

HUFVUDSTADEN

June 30, 2022





Q2 2022 in brief

- Net revenue from property mgmt SEK 905 million (891)¹⁾
- Gross profit from property mgmt was SEK 599 million (615)¹⁾
- Rental vacancy level 8.5 % (7.6), excl projects 5.5 %
- The net profit for the period was SEK 756 million (769)
- Fair value SEK 49.6 billion (48.8 at year-end)
- Net reinstatement value of SEK 201 per share (199 at year-end)

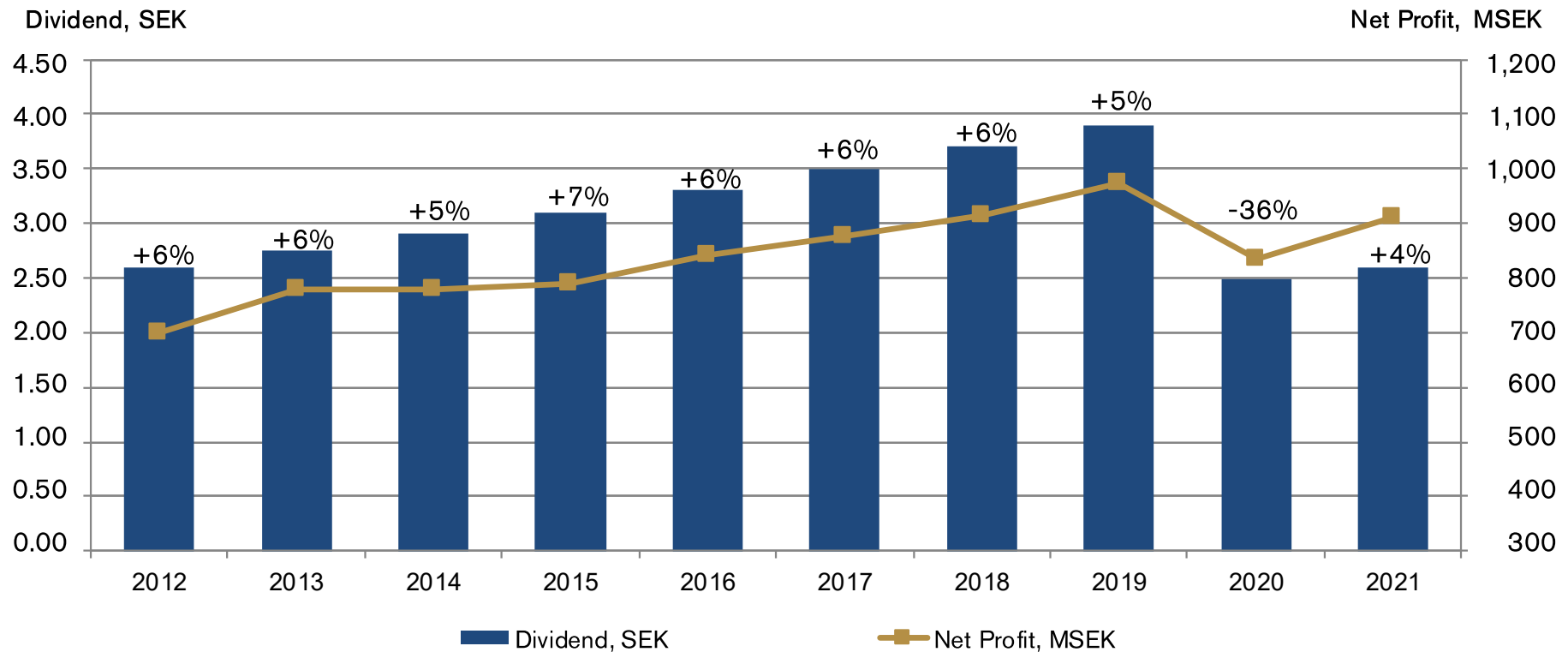
1) Excluding intra-Group rent revenue of SEK 101 million (63).

Q2 2022 in brief

SEK m	Jan-Jun 2022	Jan-Jun 2021	Jan-Dec 2021
Gross profit, Group	651	654	1,344
Net profit	756	769	2,955
Equity ratio, %	61	60	61
Interest coverage, multiple	8.1	9.4	9.3
Net loan-to-value ratio, %	18	19	18
Fair value, property , bn	49.6	46.3	48.8

Net profit from current operations ¹⁾ and dividend

4



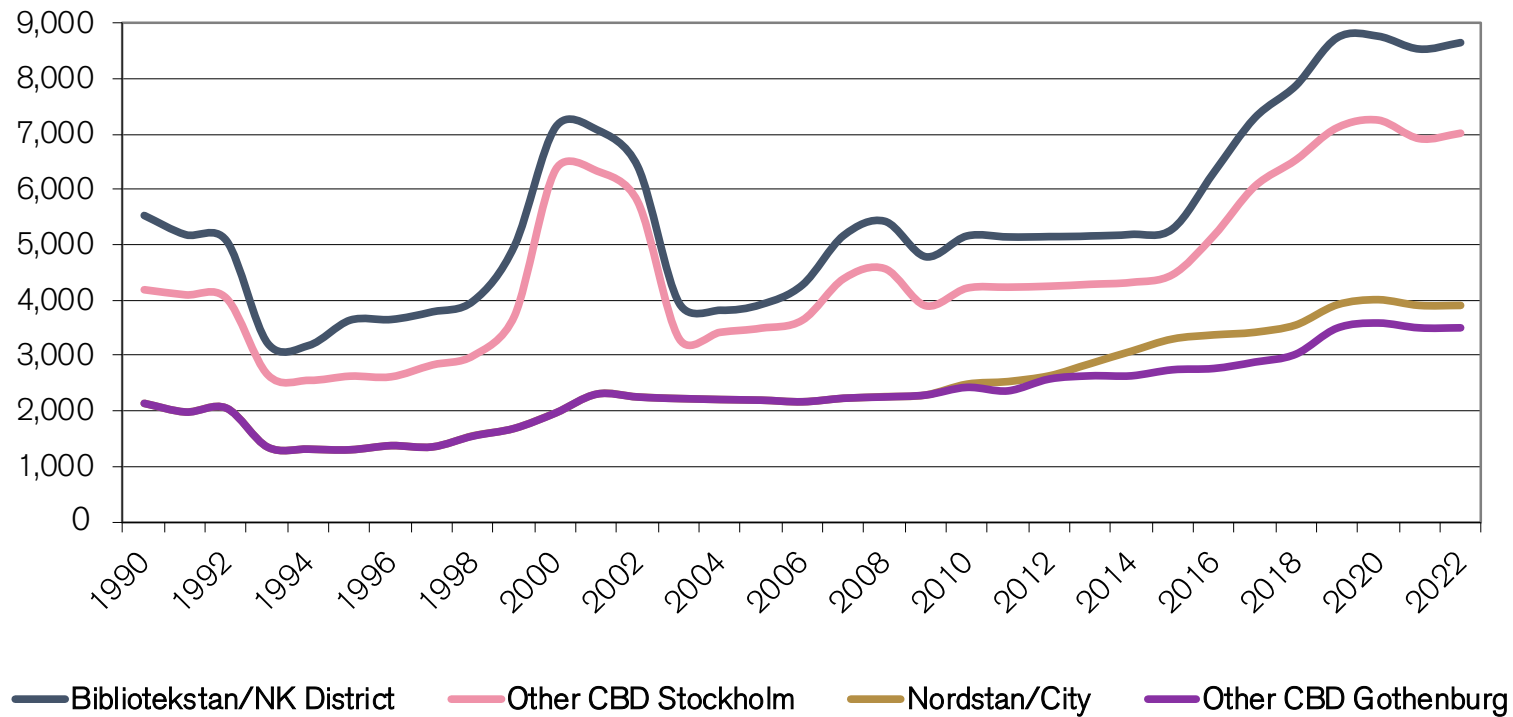
¹⁾ Comparable holdings

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Rents – Office space

Market rent ex. property tax supplement

SEK/Sq.m.

