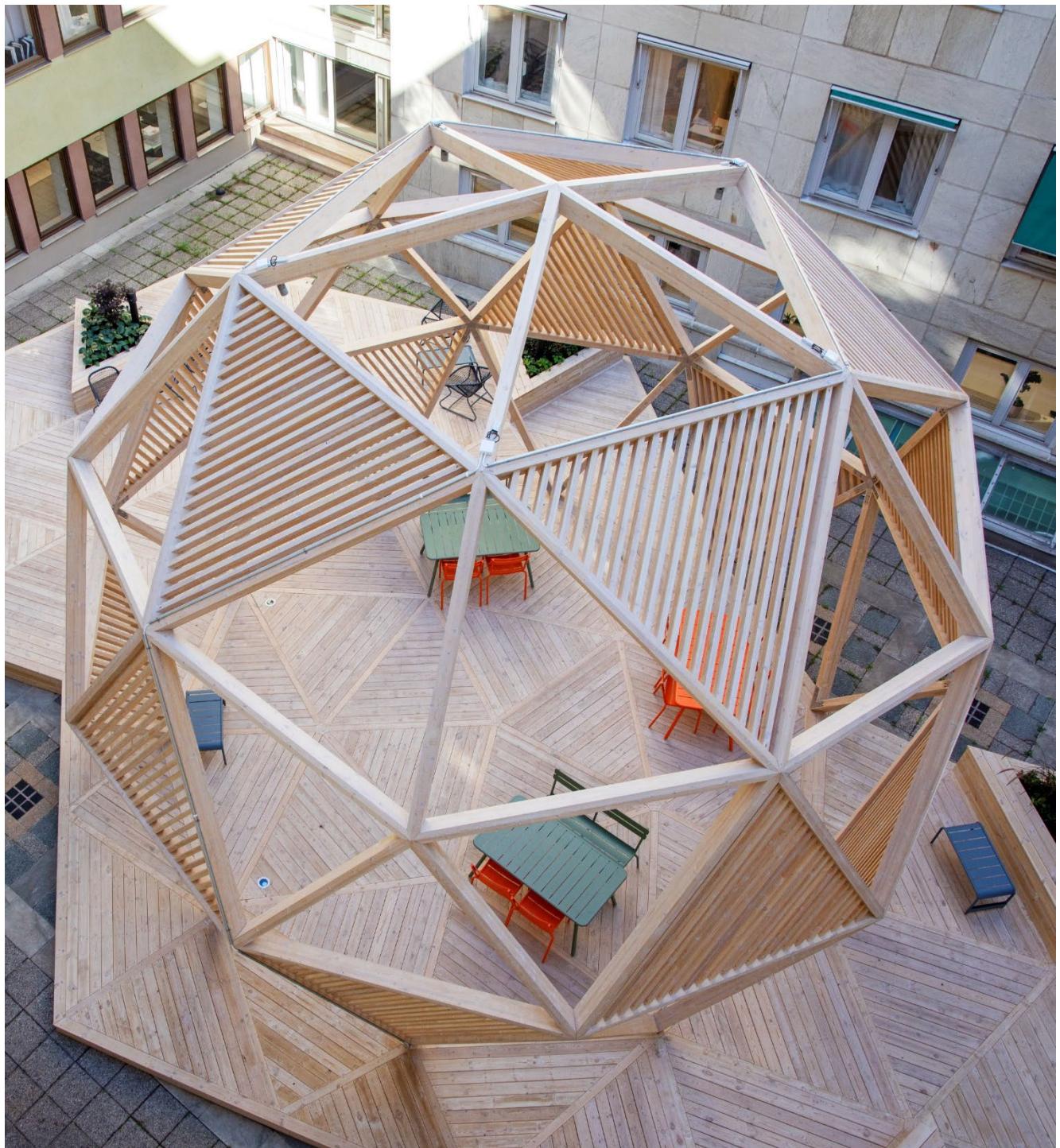


HUVUDSTADEN

December 31, 2019





2019 in brief

- Positive office rental market in Stockholm and Gothenburg
- The retail industry is changing
- Strong real estate market
- NK in an intensive development phase
- Continued focus on projects
- Top position in the Customer Satisfaction Survey

