (605)
- Surplus ratio 73 per cent (76)
- Value changes in the property portfolio SEK 18m (-1,218)
- Profit/loss after tax SEK 455m (-1,991)
- Net letting SEK -23m (168)



# Condensed income statement

SEKm	2024 Jan-Dec	2023 Jan-Dec
Rental income	3,438	3,336
Sales residential projects	233	553
Other income	-	11
<b>Net sales</b>	<b>3,671</b>	<b>3,930</b>
Property expenses	-885	-853
Residential projects expenses	-962	-962
<b>Gross profit</b>	<b>-1,907</b>	<b>1,923</b>
Central administration	-93	-97
Net interest expense	-962	-962
Ground rents	-41	-45
Share in profits of associated companies	-91	34
<b>Profit from property management</b>	<b>1,345</b>	<b>1,458</b>
Impairment development properties	-73	-
Realized changes in value, properties	3	0
Unrealized changes in value, properties	-1,128	-7,831
Changes in value, derivatives and equities	-444	-157
<b>Profit/loss before tax</b>	<b>-89</b>	<b>-7,380</b>
Tax	-124	1,862
<b>Profit/loss for the period</b>	<b>-213</b>	<b>-5,518</b>



- Rental growth in identical portfolio: approx. 4,5% (11)
- Surplus ratio: 74% (75)
- Value changes SEK -1,218, equal to -1.6%
- Earnings per share: SEK - 0.68 (-17.54)



## PROPERTY VALUATION Q4, 2024:

Property value

**SEK 78.9 bn**

of which management portfolio

**SEK 64.8 bn**

	Q4 2024	Q3 2024	Q2 2024	Q1 2024
Externally valued, share	55%	45%	53%	70%
Value change, SEKm	18	224	-80	-1,381
Yield	4.54%	4.54%	4.54%	4.51%

### Unrealized changes in value (SEKm)

Q1 2007 to Q4 2024



## Key ratios, 31 December 2024

	2024 Jan-Dec	2023 Jan-Dec	Target
Equity per share, SEK	122	125	
EPRA NRV, SEK per share	148	150	
Total return properties, %	1.7	-6.2	
Surplus ratio, %	74	75	75
Equity/assets ratio , %	46	47	>35
Loan-to-value ratio, %	43	42	<50
Debt ratio, multiple	14.1	13.5	<13
Interest coverage ratio, multiple	2.5	2.5	>2.2



# Financing

## Overview

Total debt	SEK 34.4bn
Undrawn credit facilities	SEK 6.0bn*
Loan-to-value	43%
Sustainability	99% Green financing
Fixed-term maturity	3.5 years
Fixed-interest term	1.8 years (2.6 years cancellable swaps)
Interest coverage ratio	2.5
Rating	Baa2 stable outlook (Moody's)

\*Of which SEK 2bn back-up for CP

## Capital market

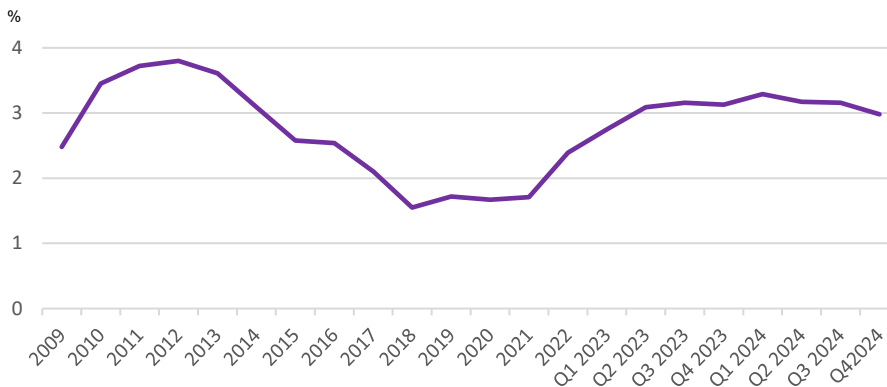
- Very good access to financing – both bank and capital market
  - Lower margins
  - Falling market rates
  - Average interest cost per year end 2.98%
- High activity on the capital market with issues of both CP and bonds
- We have increased the share of capital market financing
- Moody's affirms Baa2, stable outlook (Dec)