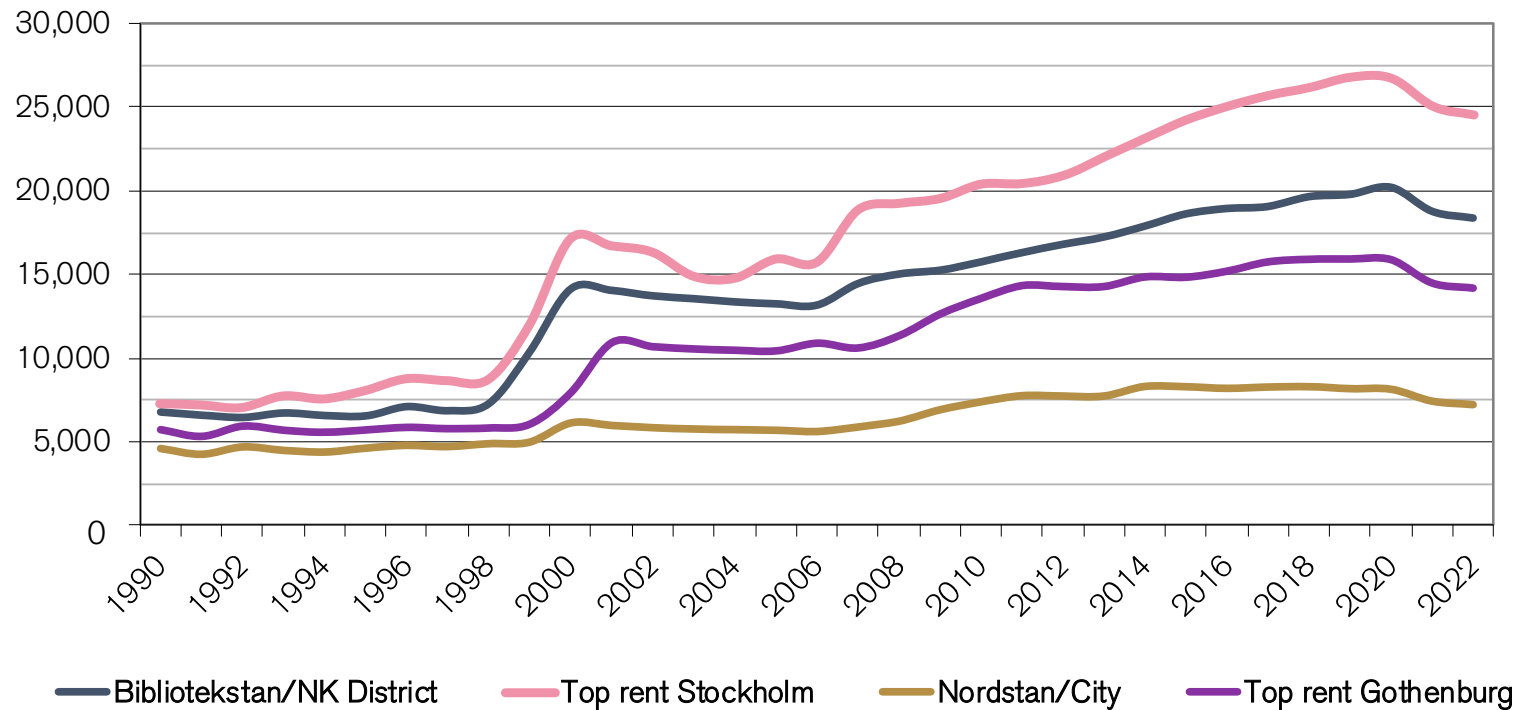


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Rents – Retail space

Market rent ex. property tax supplement

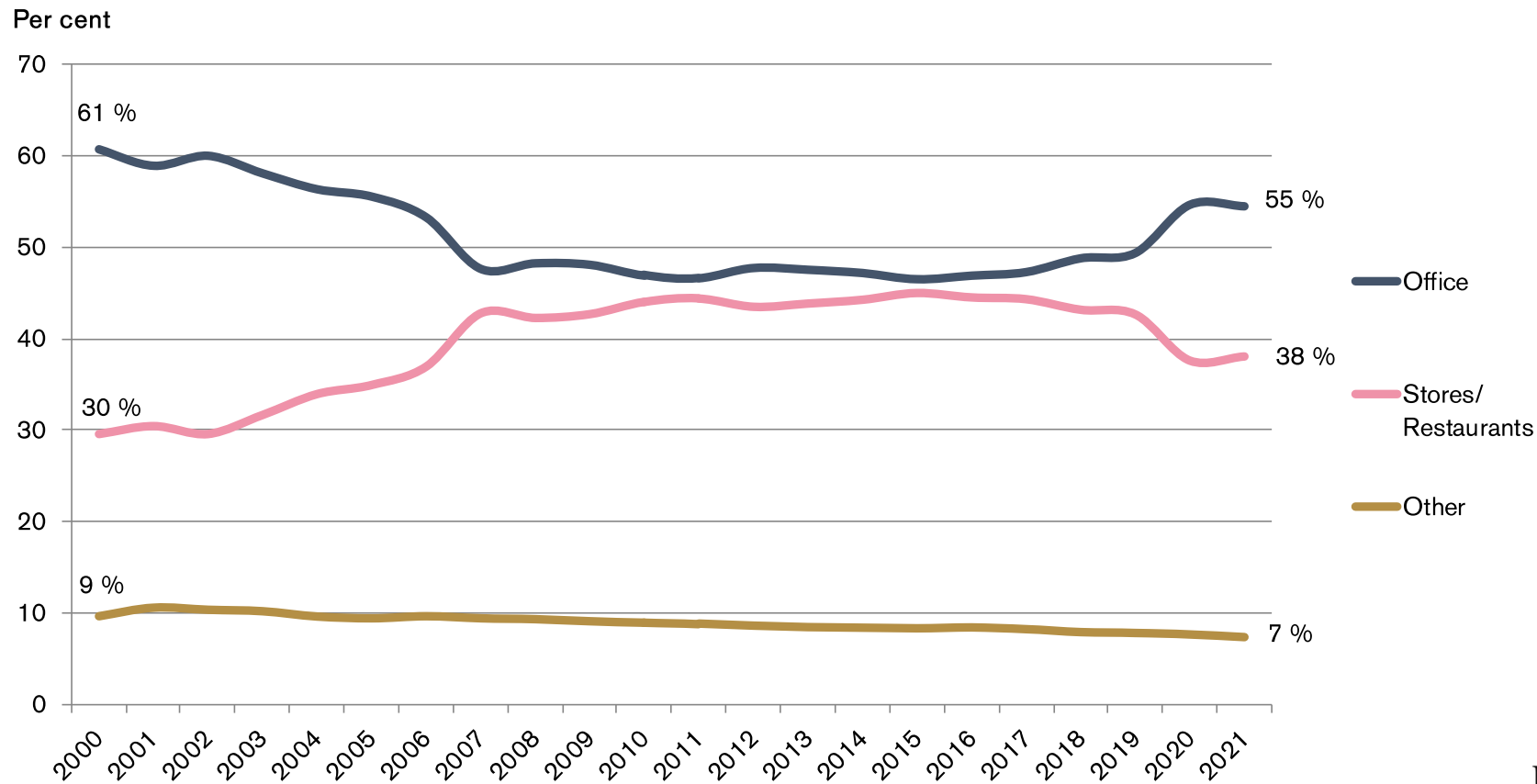
SEK/Sq.m.



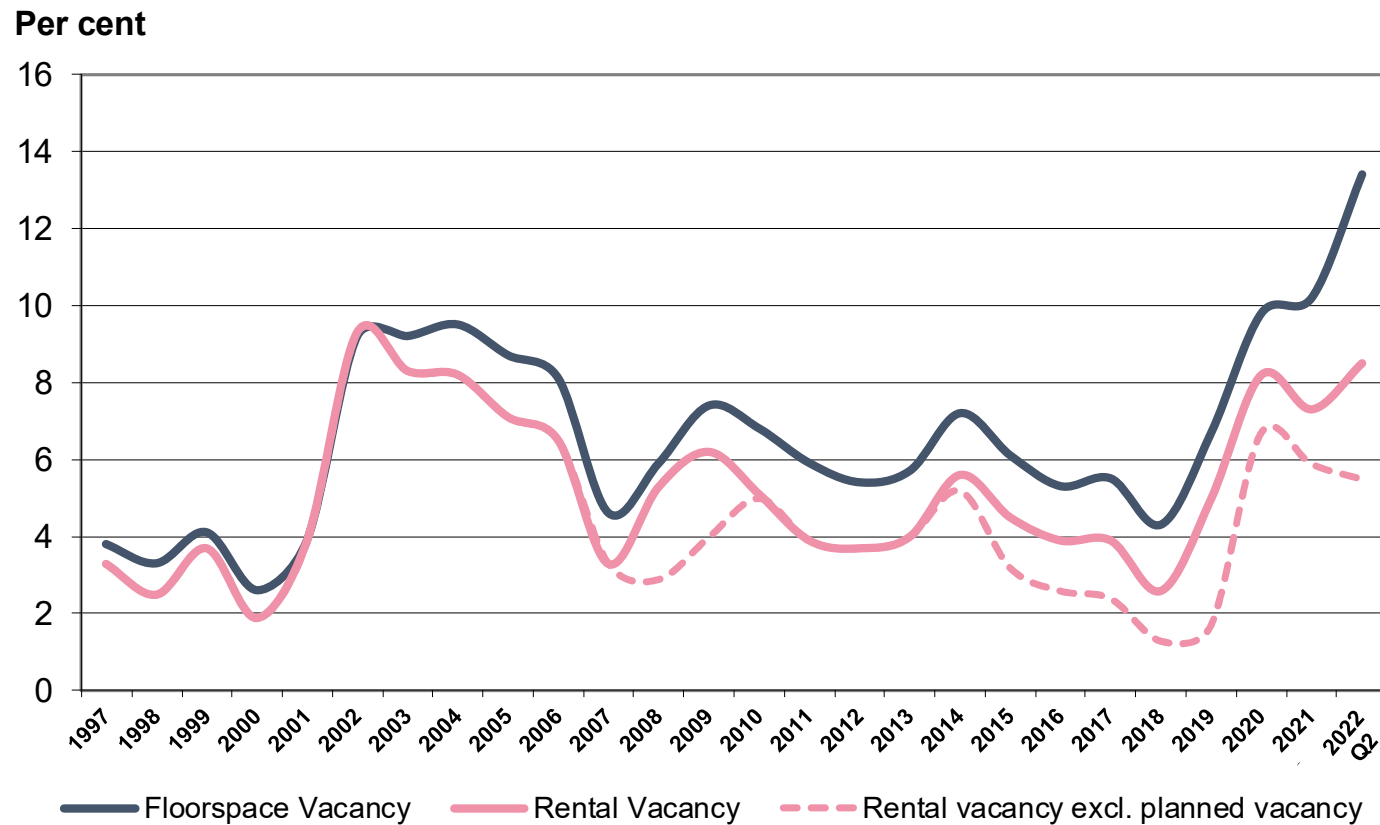
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Distribution usage

