

HUFVUDSTADEN

June 30, 2024



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Q2 2024 in brief

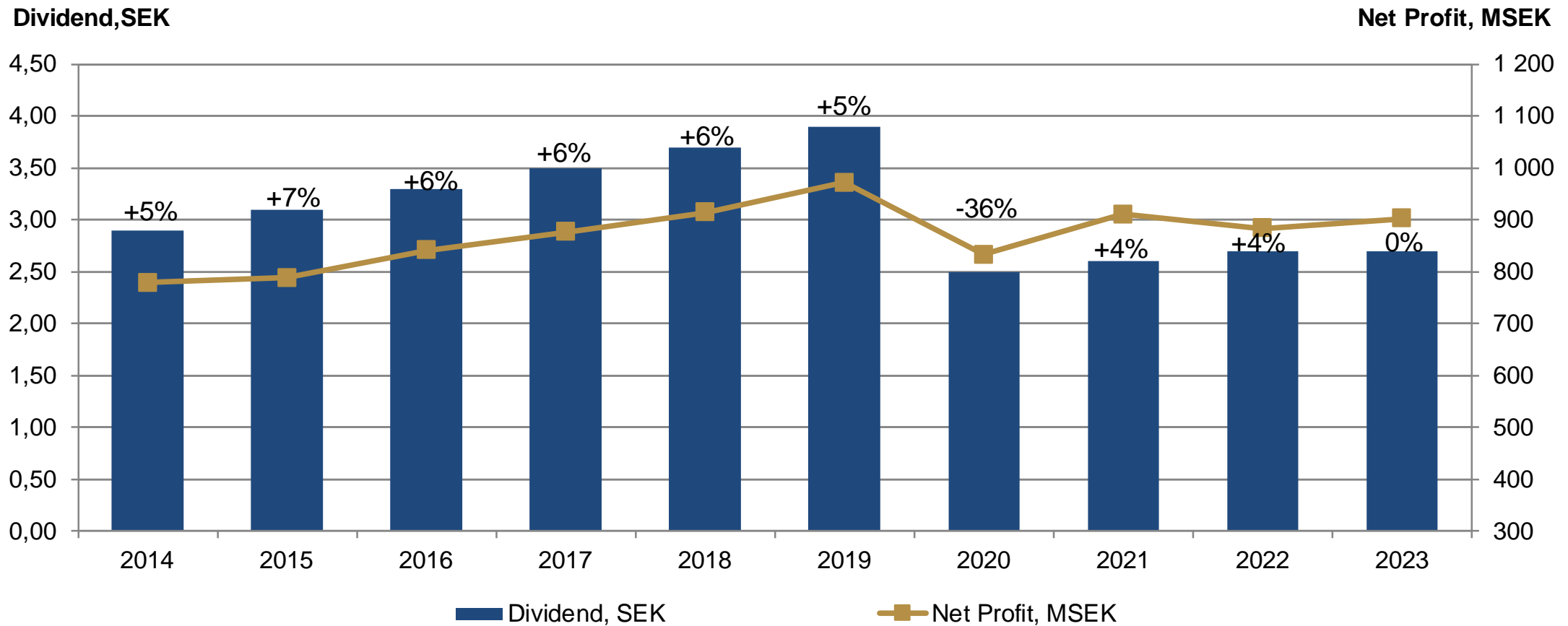
- Net revenue from property mgmt was SEK 1,049 million (1,004)¹⁾
- Gross profit from property mgmt was SEK 701 million (675)¹⁾
- Rental vacancy level 7.9 % (7.7), excl projects 5.8 % (4.5)
- Net result for the period was SEK -354 million (-1,372)
- Fair value SEK 46.2 billion (46.7 at year-end)
- Net reinstatement value of SEK 180 per share (185 at year-end)

1) Excluding intra-Group rent revenue of SEK 98 million (97).

Q2 2024 in brief

SEK m	Jan-Jun 2024	Jan-Jun 2023	Jan-Dec 2023
Gross profit, Group	701	675	1,469
Net profit	-354	-1,372	-1,927
Equity ratio, %	58	59	59
Interest coverage, multiple	4.4	5.6	4.9
Net loan-to-value ratio, %	22	21	21
Fair value, property , bn	46.2	47.8	46.7