# Fixed-rate period 31/12/2024

## Average interest rate



- Average interest cost per year end 3.16%
- Approx 52 percent of the portfolio fixed
- Average interest rate fixation period 1.8 years (2.6 years adjusted closeable swaps)
- Fixed interest derivatives between 0.11% and 2.28%
- Cancellable derivatives fixed interest between 1.82% and 2.50%

Maturity	Swaps	Callable swaps	FXD MTN & Loan	Total
2025	2,200	7,000	400	9,600
2026	2,700		400	3,100
2027	2,800		450	3,250
2028	2,300		976	3,276
2029	2,400		200	2,600
2030	1,400			1,400
2031	1,300			1,300
2032	500			500
<b>Total</b>	<b>15,600</b>	<b>7,000</b>	<b>2,426</b>	<b>25,026</b>

\* The callable swaps have a term of 10 years with an option for the bank to close the swaps in 2025.



# Sustainability 2024



- Reduced energy consumption from 71 to 70 kWh/sqm
- Top position in GRESB
  - 95 out of 100 in the management portfolio
  - 98 out of 100 in the project portfolio
- 99% green financing
- Maintained or improved ratings at BREEAM re-certifications
- Nasdaq Green Equity Designation confirmed
- Continued efforts for social sustainability in our areas



# Transactions on our market

- Skålen 30, Office, Hagastaden
  - 18,000 sqm, seller Invesco, buyer Humlegården, price unknow
- Stigbygeln 5, (5:e Hötorgsskrapan) Office, CBD
  - 16,000 sqm, seller AMF, buyer Wallenstam, price approx. SEK 2.8 bn
- Mentorn 1, Office, CBD
  - 18,000 sqm, seller AMF, buyer KPA Pension, price approx. SEK 3.0 bn
- Hilton 4, Office, Frösunda (Solna)
  - 9,000 sqm, seller Artmax, buyer Mengus, price approx. SEK 500m
- Göta Ark 18, Office, Södermalm
  - 19,500 sqm, seller Balder, buyer AMF, price approx. SEK 1.0 bn (land right)
- Yrket 4, Office project, Solna Business Park
  - 52,000 sqm, seller NCC, buyer Folksam, price approx. SEK 3.60 bn
- Tobaksmonopolet 2, Office, Södermalm
  - 18,600 sqm, seller CBRE IM, buyer AMF, price approx. SEK 1,545m
- Bylingen 1, Office, Södermalm
  - 14,200 sqm, seller Aspelin Ramm Fastigheter, buyer Alma Property partners together with Atell, price unknown



# Disposal of Ynglingen 10, Östermalm

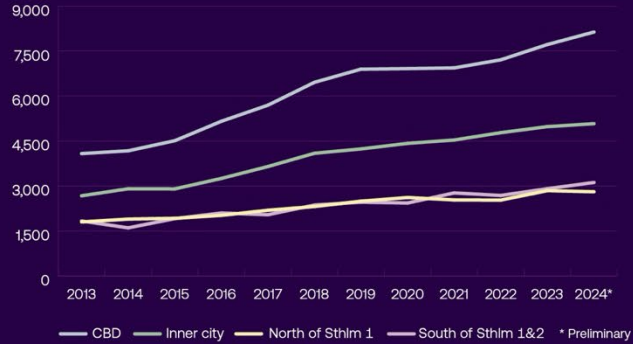


- The sale was made via companies for an underlying property value of SEK 960m
- Result before tax SEK -36.8m after reduction of deferred tax and sales costs
- Result after tax SEK 91.5m after reversal of deferred tax.
- Recognition on the completion date March 4
- Cash payment on completion date