Gross rent

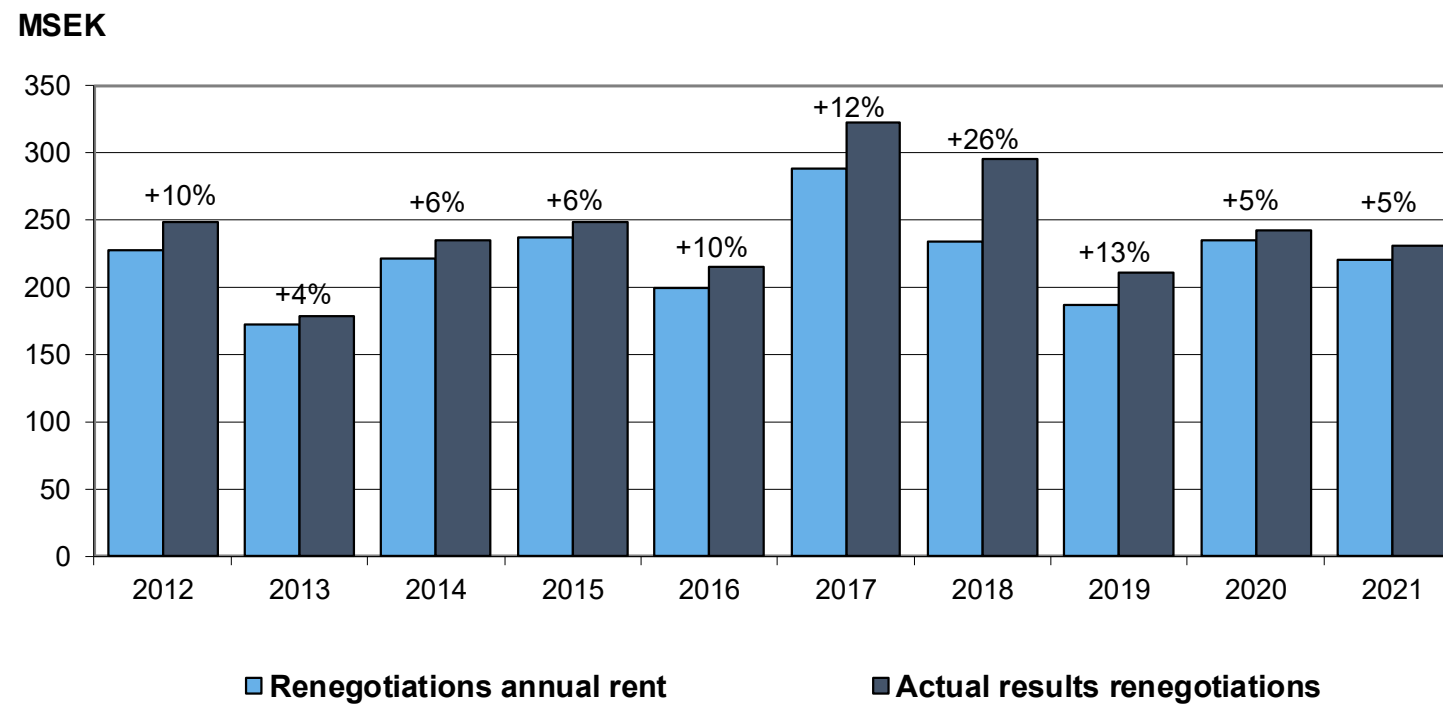


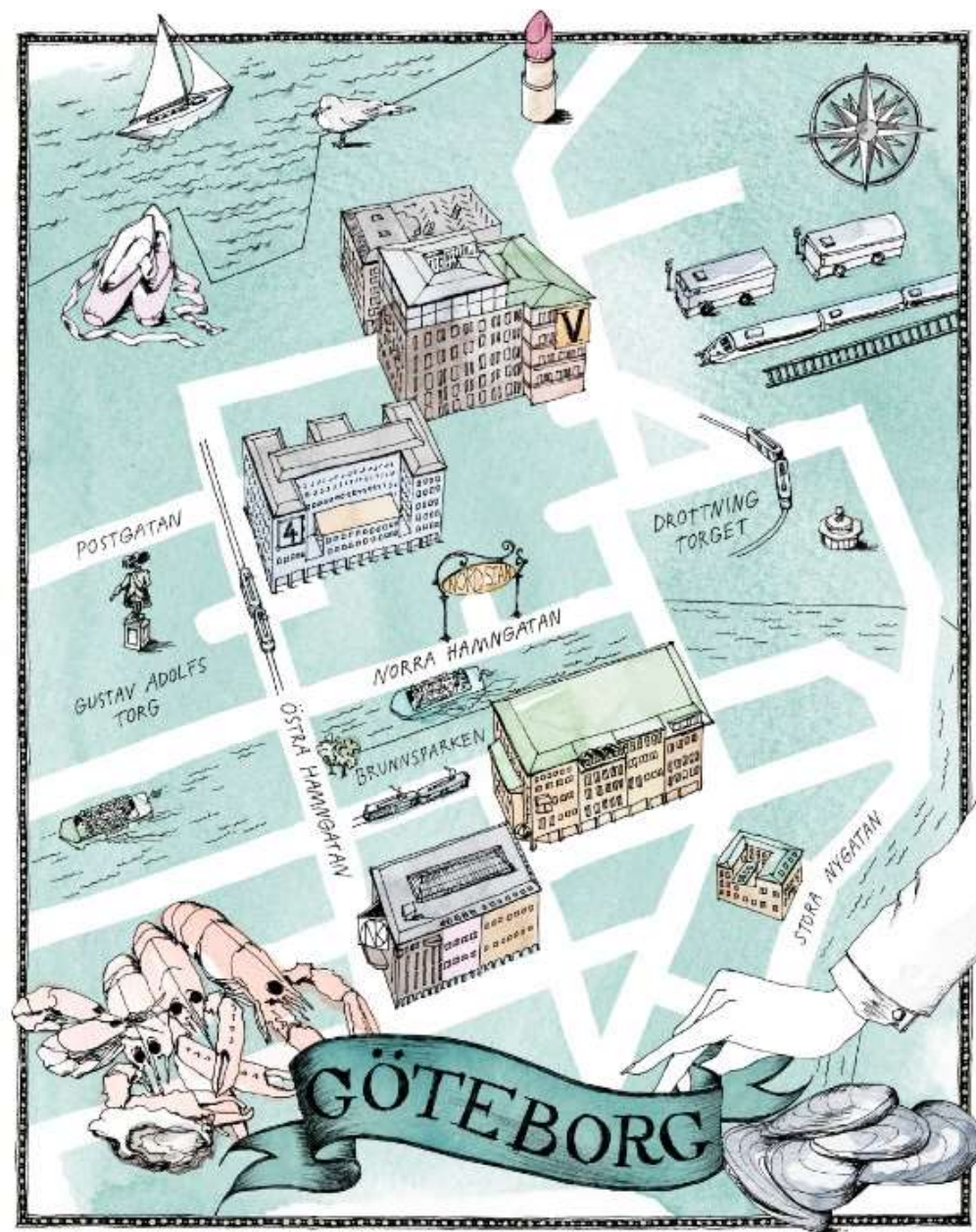
Vacancy levels – Hufvudstaden



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Renegotiation



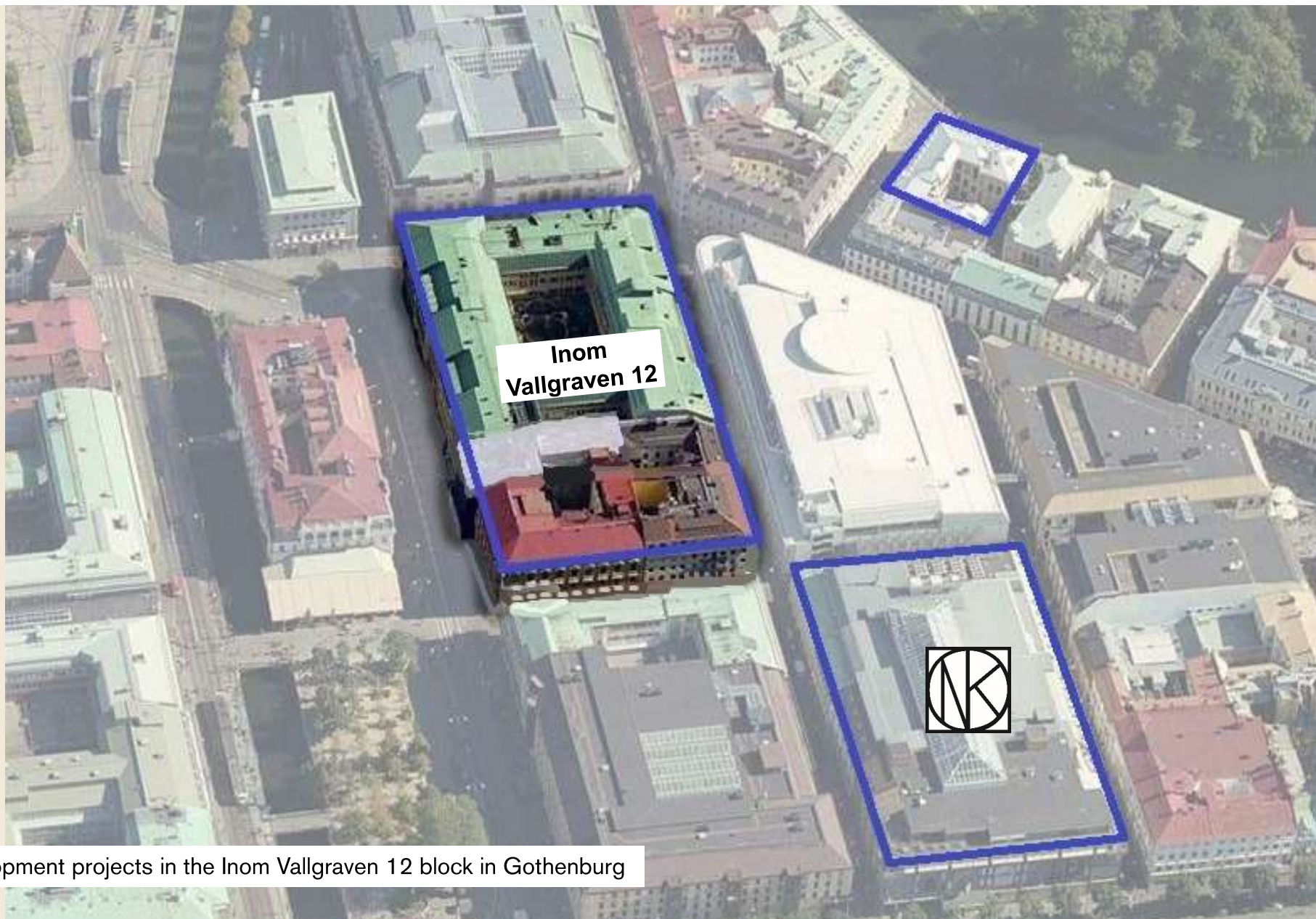


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Gothenburg CBD, Hufvudstaden's property holdings