HUFVUDSTADEN

2019 in brief

- Net revenue from property management SEK 1,896 million, +6%
- The gross profit from property management was SEK 1,373 million, +5%
- Renegotiations +13 %
- Rental vacancy level 5,0 %
- Rental vacancy level excl. current development projects 1,7 %

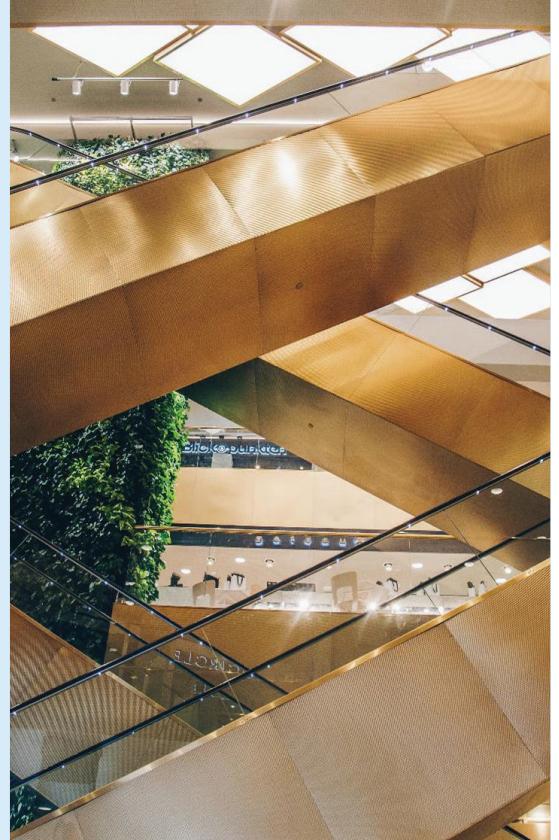
HUFVUDSTADEN



2019 in brief

- The profit after tax for the period was SEK 3,146 million
- Fair value SEK 47.7 billion
- Net asset value of SEK 185 per share
- Unrealized changes in value, properties SEK 2,727 million
- Project Investments SEK 924 million

HUFVUDSTADEN



Q4 2019 in brief

- Net revenue from property management SEK 489 million, +5 %
- The gross profit from property management SEK 344 million, +4 %
- Unrealized changes in value, properties SEK 1,027 million
- About 10 new departments have opened at NK in Stockholm
- A new local plan has been received for the Inom Vallgraven 12 block
- The expansion and redevelopment of the property Skären 9 is halfway