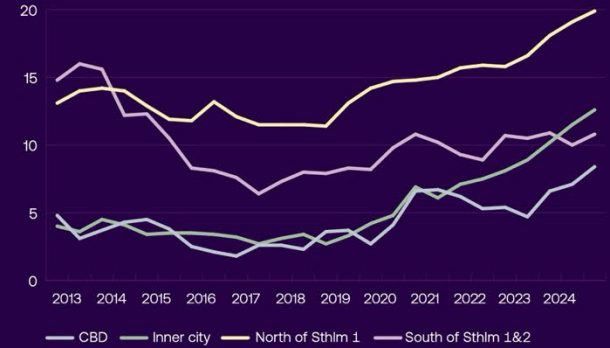


# Stockholm office market

Rental development last ten years, SEK



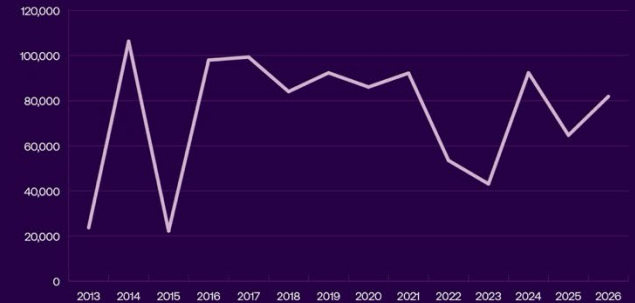
Vacancy rate of total area (%)



Number of employees in office-intensive industries Stockholm, Solna, Sundbyberg, Nacka

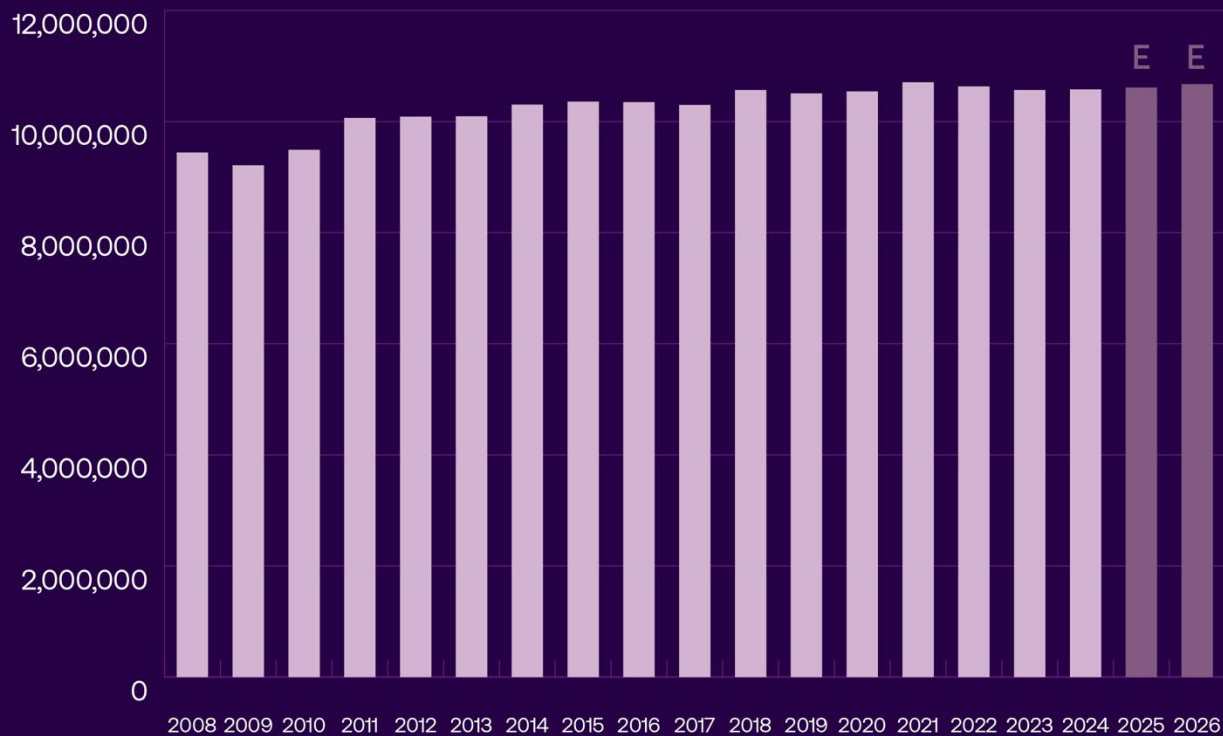


New office space all of Stockholm (sqm net)





## Total office space Stockholm (sqm)\*



\* Stockholm, innercity,  
North of Sthlm 1+2,  
South of Sthlm 1+2  
Source: CityMark