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Development projects in the Inom Vallgraven 12 block in Gothenburg

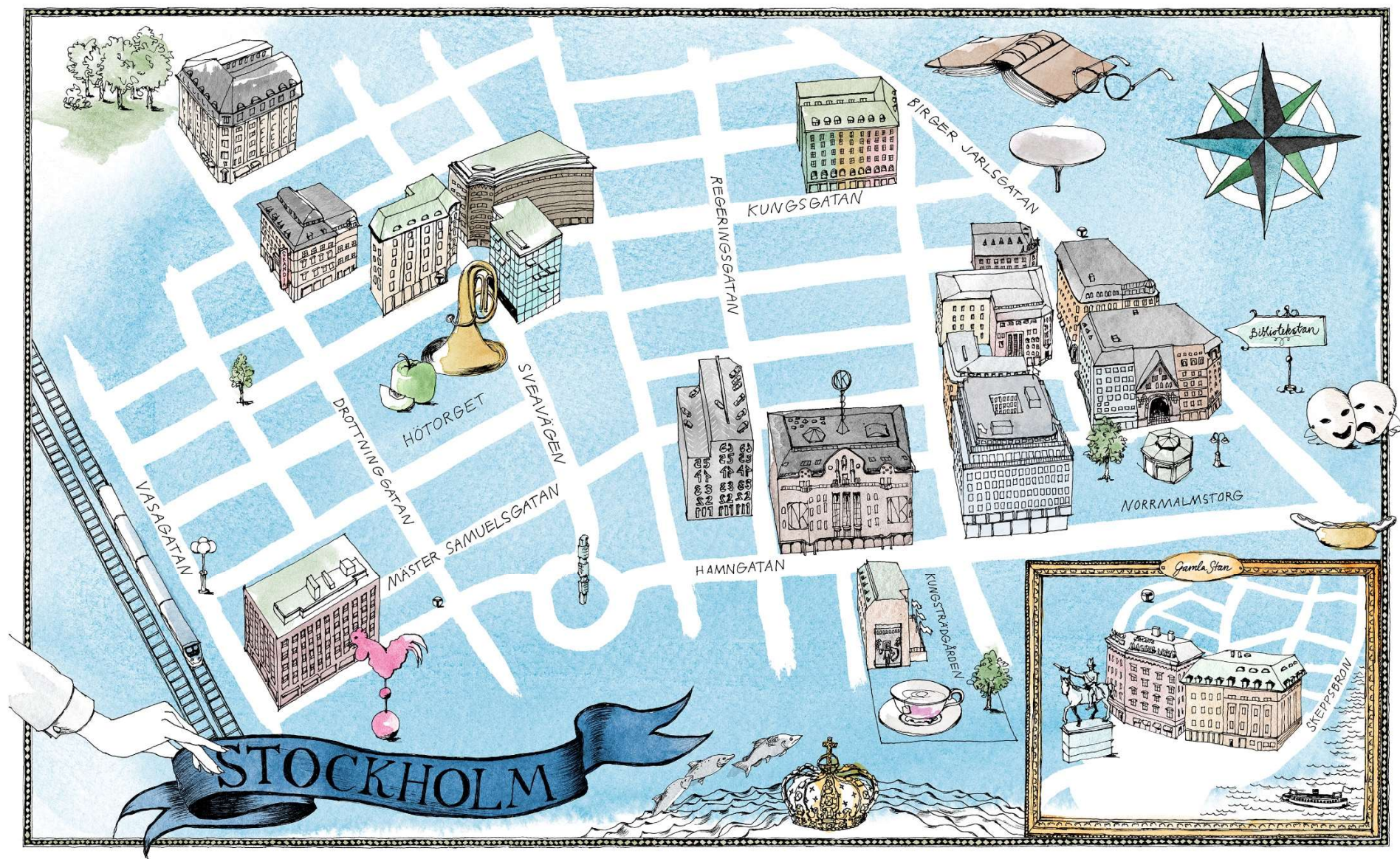


Development project in the Inom Vallgraven 12 block in Gothenburg

Inom Vallgraven 12 block in Gothenburg



Inom Vallgraven 12 block in Gothenburg





Stockholm CBD and Bibliotekstan, Hufvudstaden's property holdings

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Expansion and redevelopment project, Skären 9 - completed

Skären 9 in Stockholm





Cecil Co-working

- Cecil is a Coworking and Conference facility and started in February 2021
- The facility has approximately 3,000 square metres and space for about 300 members
- Cecil Coworking is our most flexible concept and offers, in addition to office spaces, breakfast and lunch, exercise, first-class service and a unique design
- Hufvudstaden now offers three concepts: Own offices, REDO and Cecil Coworking. The three concepts complement each other and provide increased flexibility for our tenants





Cecil co-working facility in Skären 9



Vildmannen 7, Stockholm





BIBLIOTEKSTAN

EVOLVED SINCE 1885

BIBLIOTEKSGATAN · BIRGER JARLSGATAN · MÄSTER SAMUELSGATAN · BIRGER JARLSPASSAGEN
JAKOBSBERGSGATAN · NORRMALMSTORG · SMÅLANDSGATAN · NORRLANDSGATAN

AXEL 卐 ARIGATO

ba&sh
Cartier

CHANEL

EATALY
alti cibi

maje

MONCLER®

PRADA
MILANO
DAL 1913

RODEBJER

SEPHORA
THE BEAUTY AUTHORITY

BREITLING

CÉLINE

Church's
English shoes

lululemon

PAS
D'ART

RALPH LAUREN

sandro

IOI
EME





Hermès, NK Stockholm

Parkaden

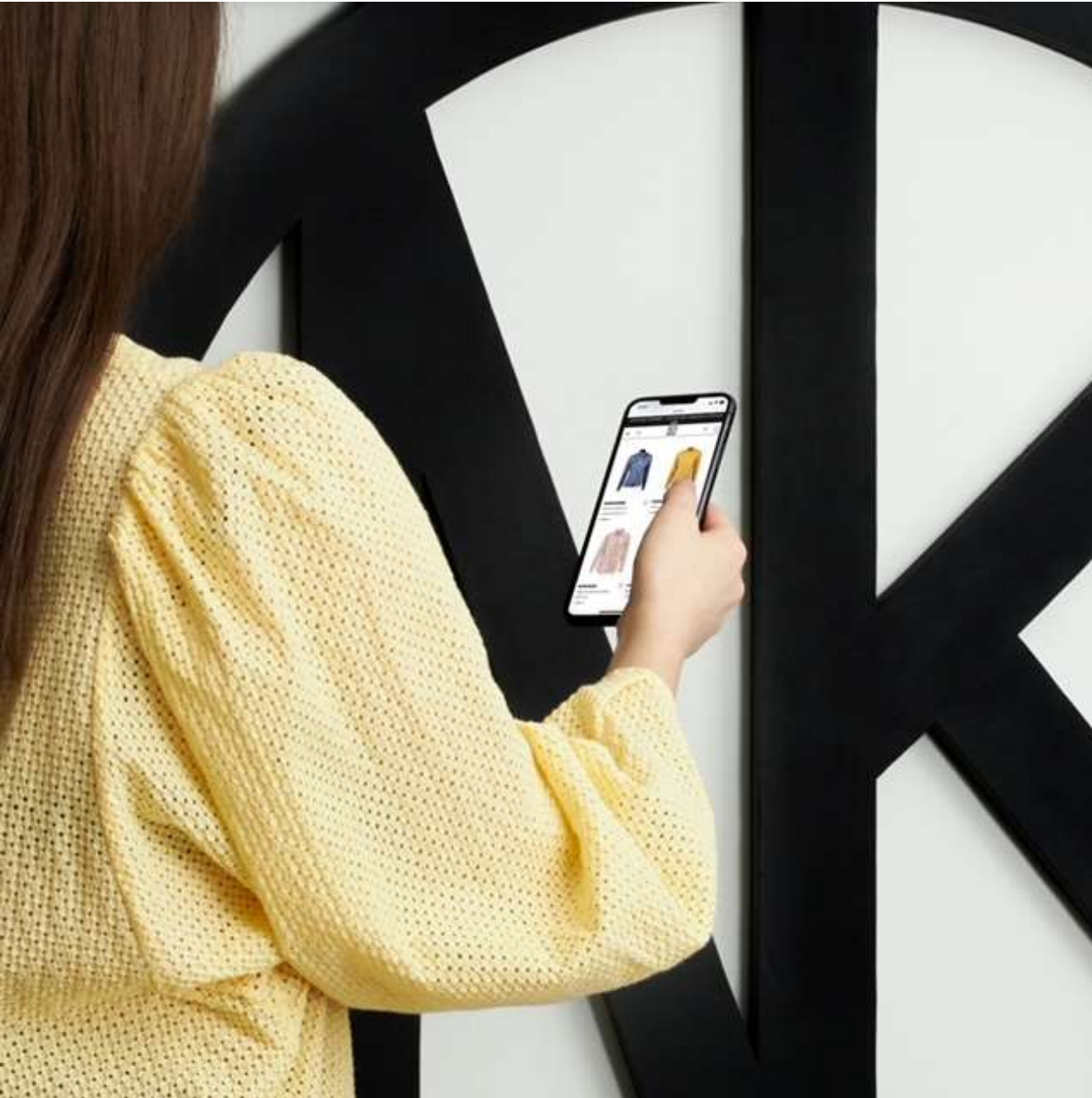
- Central parking in Stockholm, close to shopping, cultural life and entertainment
- Wholly owned subsidiary
- Total 1,100 parking spaces in two properties
- 265 electric charging stations
- Gross profit MSEK 14.1 (Q2 2022)