Net profit from current operations ¹⁾ and dividend

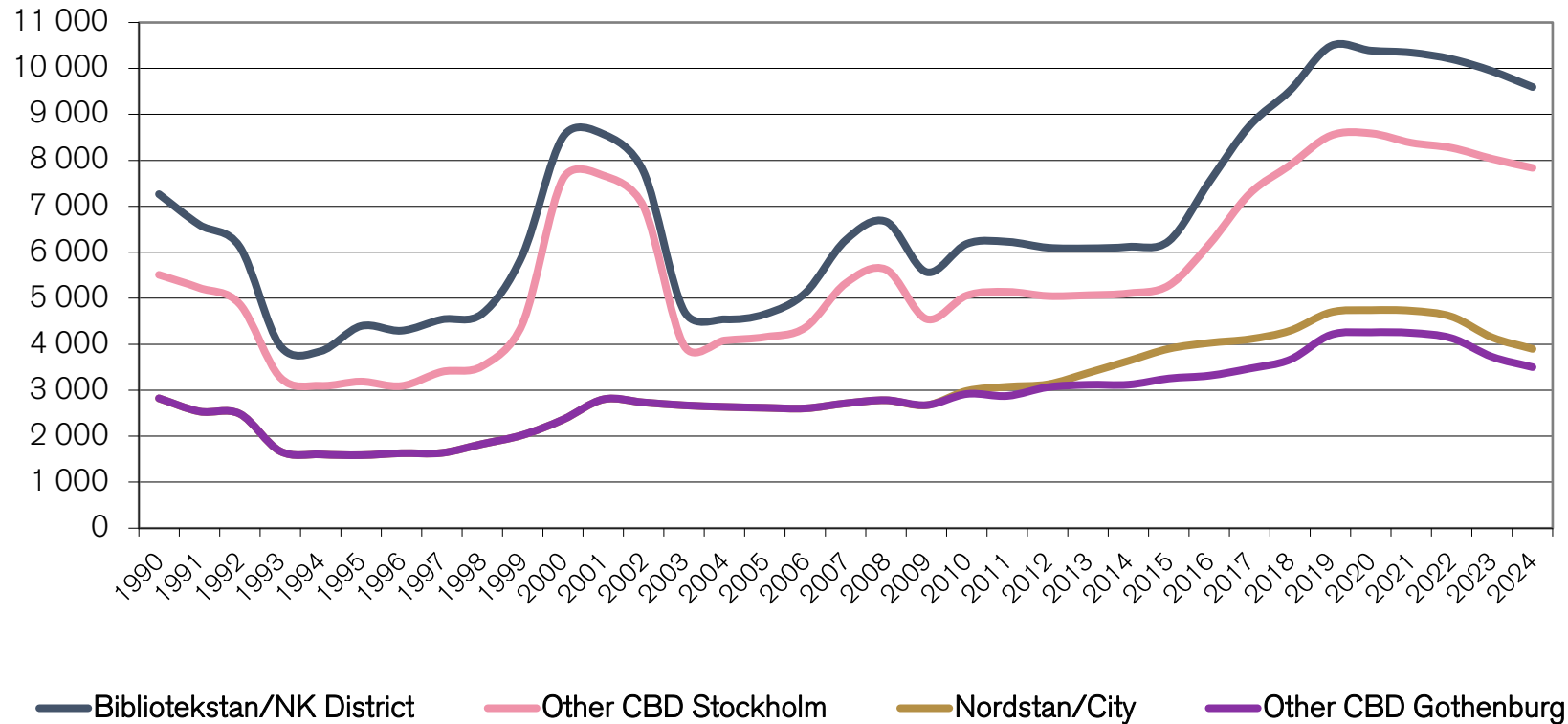


¹⁾ Comparable holdings

Rents – Office space

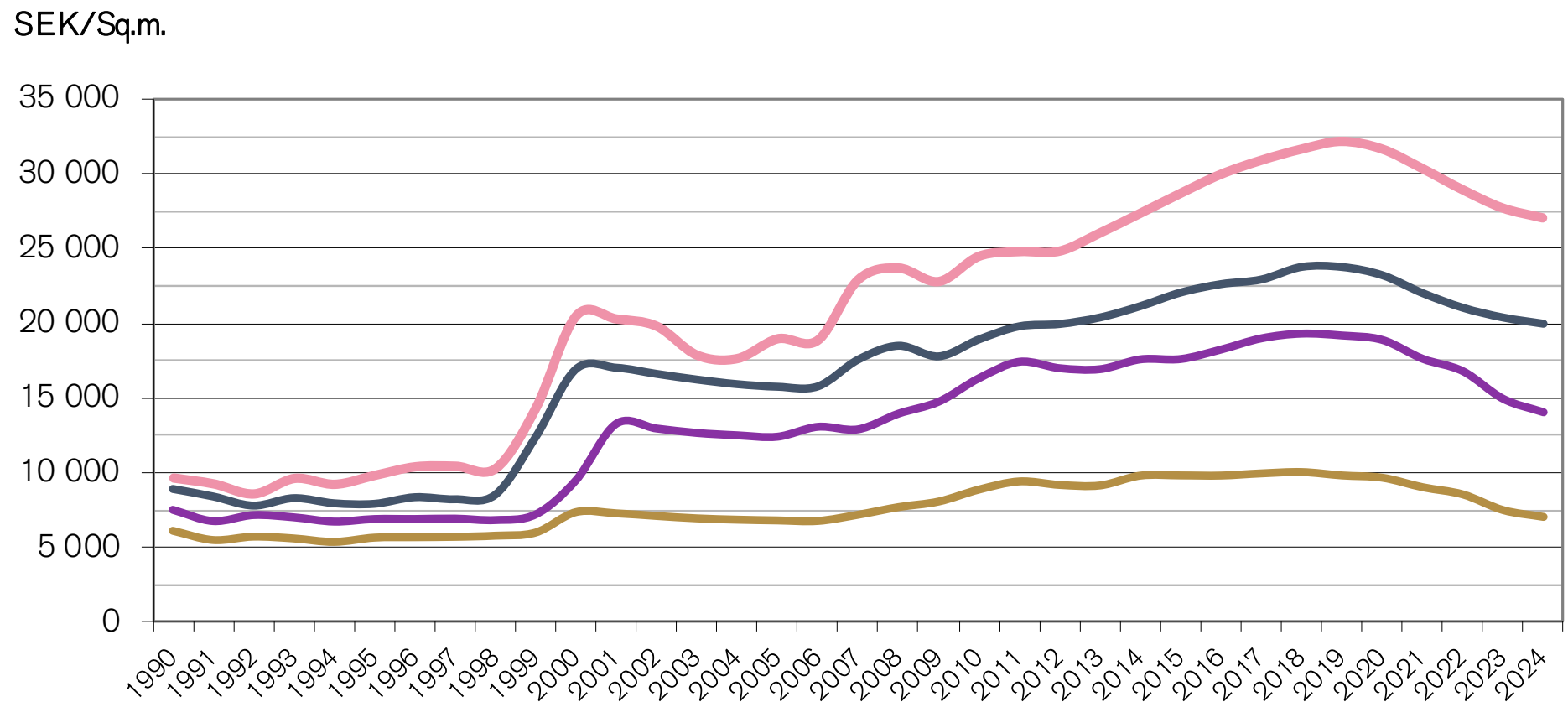
Market rent ex. property tax supplement

SEK/Sq.m.



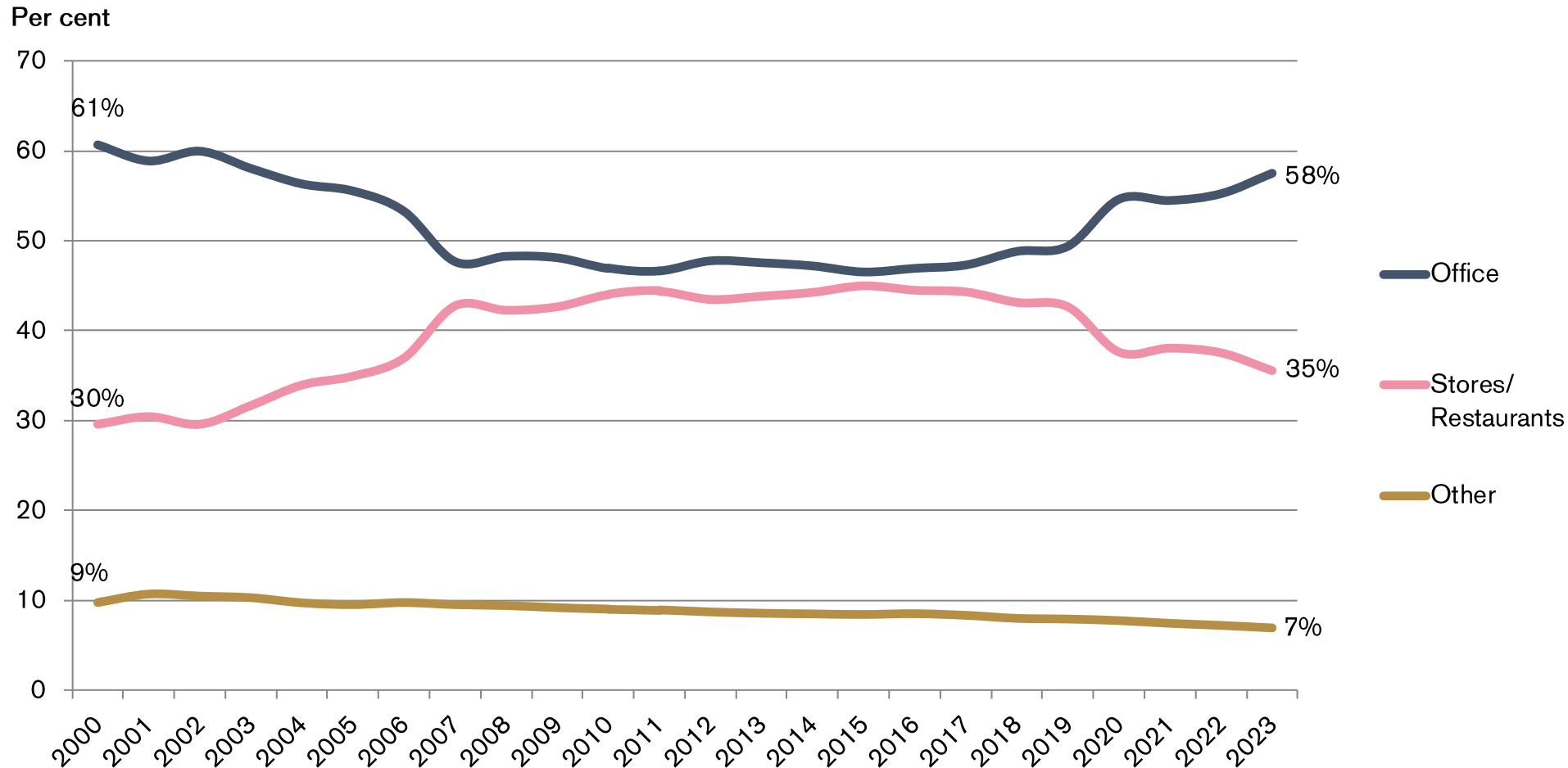
Rents – Retail space

Market rent ex. property tax supplement



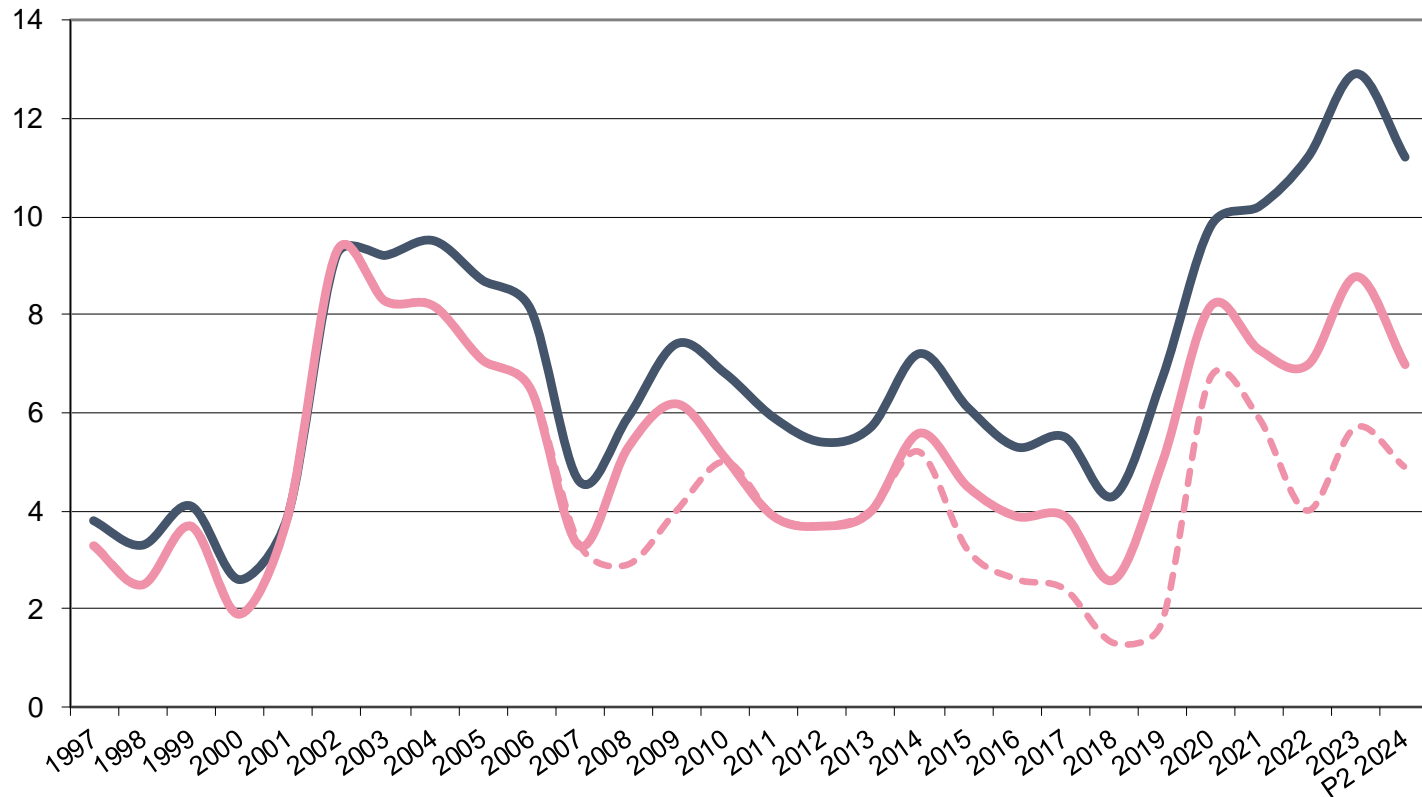
— Bibliotekstan/NK District — Top rent Stockholm — Nordstan/City — Top rent Gothenburg