# Stable customers with long agreements

- Approx 700 customers
- 25 largest customers represents 42% of rental value
- Average contract length 4.8 years
- Share of total rent



■ Office, 84%      ■ Retail, 4%  
■ Industry/logistics, 4%      ■ Other, 8%

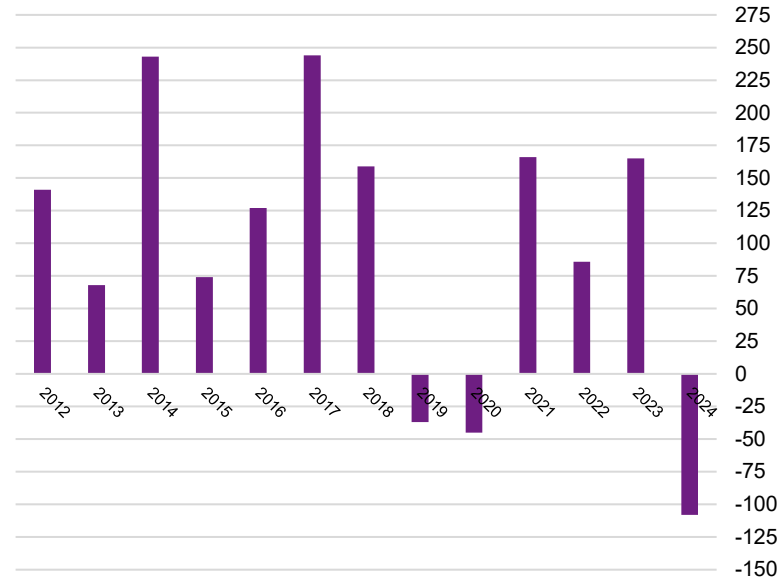
Customer	Share of total rent	Year of expiry
SEB	6.8%	2037
Convendum Stockholm City AB	3.7%	2034
ICA Fastigheter Sverige	3.0%	2030
Telia Sverige AB	2.9%	2031
Carnegie Investment Bank	2.1%	2027
Svea Bank AB	1.8%	2029
Tietoevry AB	1.3%	2029
The North Alliance Sverige AB	1.2%	2027
Telenor Sverige AB	1.2%	2025
Bilia AB	1.2%	2041
<b>Total</b>	<b>25,7%</b>	



# Net letting and renegotiations 2024

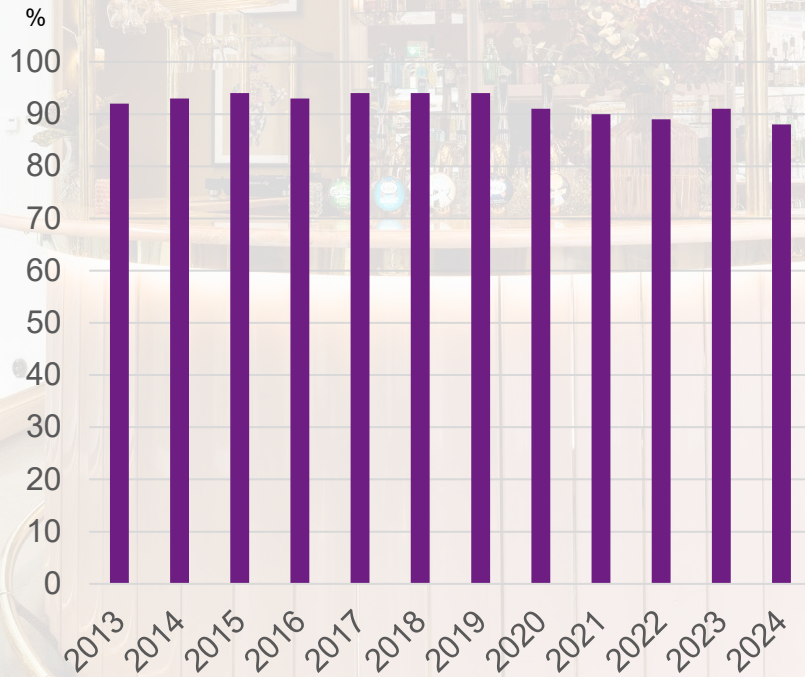
- Net lettings SEK -108m
  - New lettings SEK 184m
  - Terminations SEK -292m
- Renegotiations
  - SEK 329m extended on unchanged terms
  - SEK 86m -5,0%
  - SEK 134m of the maturities in 2025/2026 has already been renegotiated when the current agreement expires