NK e-commerce

- To further strengthen the customer offering and broaden NK's target group, NK department stores have been complemented with sales through NK e-commerce
- To meet the change in consumer behaviours and offer both physical and digital marketplaces
- A total of 31 departments have joined so far, which corresponds to about 40 per cent of the total number of departments

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NK Retail AB

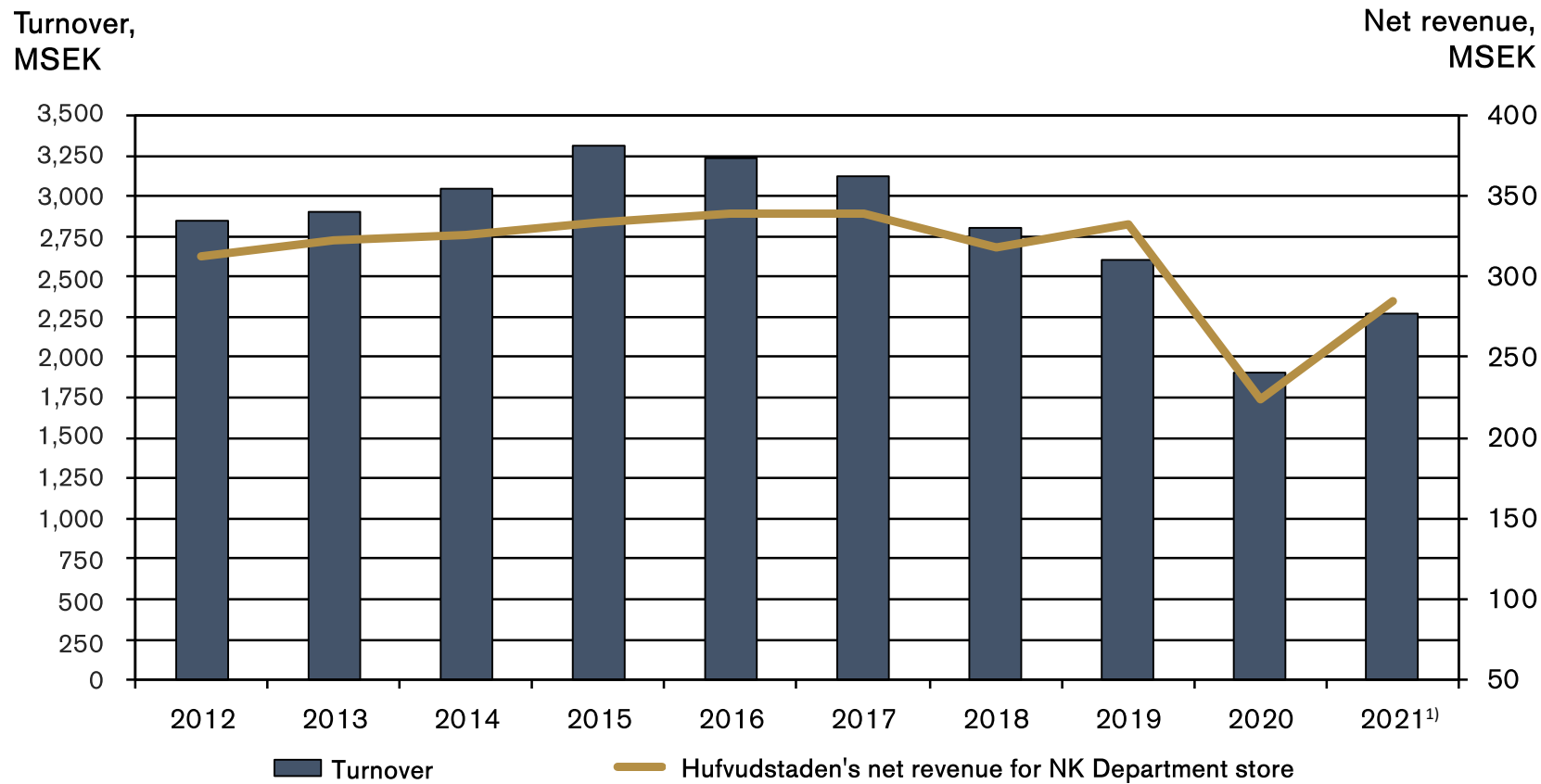
- Accessed in February 2021
- Wholly owned subsidiary of AB Nordiska Kompaniet
- 40 departments within fashion, cosmetics and jewellery at NK in Stockholm and Gothenburg corresponding to 25 per cent of both department stores
- 400 employees corresponding to 280 full-time equivalents
- The acquisition led to synergies in several areas
- Net revenue MSEK 359 (Q2 2022)

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Turnover and net revenue

NK Department Store in Stockholm & Gothenburg

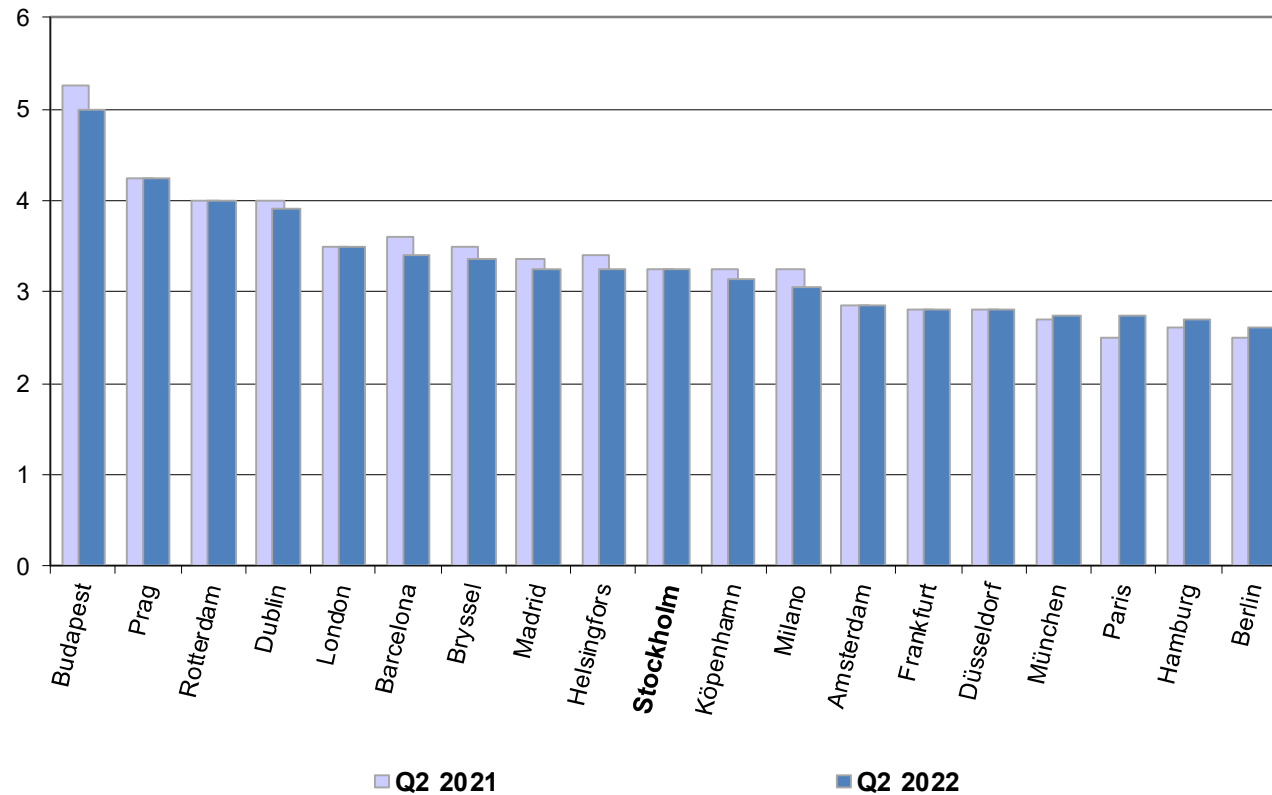


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¹⁾ Including intra-Group rent revenue