Distribution usage Gross rent



Vacancy levels – Hufvudstaden

Per cent

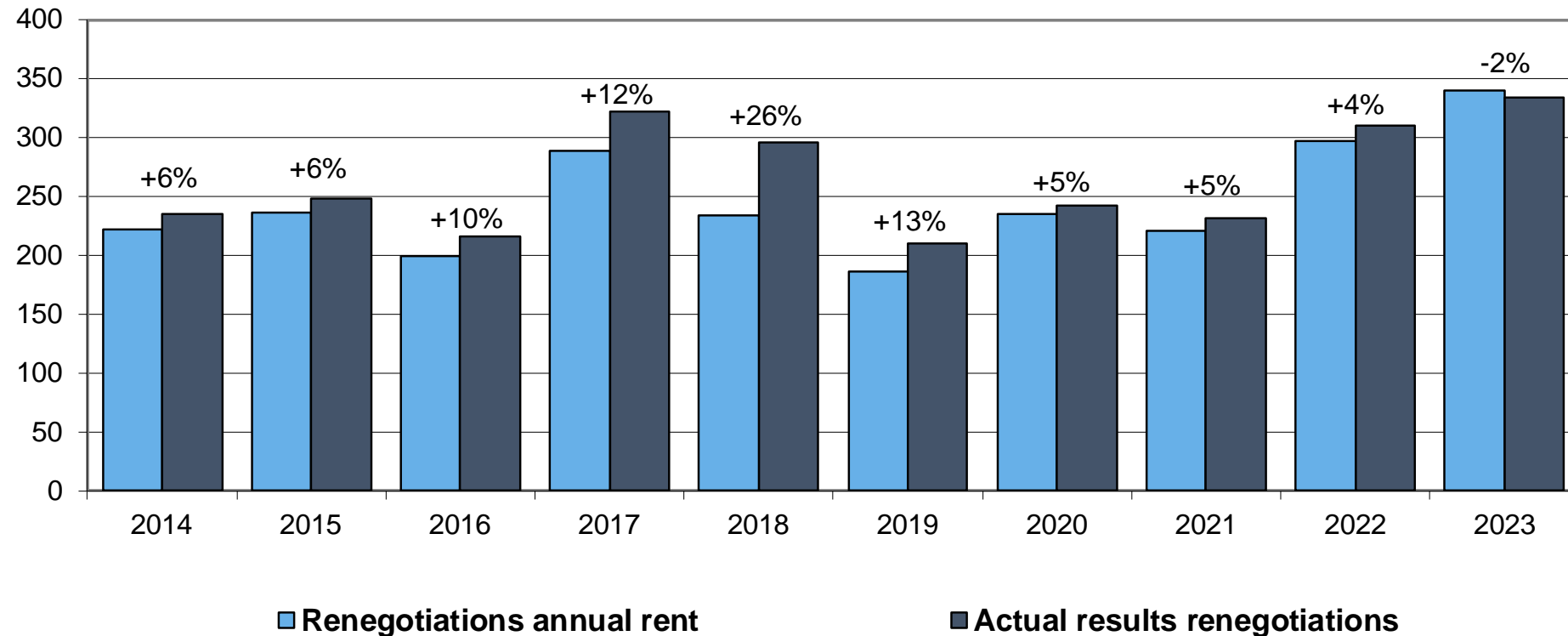


— Floorspace Vacancy — Rental Vacancy - - - Rental vacancy excl. planned vacancy

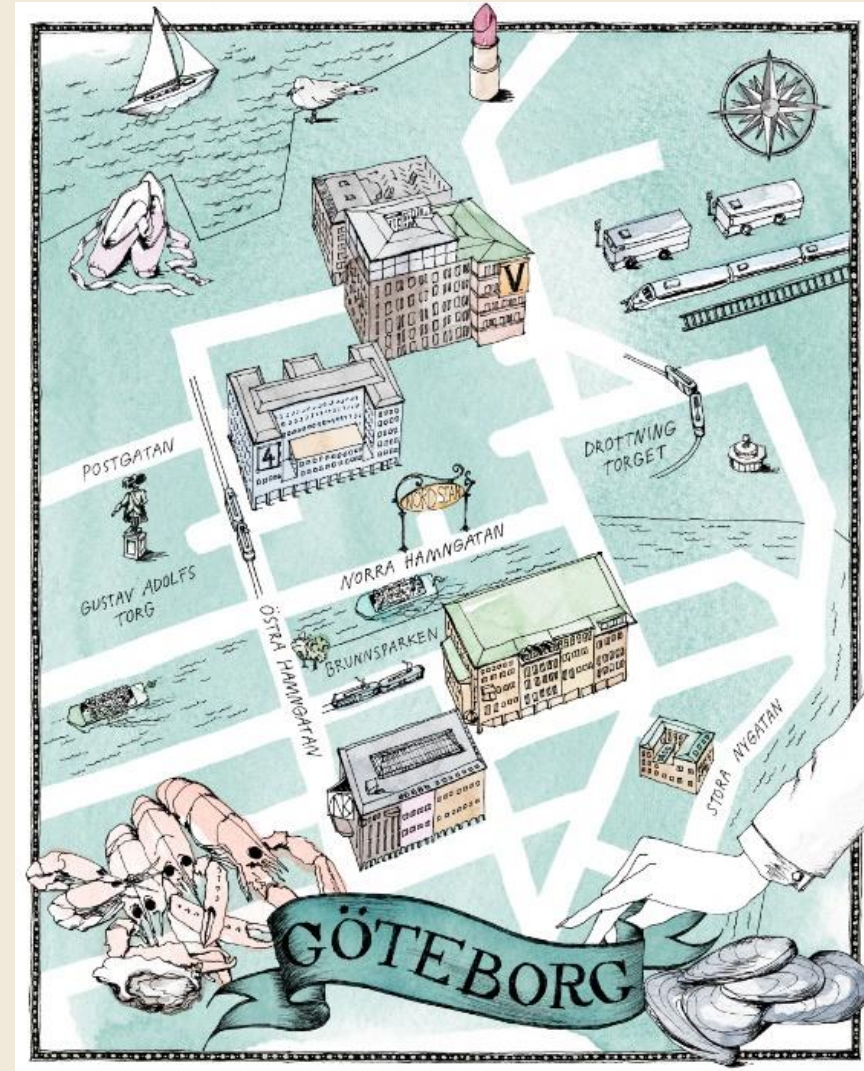
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Renegotiation