Net letting 2012-2024





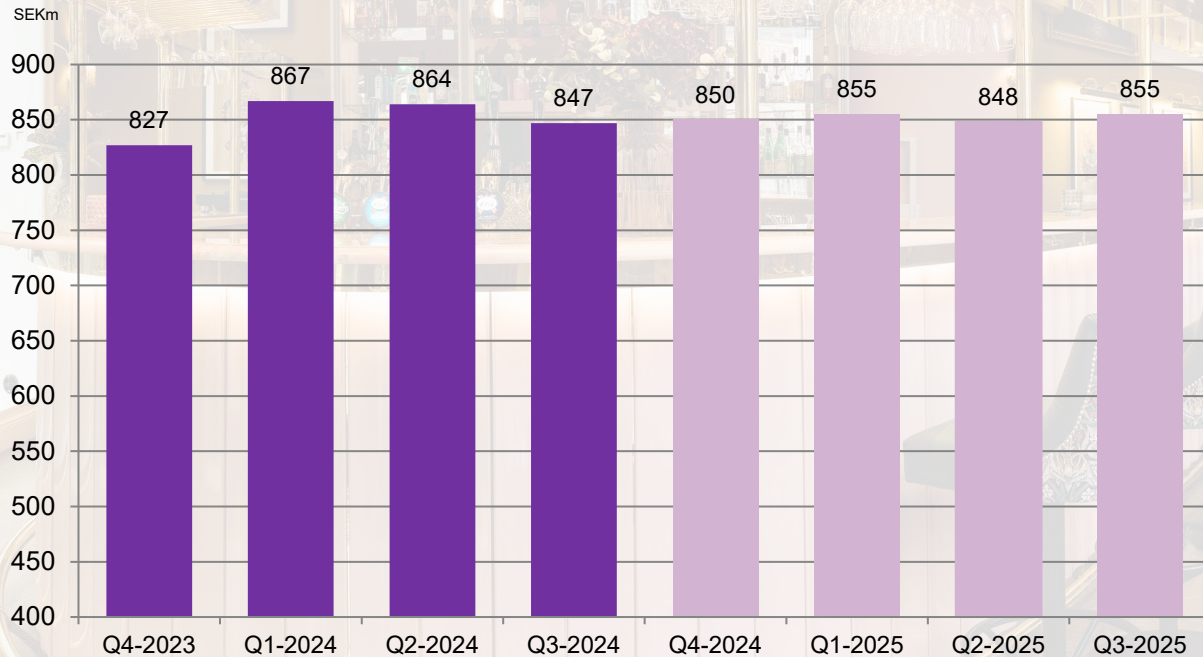
## Occupancy rate in management portfolio 31/12/2024



- Management portfolio 88 %
- Development portfolio
  - Relates to properties that are partly or fully vacated for project development, lettings are made for short-term contracts without a right of possession
  - In total approximately 168,000 sqm, of which 119,000 is let



# Rental development existing lease portfolio 31/12/2024



The graph is not a forecast, but instead aims to show the rental trend for the existing lease portfolio on the balance sheet date.





# OUR ON GOING PROJECTS

KVARTER 1 (ACKORDET 1), HAGA NORRA



KV. NÖTEN, SOLNA STRAND



ALFA LAVAL, FLEMINGSBERG



TEXTILTORGET (KV. PÅSEN) HAMMARBY SJÖSTAD



## Investments 2024

Project- and improvement properties:	1,606 SEKm
Investments in investment properties:	770 SEKm
On-going projects:	4,183 SEKm
estimated investment of which spent:	3,140 SEKm
Occupancy rate:	87%



## Birger Bostad

- Project development according to plan
- Estimated investment SEK 867m
- First phase; 23 apartments of which 18 sold. Access in April
- Second phase; 50 apartments of which 40 sold, access in December
- 78 rental apartments being completed for occupancy autumn 2025
- 6 apartments sold in coming phases



# We believe in Stockholm

## – Sweden's largest growth region

Best place to visit  
2025

CNN

” Unicorn Factory”  
Flest unicorns  
per capita after  
Silicon Valley

Wharton

One of the most  
innovative regions  
in the EU.