Yield Q2 2022 – European cities

Yield %

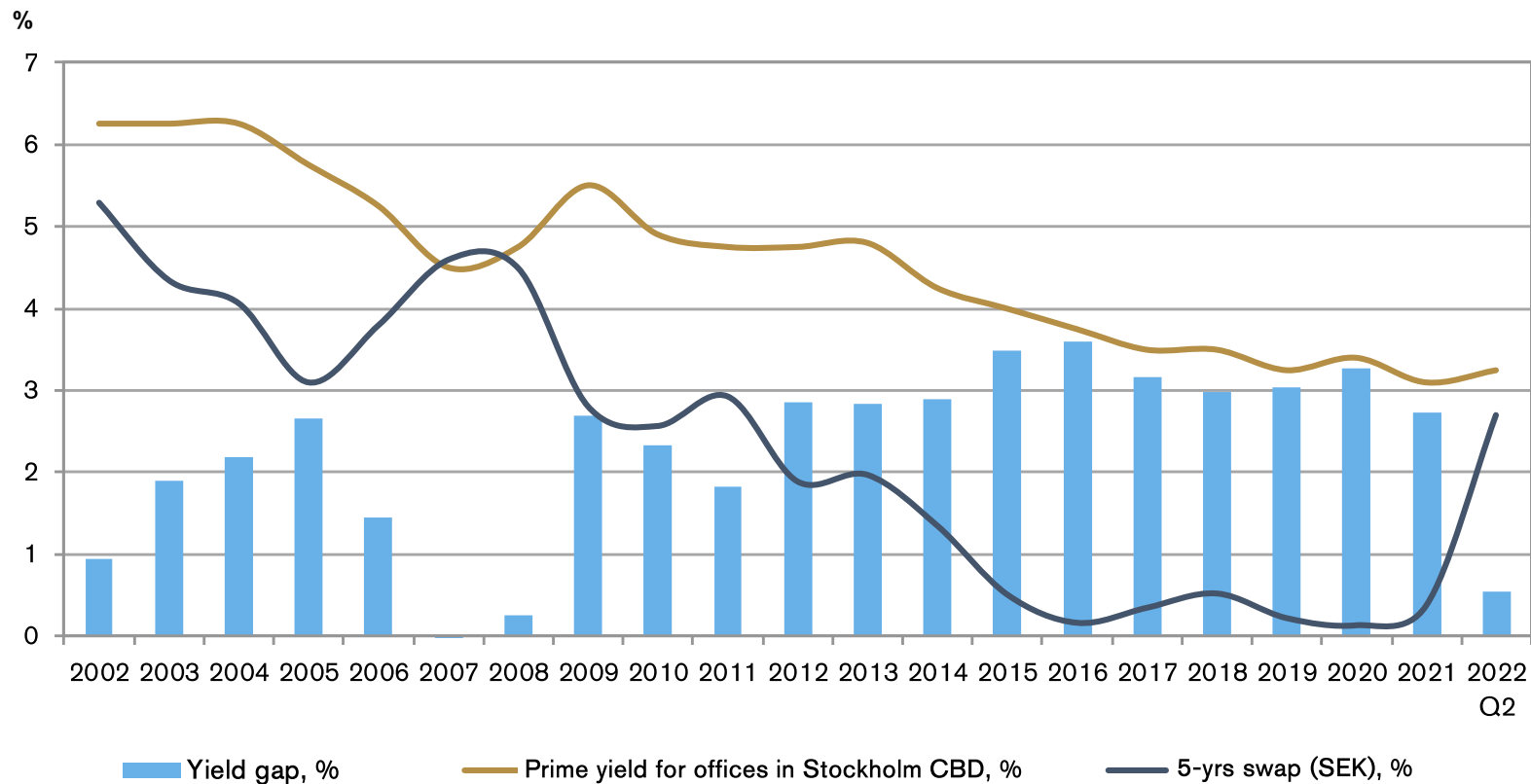


Source: JLL and Colliers for Copenhagen

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Office prime yield Stockholm

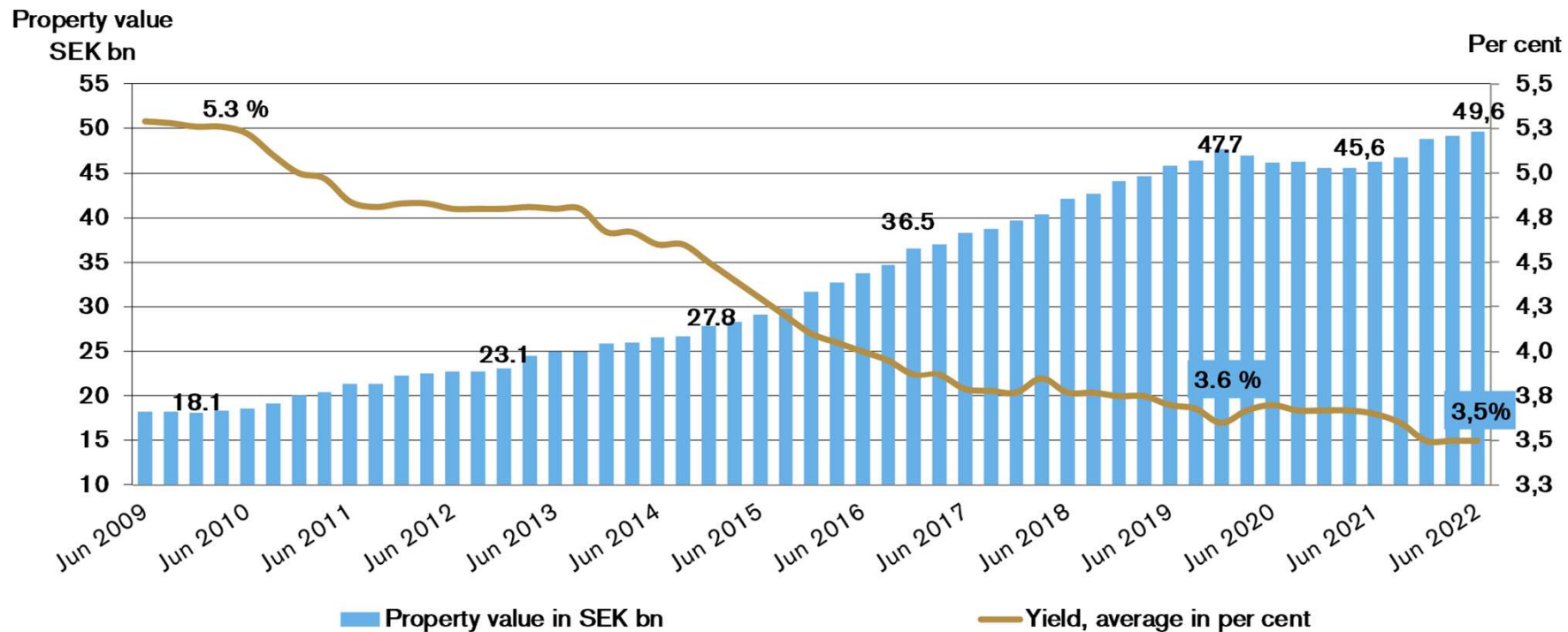
32



Source: Nordanö

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Market value – Q2 2022



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Sustainability

- Sound values:
Quality, Honesty, Attentiveness and Commitment
- Green building certified properties 72 %
- Climate neutral property management in 2025
- Reduced energy use 2019 – 2021, 11 %
- Reduced climate emissions 2019 – 2021, 39 %
- First place in GRESB's category "Office and Retail" in Europe
- Green financing MSEK 2,000

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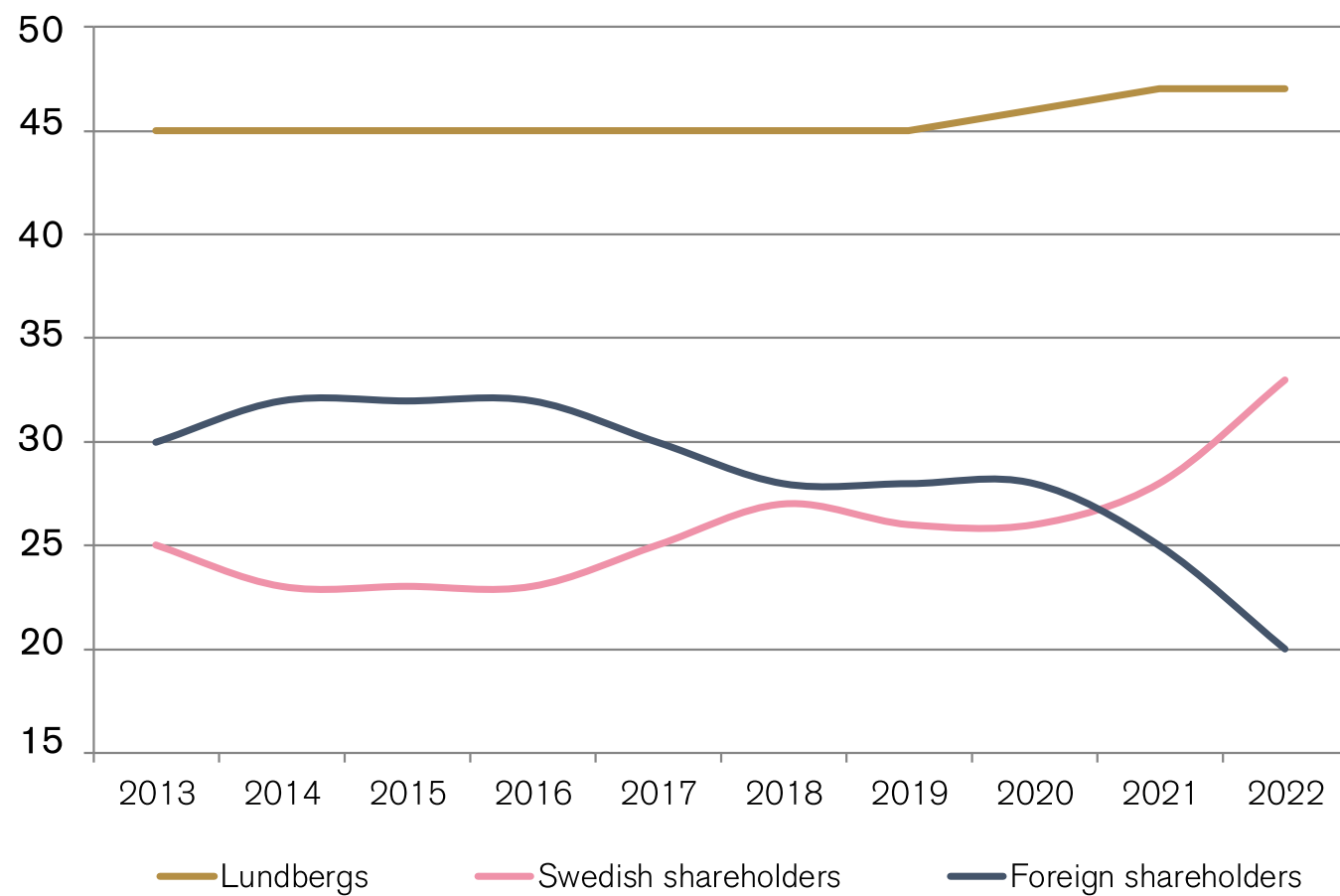