MSEK



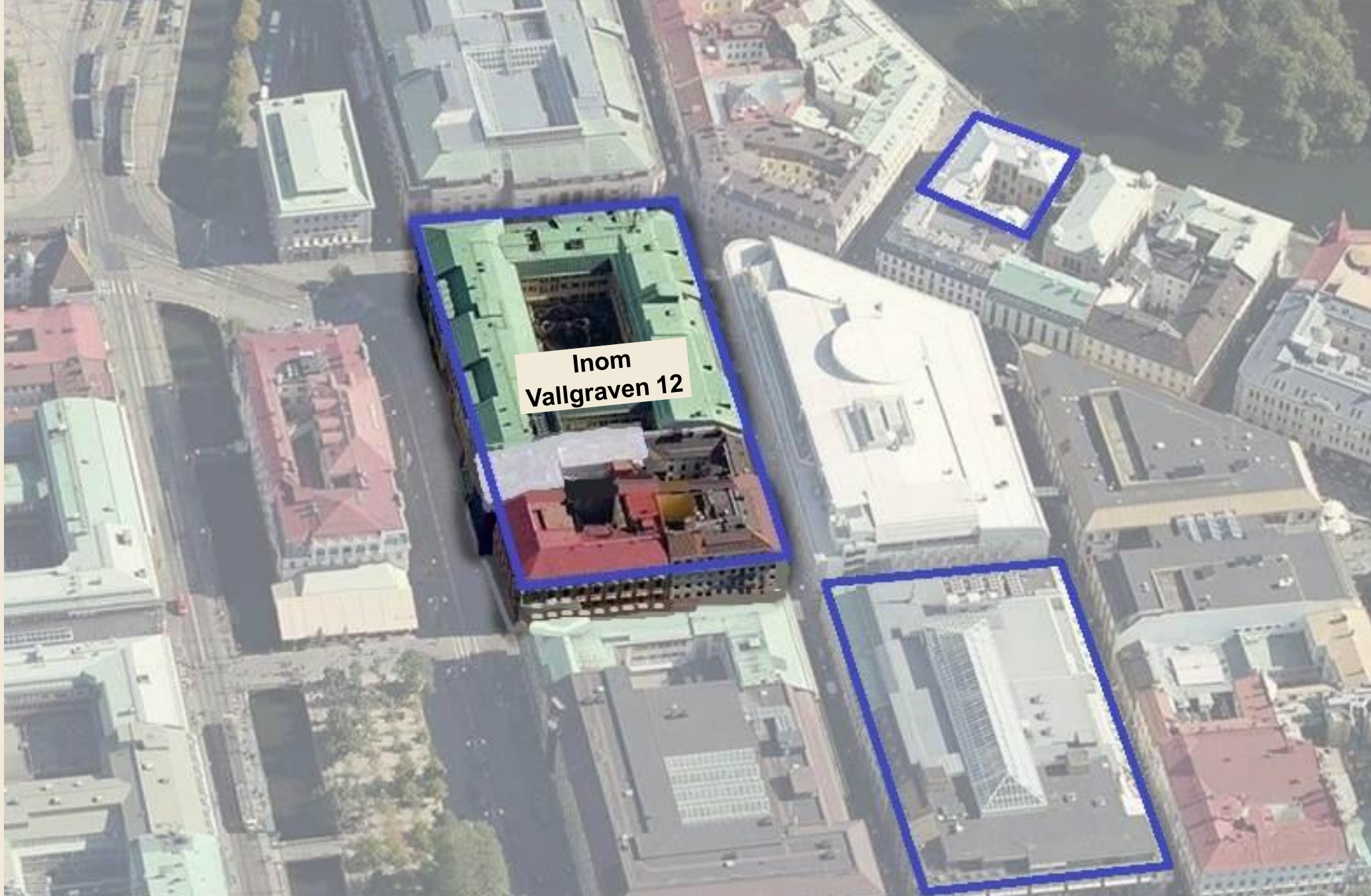
Property holdings in Gothenburg





Gothenburg CBD, Hufvudstaden's property holdings

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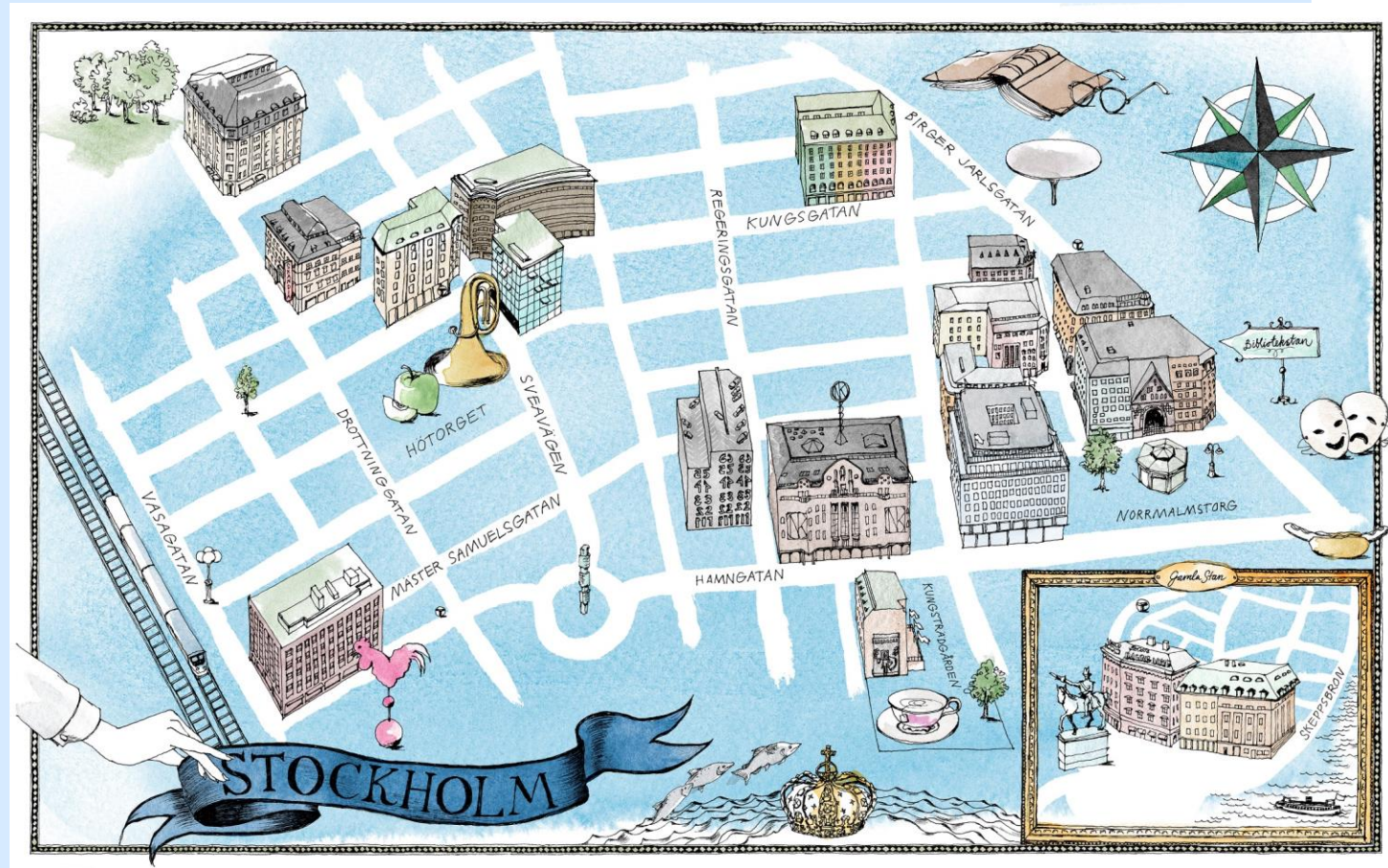
Development project Johanna in the Inom Vallgraven 12 block in Gothenburg



Development project Johanna in the Inom Vallgraven 12 block in Gothenburg



Property holdings in Stockholm





Stockholm CBD and Bibliotekstan, Hufvudstaden's property holdings

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Orgelpipan 7 in Stockholm

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Orgelpipan 7 in Stockholm



Hästhuvudet 13 in Stockholm



Hästhuvudet 13 in Stockholm

Cecil Coworking

- Cecil is a Coworking and Conference facility and started in February 2021
- The facility has approximately 3,200 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 offers three concepts: Own offices, REDO and Cecil Coworking. The three concepts complement each other and provide increased flexibility for our tenants



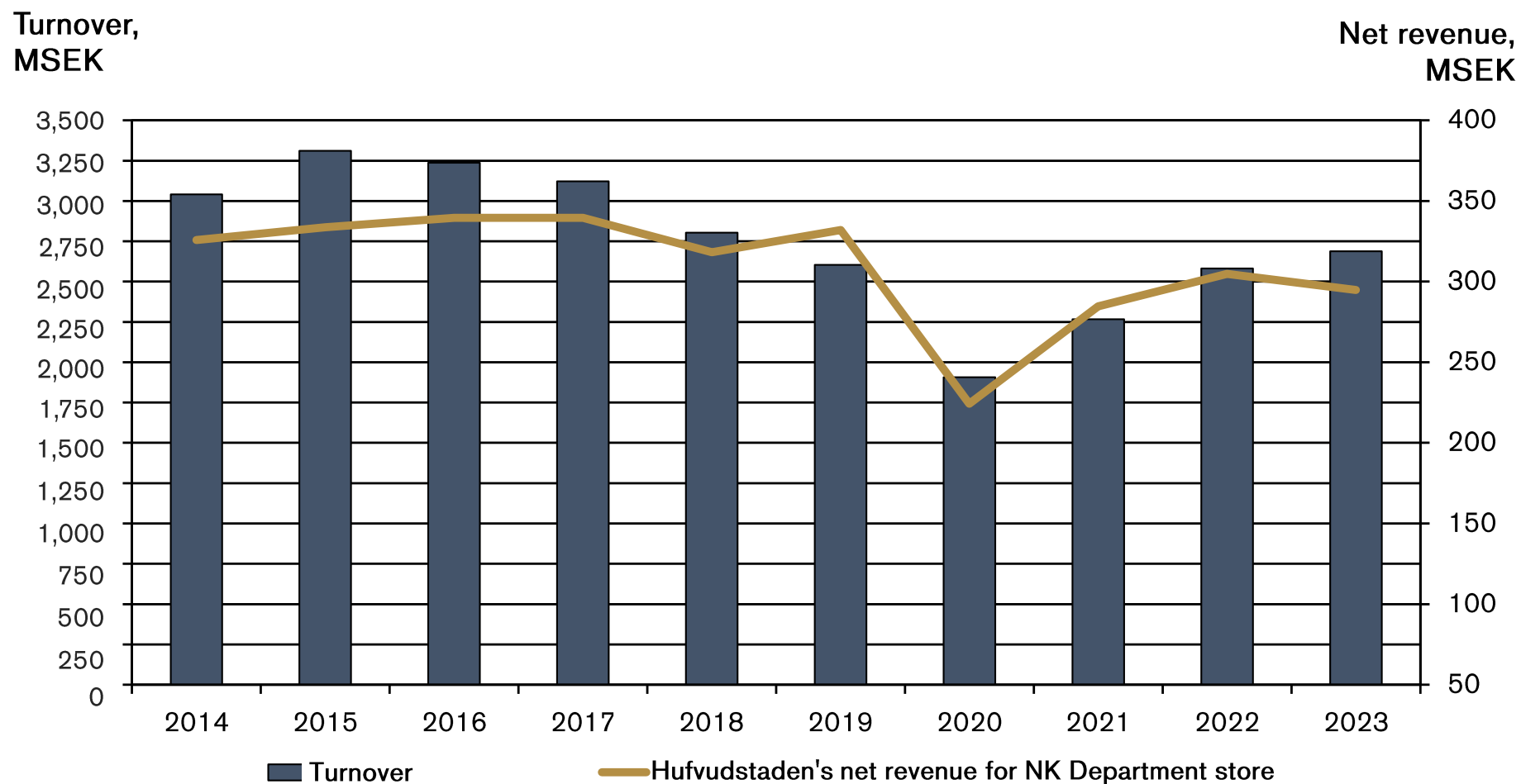




NK in Stockholm

Turnover and net revenue

NK Department Store in Stockholm & Gothenburg



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Including intra-Group rent revenue

NK.se & 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
- 22,000 products can be found on NK e-commerce. Launches of new departments at nk.se are conducted on an ongoing basis



NK Retail AB

- Wholly owned subsidiary of AB Nordiska Kompaniet
- 33 departments primarily in fashion, beauty, accessories and jewellery at NK in Stockholm and Gothenburg. The operation comprise around 20 per cent of the total numbers of departments
- Net revenue MSEK 432 (369)