EU Commission

Best city in the Nordic  
region in terms of the  
economy, human  
capital, quality of life,  
the environment and  
governance.

Oxford Economics

Employment rate  
and gross regional  
product per capita  
among the highest in  
the world.

City of Stockholm

Loer unemployment  
than in the country  
as a whole

Stockholm Chamber of  
Commerce

The world's  
most  
sustainable city  
– two years in a  
row.

Sustainable Cities  
Index

30 percent of  
Sweden's GDP  
is created here

Region Stockholm

Strong business  
clusters within  
Finance, Life  
Science & Tech

Stockholm Chamber of  
Commerce

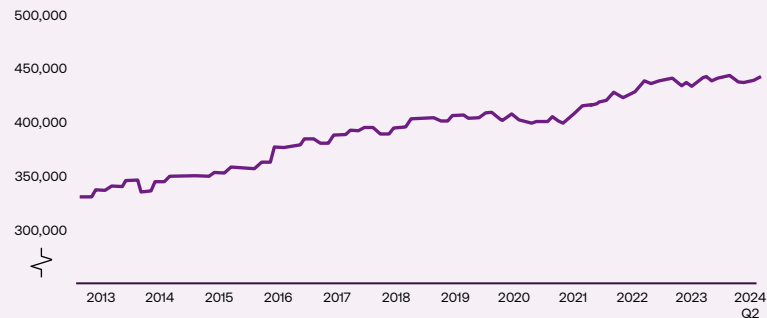




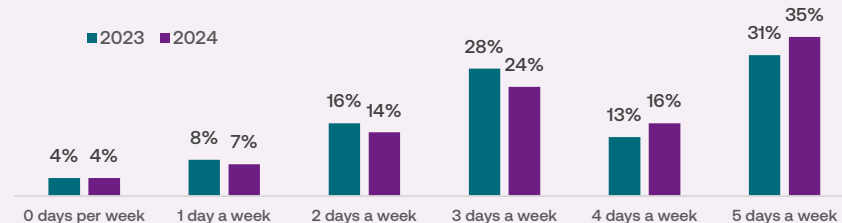
# We believe in offices

- The office is crucial for successful businesses
- Over time, the number of people employed in office-intensive sectors in Stockholm is increasing
- Clear trend – we are heading back to the office
- Natural to improve efficiency over time
- Location and transport links important
- ▶ Fabegre well positioned
- ▶ The changes in the market present opportunities

## Employed in office-intensive sectors in Stockholm, Solna, Sundbyberg, Nacka



## How much do you work from the office today?



# Long-term growth

We are to grow sustainably and without jeopardising our strong financial position.

---

## Growth will be achieved by:

- Complete existing projects
- Increasing the occupancy rate to 95 per cent
- Investments in new projects
- Transactions
- Cost effectiveness

---

## Target:

Growth of management profit

Best total return in the property portfolio





# Our building rights 2024-12-31

## Commercial

- 706,300 sqm
- Approx. 38% legal binding
- Booked value: approx.  
SEK 7,000 per sqm

## Residentials

- 573,300 sqm
- Approx. 28 % legal binding
- Booked value: approx.  
SEK 7,800 per sqm





# Project oppportunities in the near term

## Farao/Kairo, Arenastaden

- 77,000 sqm office
- 185 apartments
- Development will begin 2025  
with demolition and infrastucture  
investments

## Haga Norra, kvarter 4

- Flexible design of 130 apartments
- Approx. 14,000 sqm





# Project oppportunities in the near term

## Tegelterassen/Paradiset 27, Västra Kungsholmen

- 36,000 sqm office



## Parkhuset/Yrket, Solna Business Park

- Parkhuset: 22,100 sqm office  
*(Land allocation)*
- Yrket: 20,900 sqm residences with  
2,200 sqm office  
*(Of which land allocation approx.  
40% of area, the remaining part  
on own land)*







Questions?

A growing, vibrant and sustainable  
Stockholm region.

Fabege