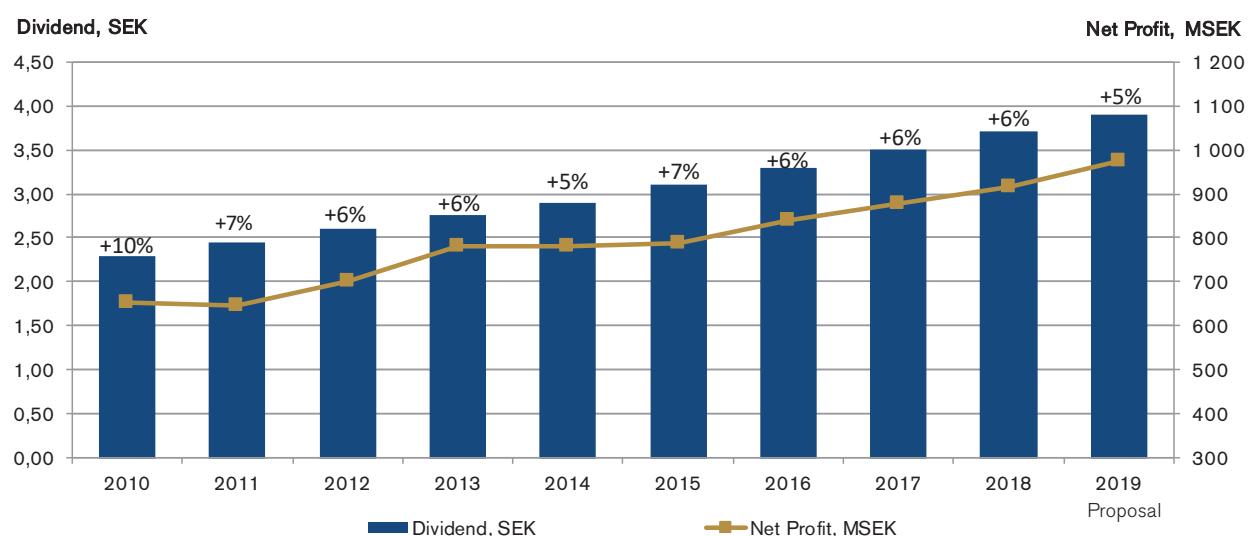
HUFVUDSTADEN

2019 in brief

SEK m	Jan-Dec 2019	Jan-Dec 2018
Gross profit, Group	1,405	1,337
Profit after tax	3,146	4,320
Equity ratio, %	62	64
Interest coverage ratio, multiple	11.4	10.5
Net loan-to-value ratio, properties, %	16	14
Fair value, properties , bn	47.7	44.1
Dividend, SEK (proposed)	3.90	3.70

HUFVUDSTADEN

Net profit on current operations ¹⁾ and ordinary dividend



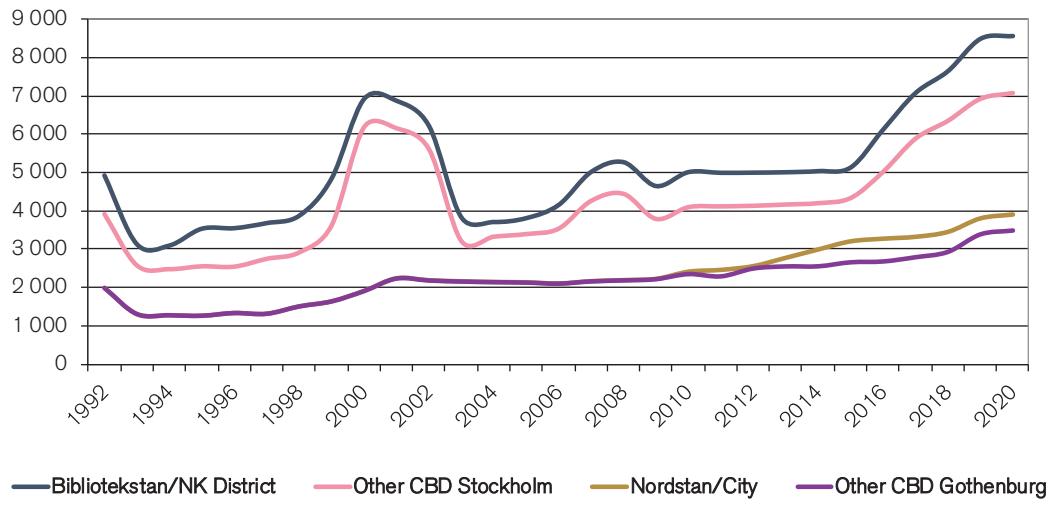
¹⁾Comparable holdings

HUFVUDSTADEN

Rents – Office space

Market rent ex. property tax supplement

SEK/Sq.m.