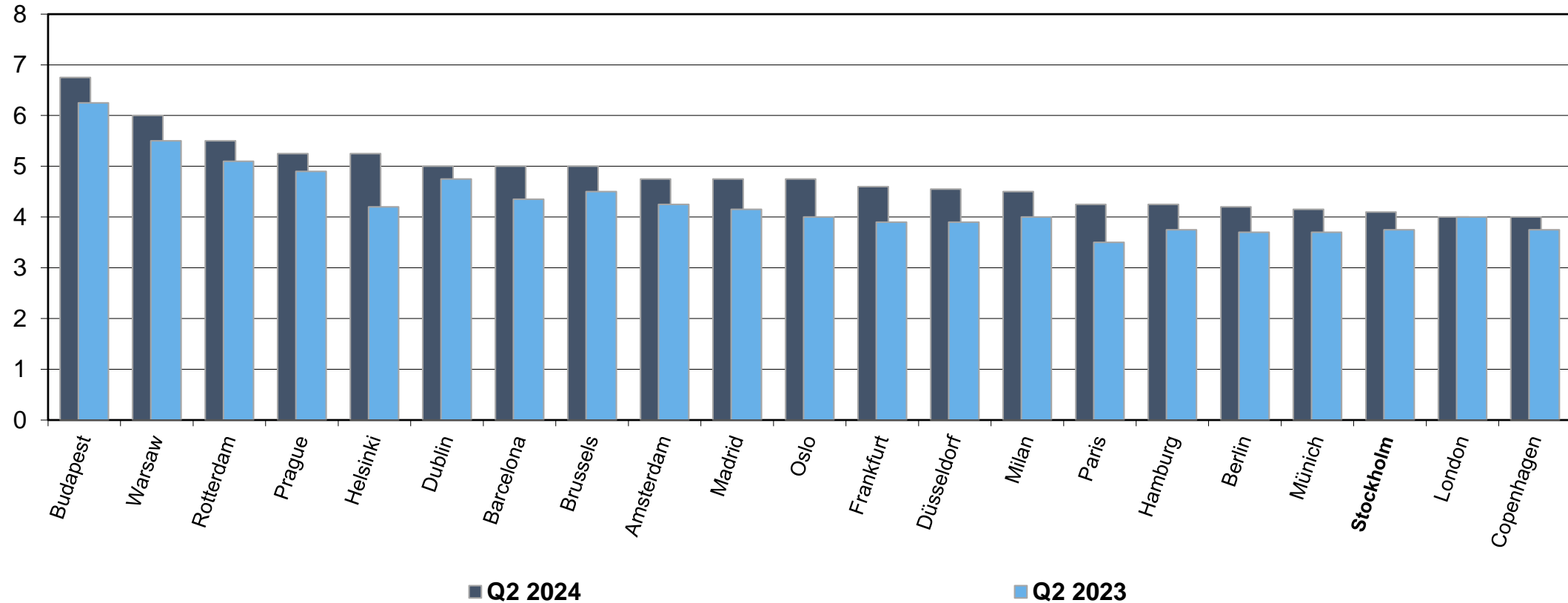
Parkaden

- Central parking in Stockholm, close to shopping, cultural life and entertainment
- Wholly owned subsidiary
- Total 1,100 parking spaces in two properties
- 320 electric charging stations
- NK Padel & Social fitness centre on the roof of NK Parking
- Gross profit MSEK 11.4 (12.4)

