

Akelius Residential Property AB (publ)
Year-end report 2017

Profit before tax SEK nine billion

Rental income rose to SEK 4,122 million,
an increase of 5.1 percent for comparable properties.

Operating surplus increased to SEK 2,413,
up by 10.7 percent for comparable properties.

The value of the property portfolio increased by SEK
8,554 million,
equivalent to 9.7 percent.

Property purchases amounted to SEK 12,490 million.
Properties were sold for SEK 7,096 million, mainly in
Sweden.

At the end of December, the market value of the property
portfolio was SEK 105 billion.

The equity ratio was 46 percent and the loan-to-value 44
percent.

The secured loan-to-value decreased to 18 percent.
Liquidity amounted to SEK 7,429 million.

CEO Pål Ahlsén:

We own properties in fifteen metropolitan areas with
strong population growth.

We sold properties in three smaller cities.

The sales price was fifteen percent above fair value.

Operation "clean the map" is completed.

Capital has been reinvested in cities such as New York,
London, Toronto, Berlin, Stockholm and Copenhagen.

Stockholm, 2018-02-05

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Akelius Residential Property AB's preference shares are listed on Nasdaq First North. Avanza Bank is the Certified Adviser of the company.