Future

- Our proven business concept remains stable over time
- The office - important meeting place for business
- Central locations remain attractive for stores with strong brands
- Focus on development of the NK business
- Cecil Coworking and the Redo concept broaden our offer
- Sustainability - a prioritized subject in the future
- Both physical and digital projects are given priority
- Improve the result from current operations
- Stable dividend growth over time

Ownership structure

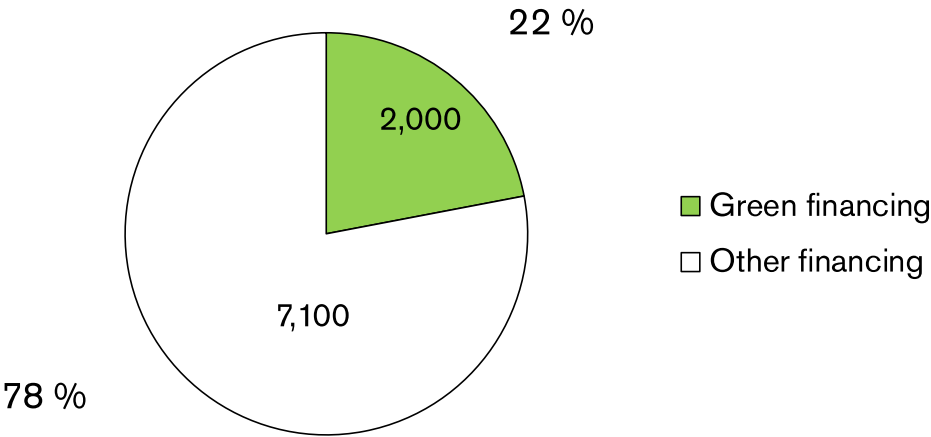
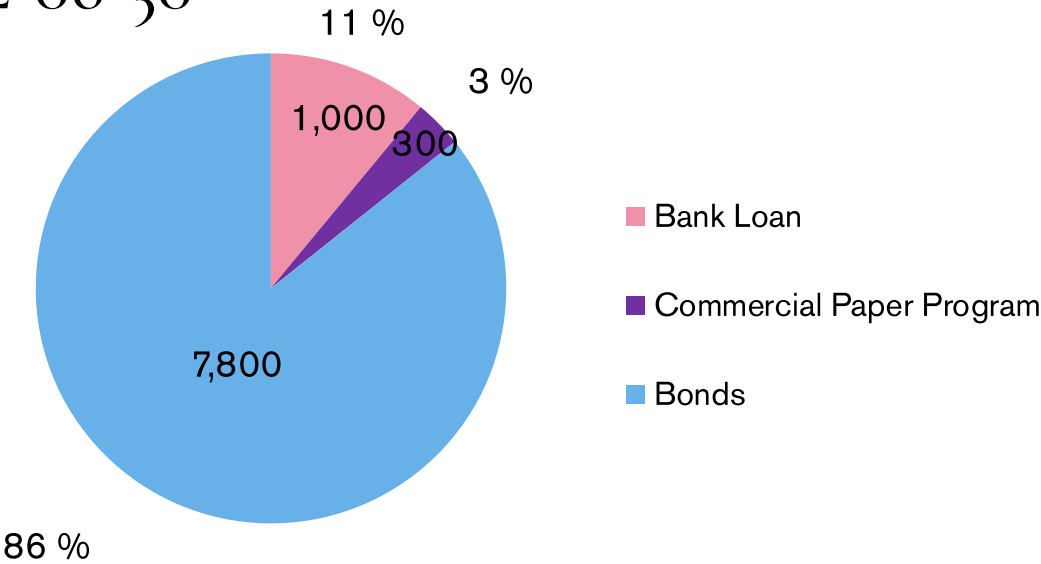
Per cent



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Borrowing, total SEK 9,100 million

2022-06-30



Interest rate & capital tie – up structure



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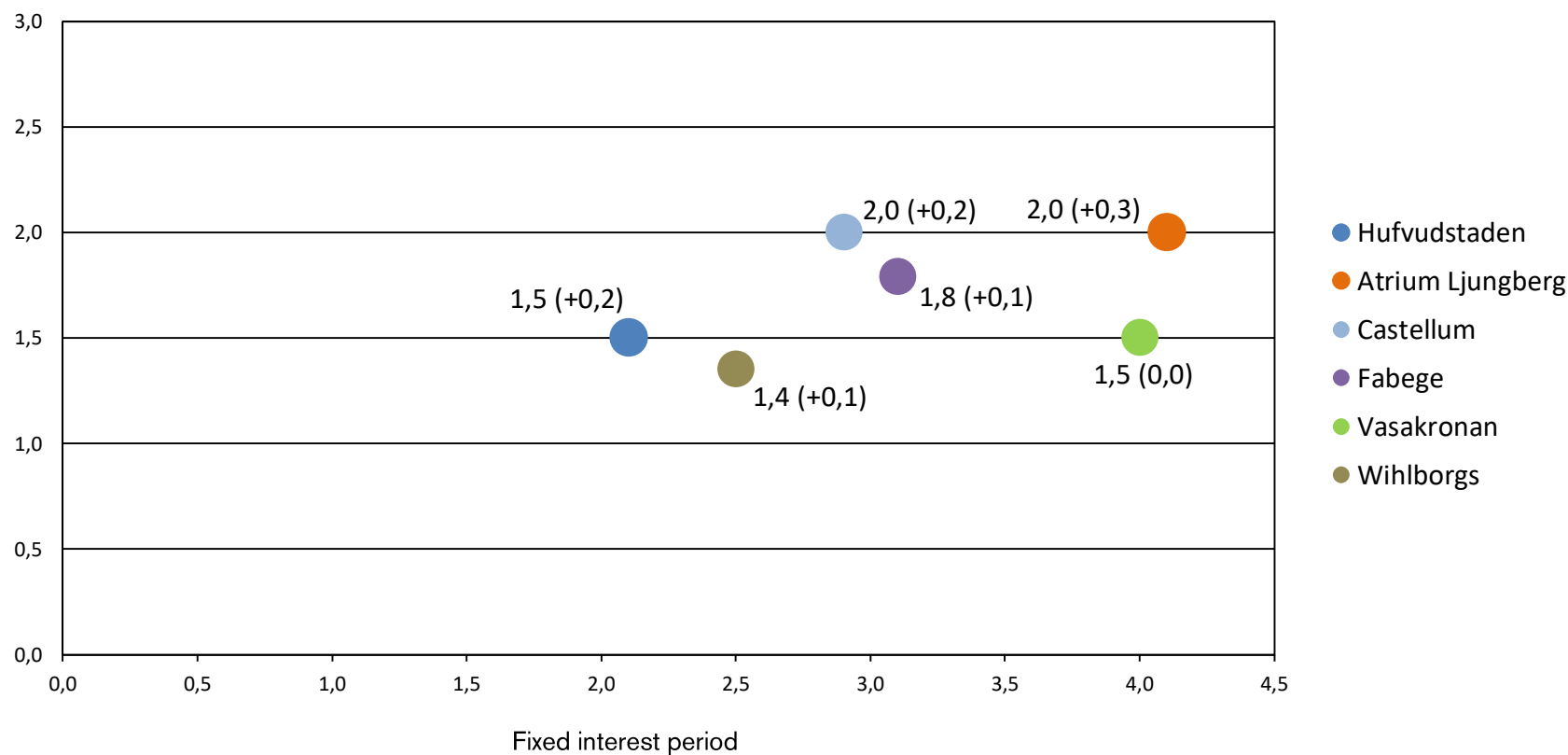
Average interest rate/ fixed interest period

2022-06-30 (compared with 2021-06-30)