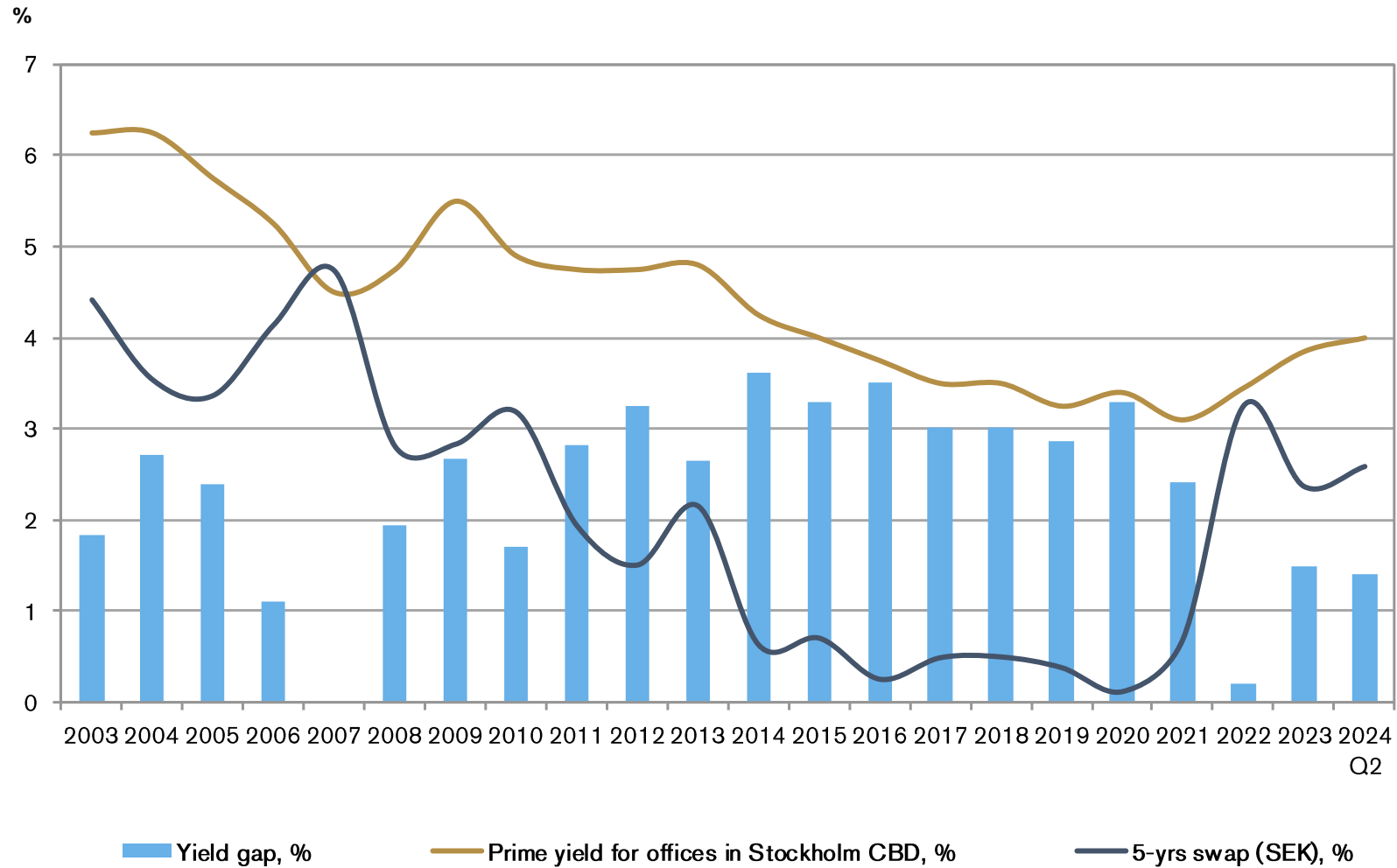


Yield Q2 2024 – European cities

Yield %

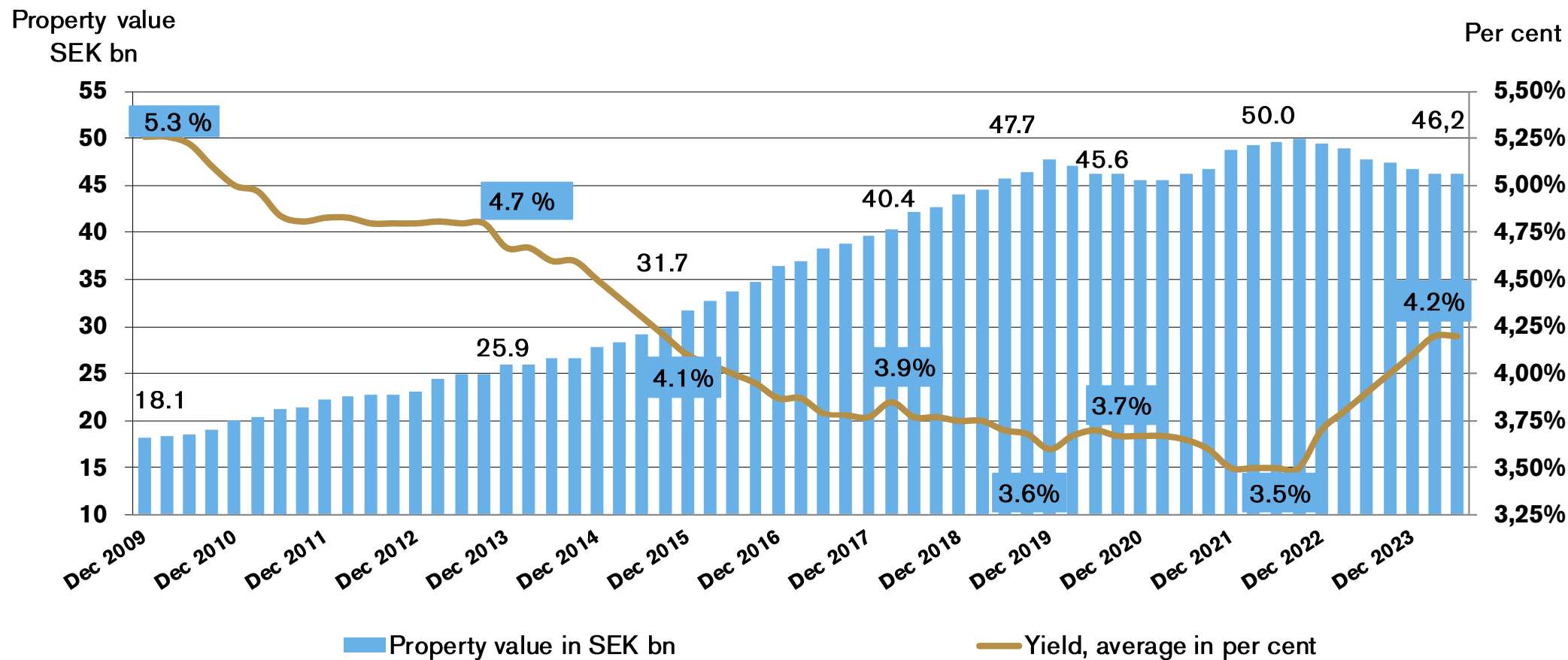


Office prime yield Stockholm



Source: Nordanö

Market value – Q2 2024



Sustainability



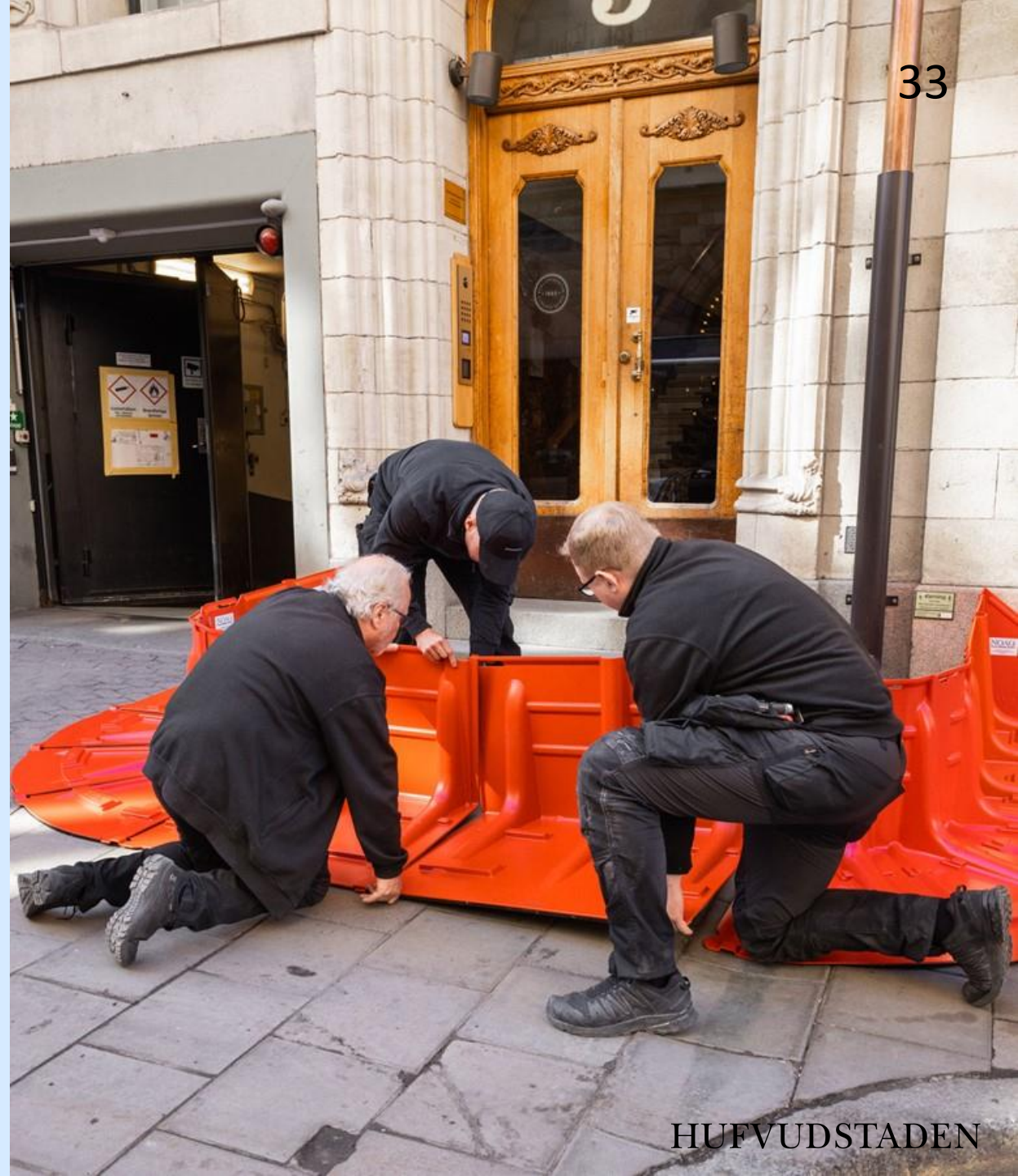
Minimise

We will minimise our footprint to achieve climate-neutral property management not later than 2025.



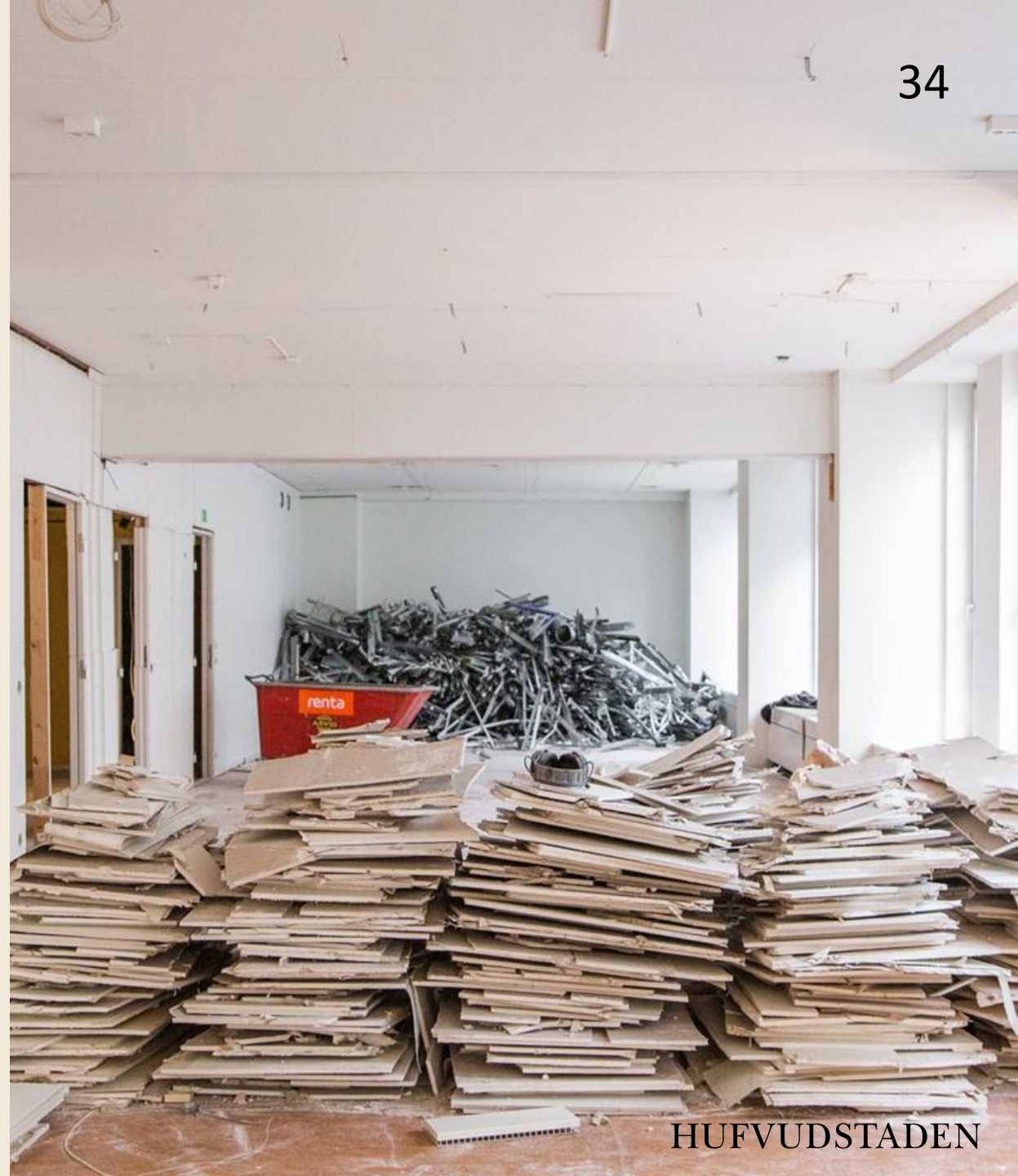
Future-proofing

We will future-proof our properties and operations for a 100-year perspective.



Collaborate

Through collaboration, we will create vibrant and sustainable environments that promote sustainable urban development.



