



## Reconciliation tables for alternative performance measures not defined under IFRS

### Derivation of property-related performance measures

Investment properties, MSEK

Project properties, MSEK

**Investment properties, excluding projects, MSEK**

Investment properties, MSEK

Lettable area, ksqm

**Investment properties, SEK/sqm**

Contracted rent, MSEK

Assessed market rent vacant areas, MSEK

**Rental value, MSEK**

Rental value, MSEK

Lettable area (excluding project properties, ksqm)

**Rental value, SEK per sqm**

Remaining total contract value, MSEK

Total annual rent, MSEK

**Average remaining contract period, years**

Leases contracted during the period

(incl renegotiated), MSEK

Leases terminated during the period, MSEK

**Net lettings, MSEK**

Contracted rent at the end of the period, MSEK

Rental value, MSEK

**Economic occupancy rate, %**

Let area, ksqm

Lettable area (excluding project properties, ksqm)

**Occupancy rate, lettable area, %**

Net operating income, rolling 12 months, MSEK

Investment properties excluding projects, MSEK

**Yield, properties, %**

Net operating income, MSEK

Rental income, MSEK

**Surplus ratio, %**

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### Derivation of financial performance measures

Income from property management attributable to parent company's shareholders, MSEK

Average number of shares outstanding, million

**Income from property management per share, SEK**

Net profit/loss for the period attributable to parent company's shareholders, MSEK

Average number of shares outstanding, million

**Earnings per share for the period, SEK**

Equity attributable to parent company's shareholders, MSEK

Interest-rate derivatives, MSEK



## Derivation of financial performance measures

Goodwill, MSEK

Deferred tax, MSEK

### Long-term net asset value, MSEK

Long-term net asset value, MSEK

No. of shares outstanding, excluding debenture shares, at the end of the period, million

### Long-term net asset value per share, SEK

Equity, MSEK

Total assets, MSEK

### Equity ratio, %

Equity current period, MSEK

Equity previous period, MSEK

Average

### Average equity, MSEK

Profit/loss for the period, MSEK

Average equity, MSEK

### Return on equity, %

Interest-bearing liabilities, MSEK

Cash and cash equivalents, MSEK

### Interest-bearing net debt, MSEK

Interest-bearing net debt, MSEK

Investment properties, MSEK

### LTV ratio, net, %

Interest-bearing liabilities, MSEK

Investment properties, MSEK

### LTV ratio, gross, %

Income from property management, rolling 12 months MSEK

Items affecting comparability, rolling 12 months, MSEK

Net financial items, rolling 12 months, MSEK

Net financial items, adjusted, rolling 12 months, MSEK

### Interest coverage ratio, adjusted, multiple

IPO related costs, rolling 12 months, MSEK

Restructuring costs, rolling 12 months, MSEK

### Items affecting comparability, rolling 12 months, MSEK

Other financial items, rolling 12 months, MSEK

Net income interest hedging contracts, rolling 12 months, MSEK

Leaseholder's rent, rolling 12 months, MSEK

Currency translation effects, rolling 12 months, MSEK

### Net financial items adjustments, rolling 12 months, MSEK

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