Including fees for unutilized loan commitments

39

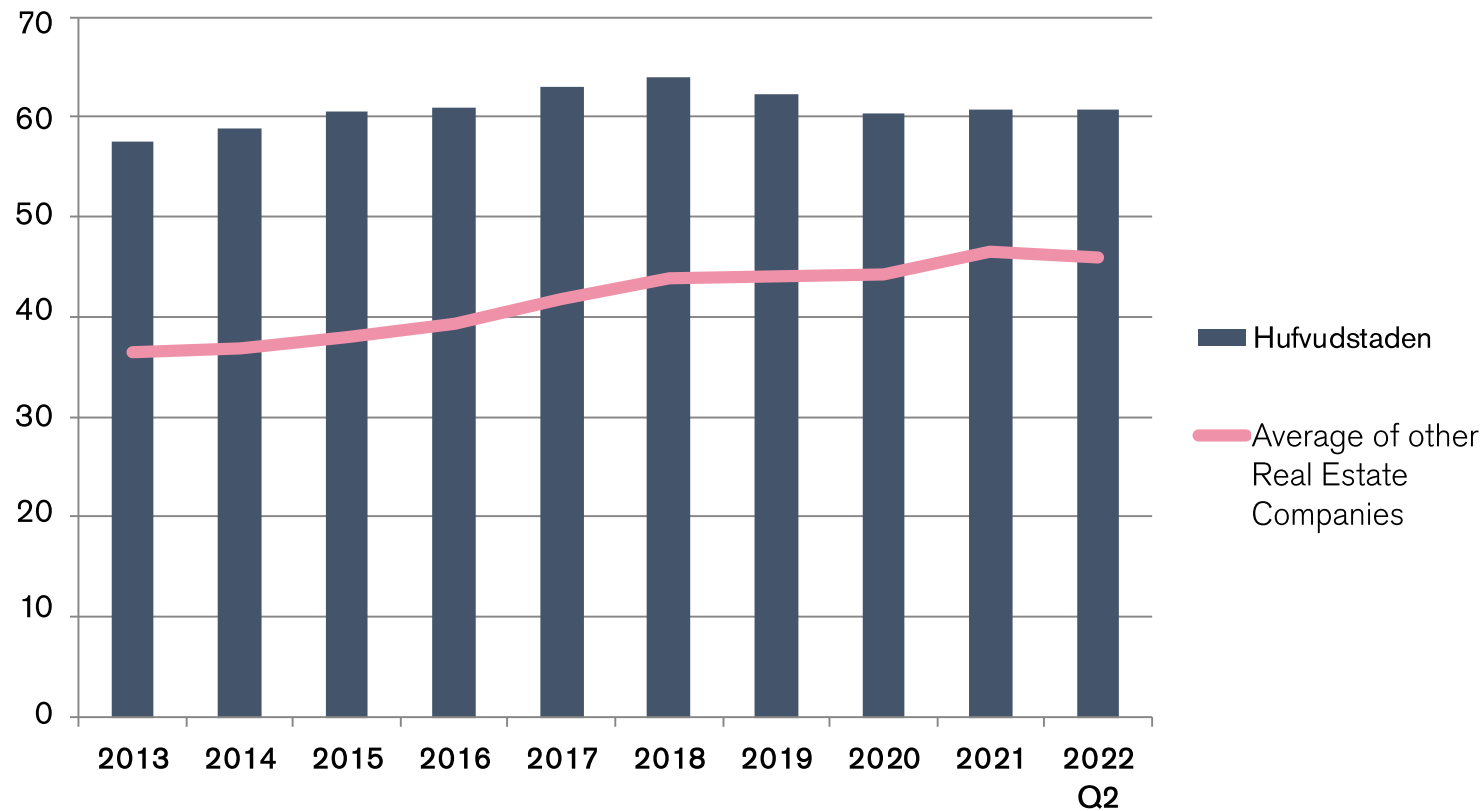
Average interest rate %



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Equity ratio

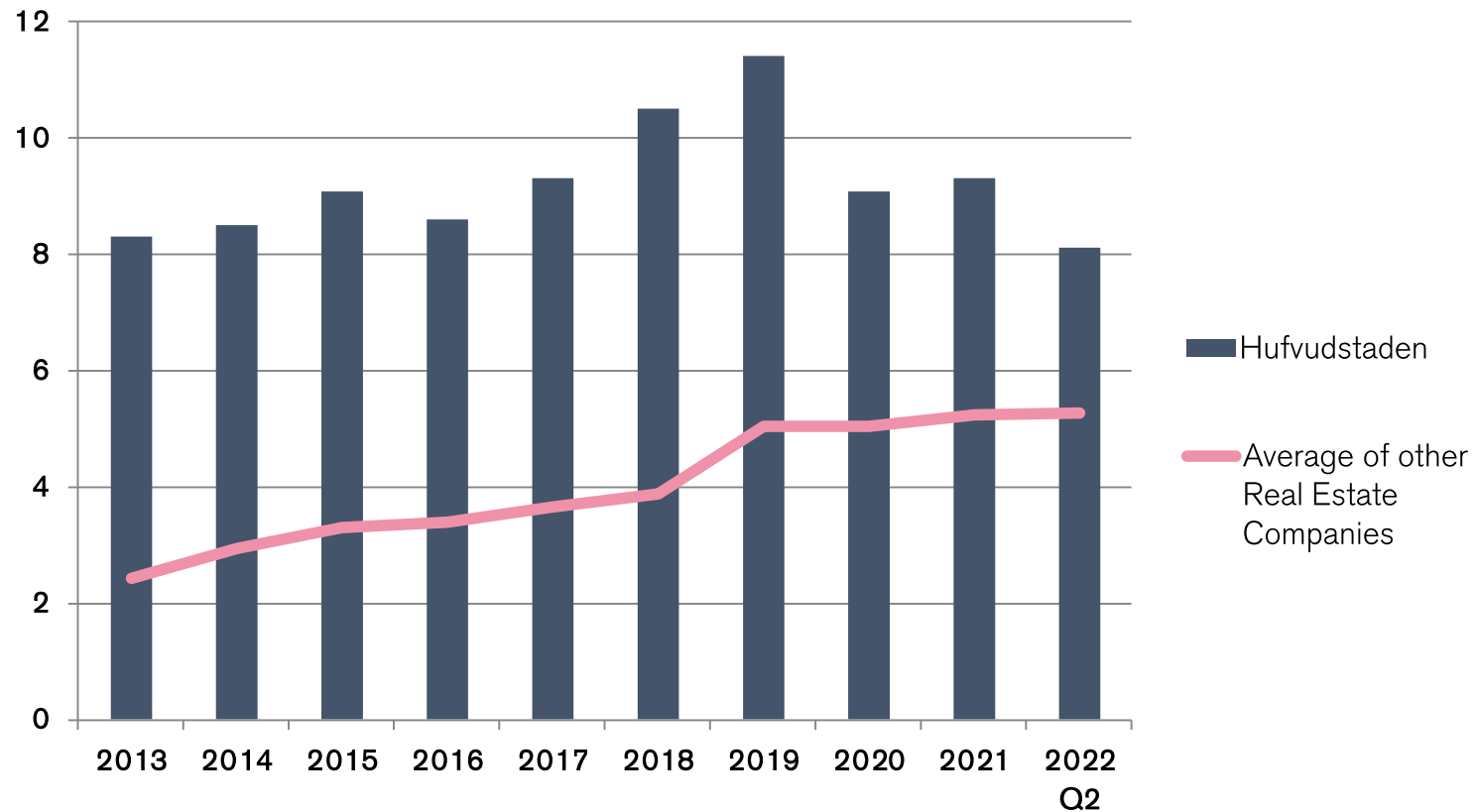
Per cent



Other Companies refer to: Atrium Ljungberg, Castellum, Fabega, Vasakronan, Wallenstam, Wihlborgs
2013-2021 includes Kungsleden

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Interest coverage ratio, multiple

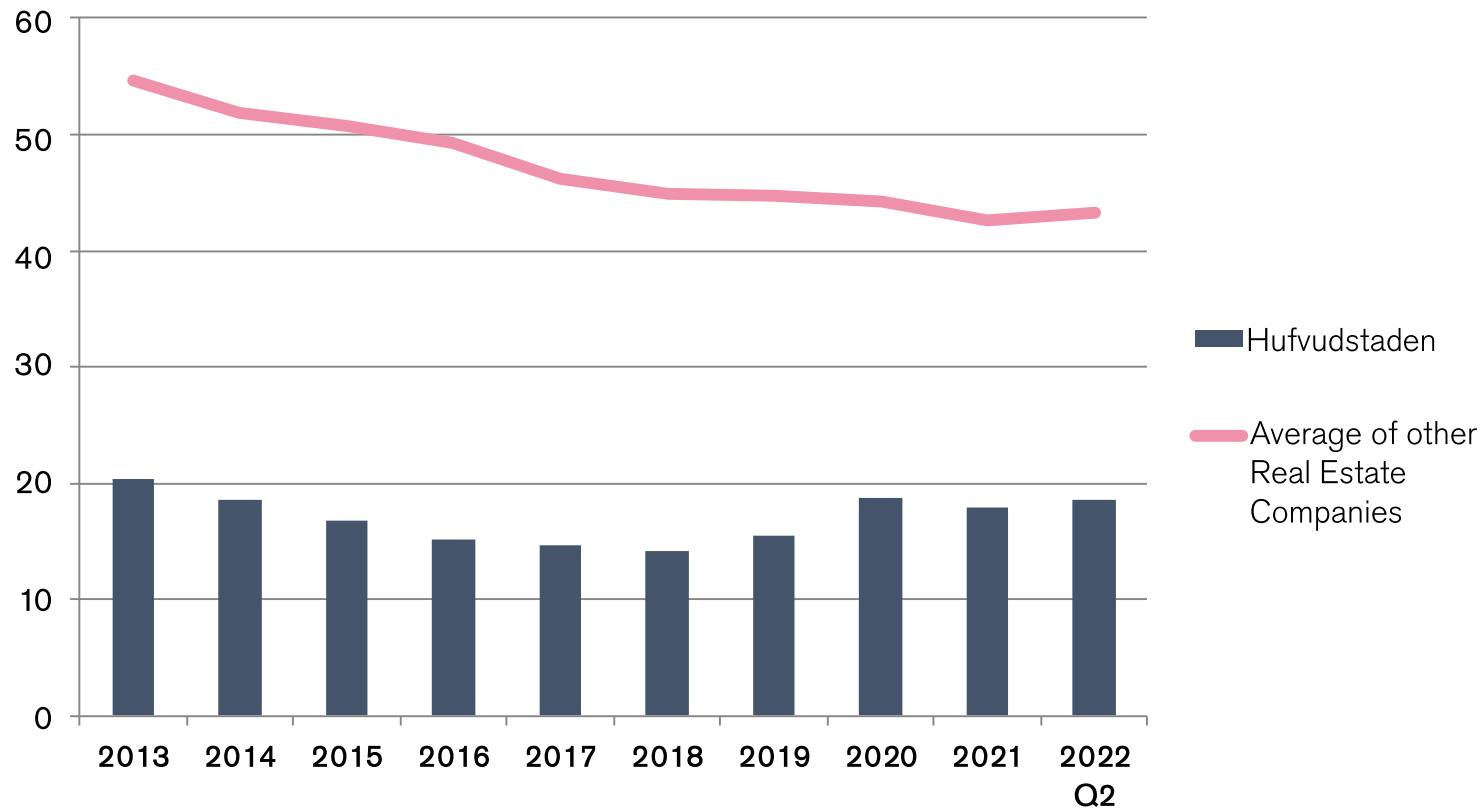


Other Companies refer to: Atrium Ljungberg, Castellum, Fabega, Vasakronan, Wallenstam, Wihlborgs
2013-2021 includes Kungsleden

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Net loan-to-value ratio

Per cent



Other Companies refer to: Atrium Ljungberg, Castellum, Fabega, Vasakronan, Wallenstam, Wihlborgs
2013-2021 includes Kungsleden

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