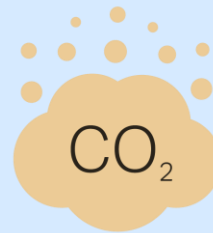
Sustainability goal

Energy use per square
metre has been reduced
since 2019



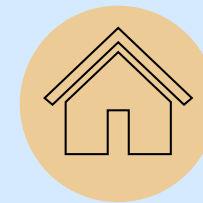
16%

Climate-neutral property
management



26%

78 per cent of
properties are certified

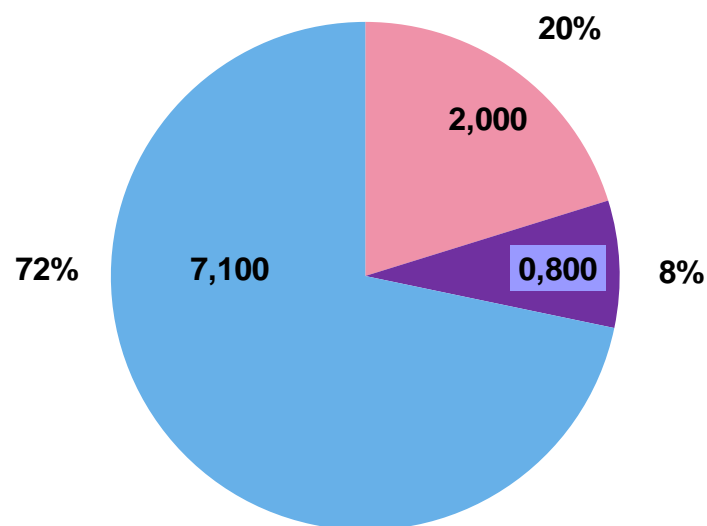


78%

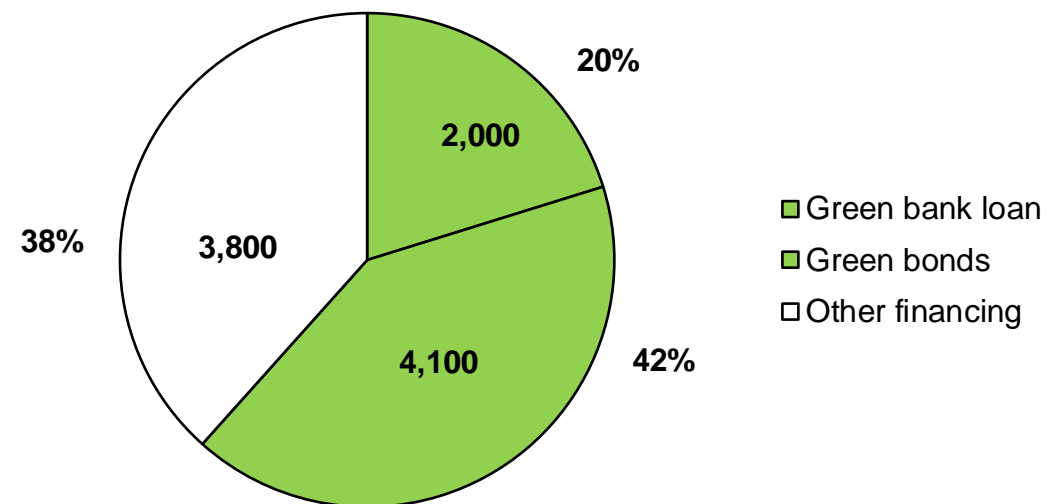
Emissions have decreased

Borrowing, total SEK 9,900 million

2024-06-30



- Bank Loan
- Commercial Paper Program
- Bonds



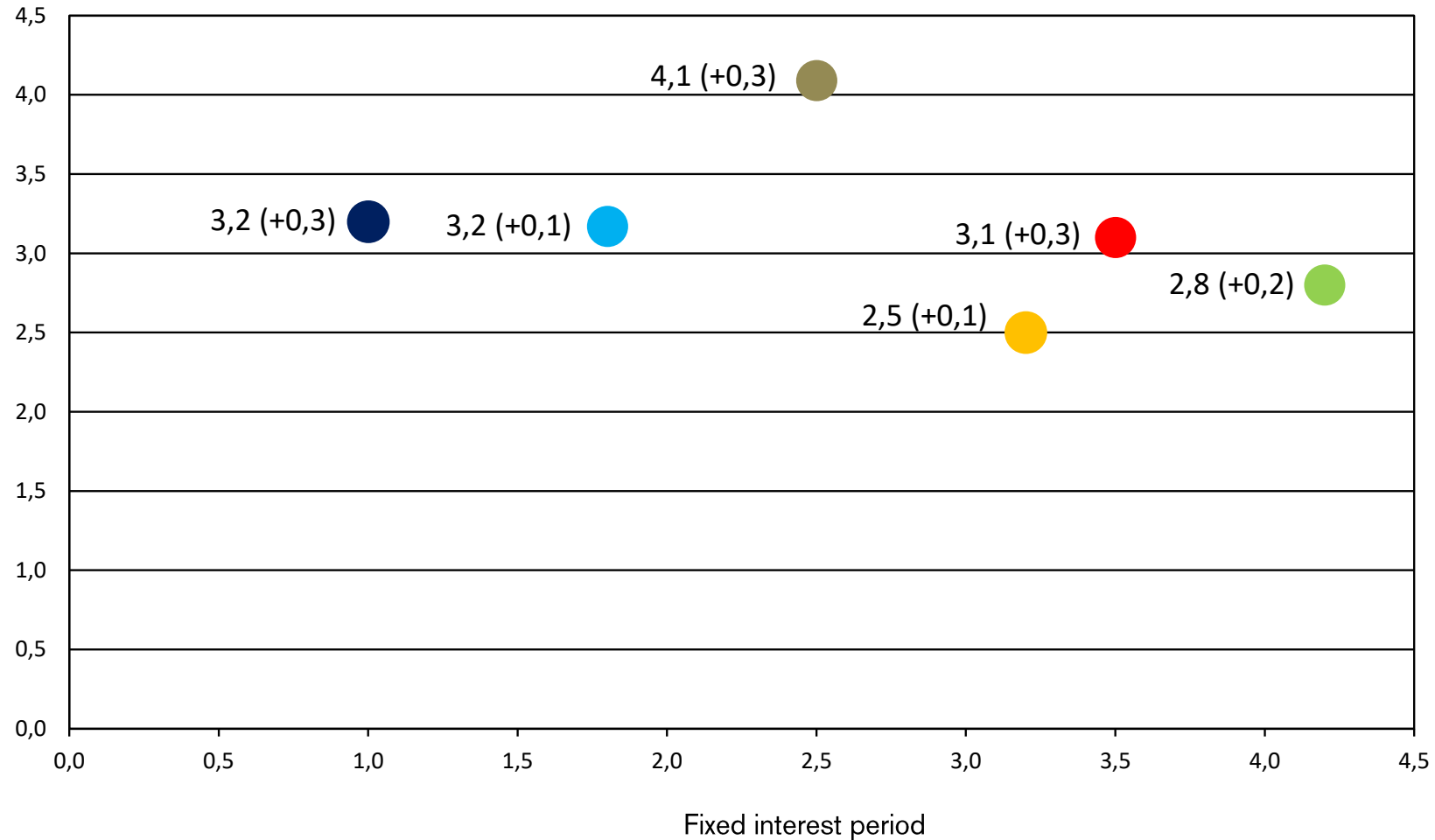
- Green bank loan
- Green bonds
- Other financing

Average interest rate/ fixed interest period

2024-06-30 (compared with 2023-06-30)

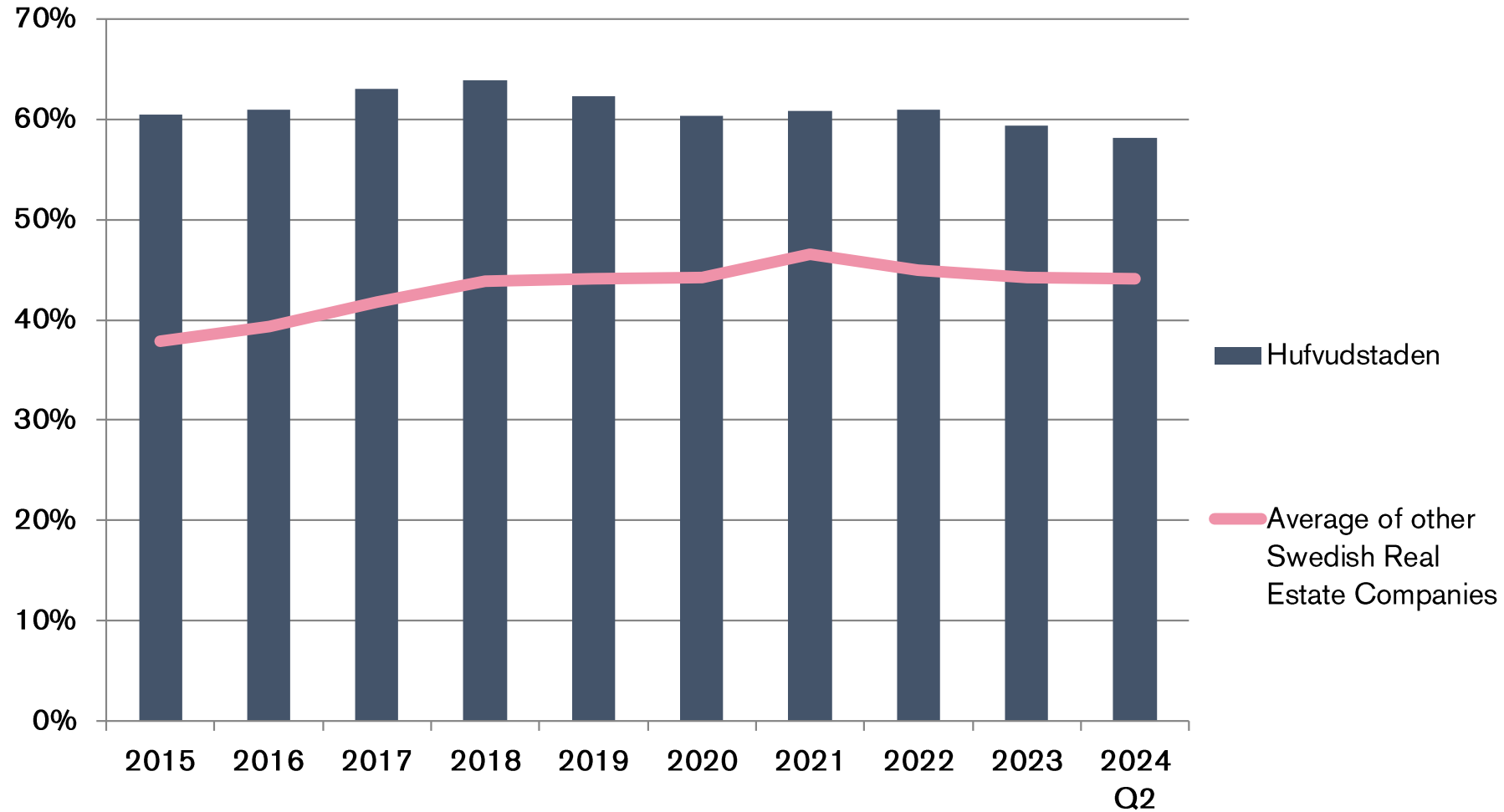
Including fees for unutilised loan commitments

Average interest rate %



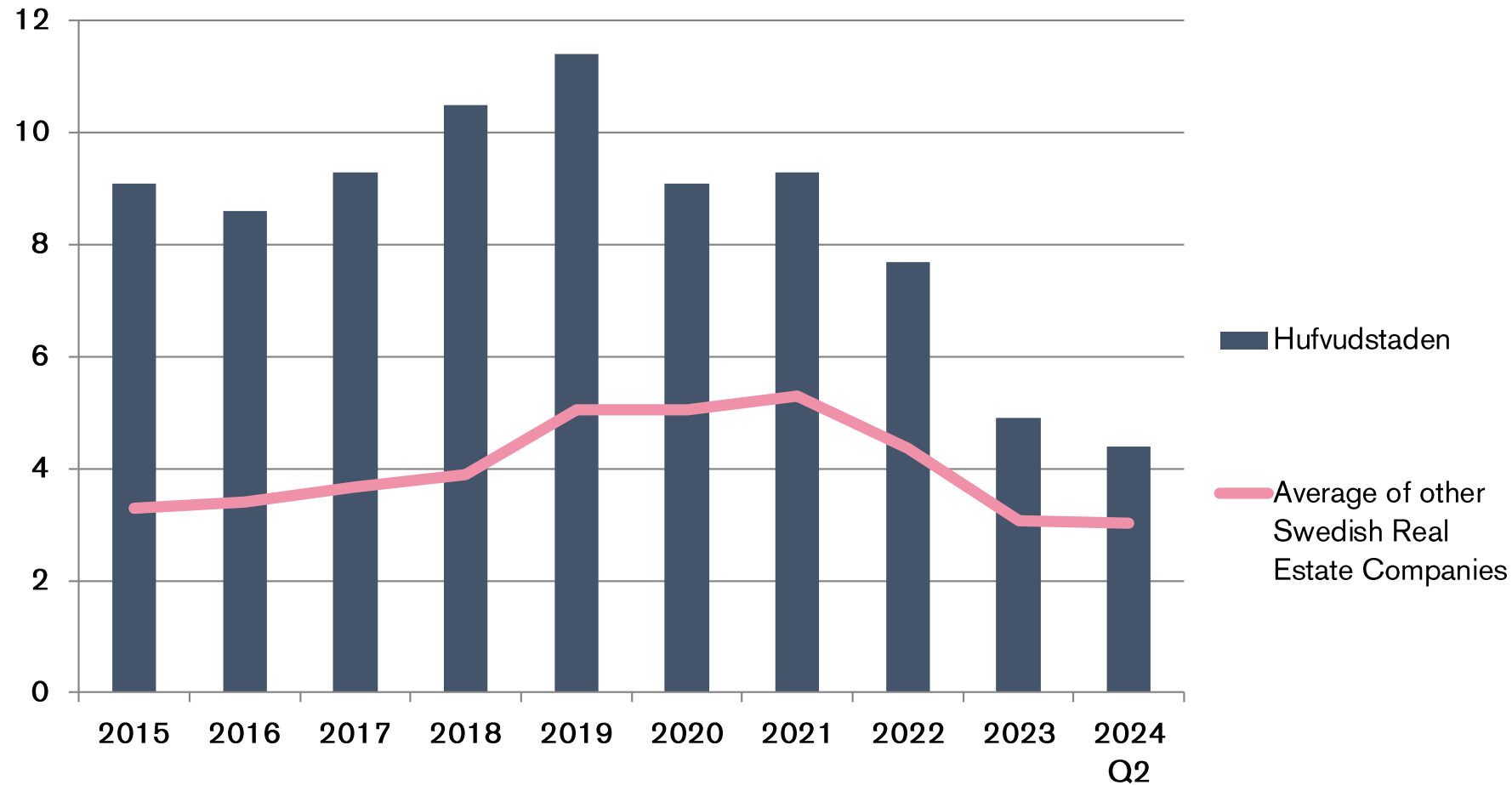
- Hufvudstaden
- Atrium Ljungberg
- Castellum
- Fabege
- Vasakronan
- Wihlborgs

Equity ratio



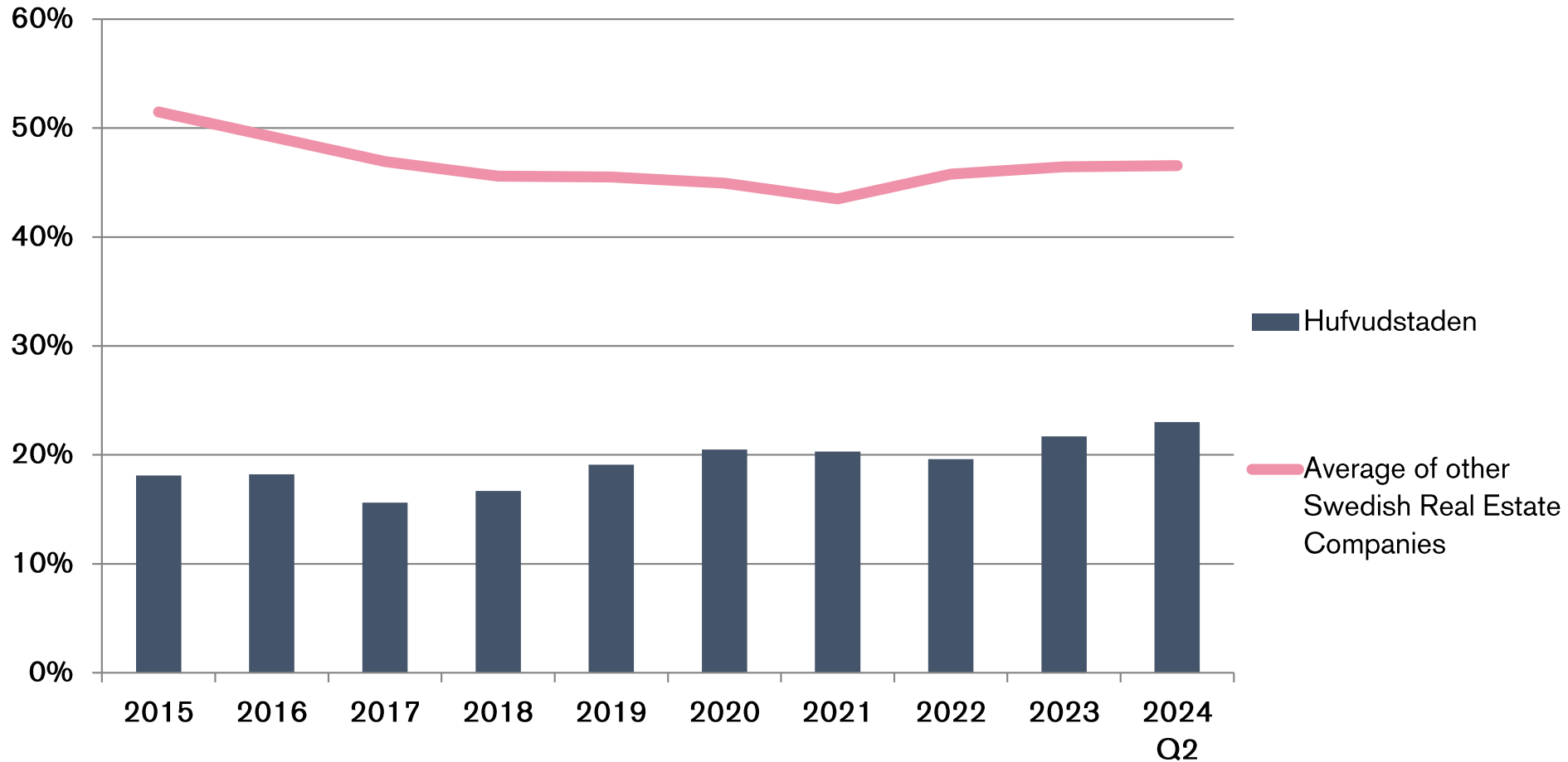
Other companies refer to: Atrium Ljungberg, Castellum, Fabege, Vasakronan, Wallenstam, Wihlborgs, Kungsleden 2015-2021

Interest coverage ratio, multiple



Other companies refer to: Atrium Ljungberg, Castellum, Fabega, Vasakronan, Wallenstam, Wihlborgs, Kungsliden 2015-2021

Net loan-to-value ratio



Other companies refer to: Atrium Ljungberg, Castellum, Fabega, Vasakronan, Wallenstam, Wihlborgs, Kungsleden 2015-2021

Future

- Strong assets in prime locations
- Development of marketplaces
- Sustainability and energy in focus
- Higher profit
- Good dividend growth over time





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