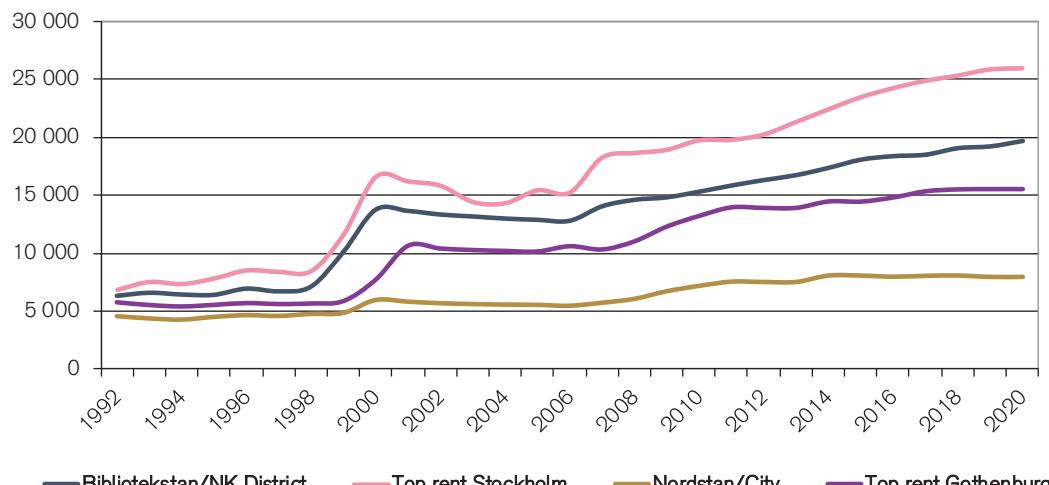


HUFVUDSTADEN

Rents – Retail space

Market rent ex. property tax supplement

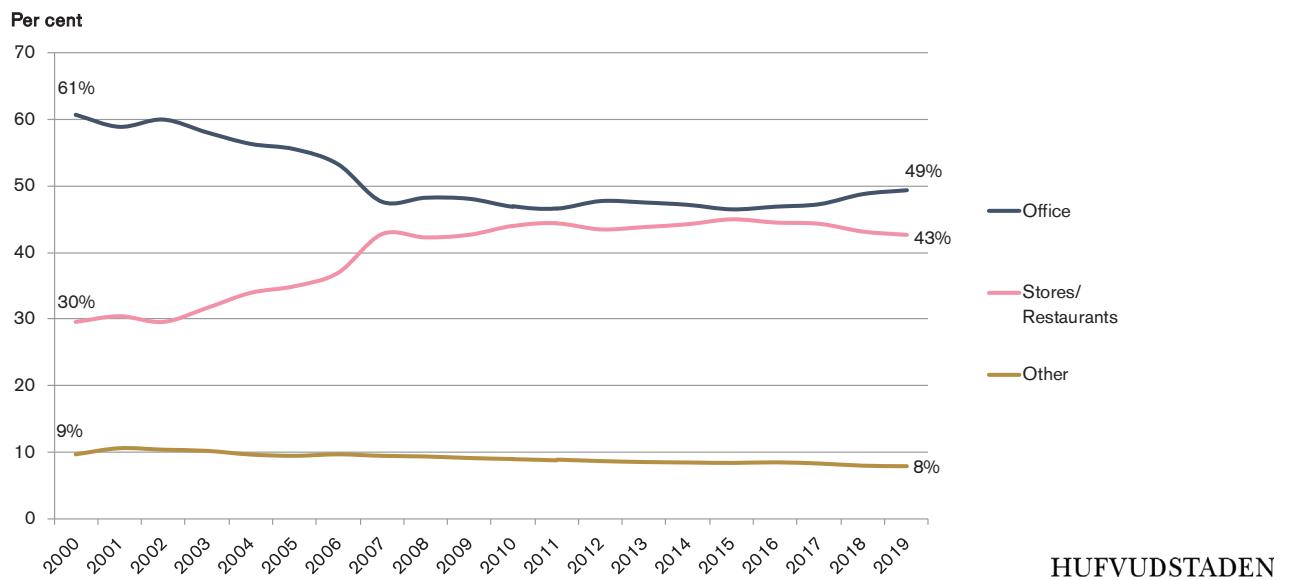
SEK/Sq.m.



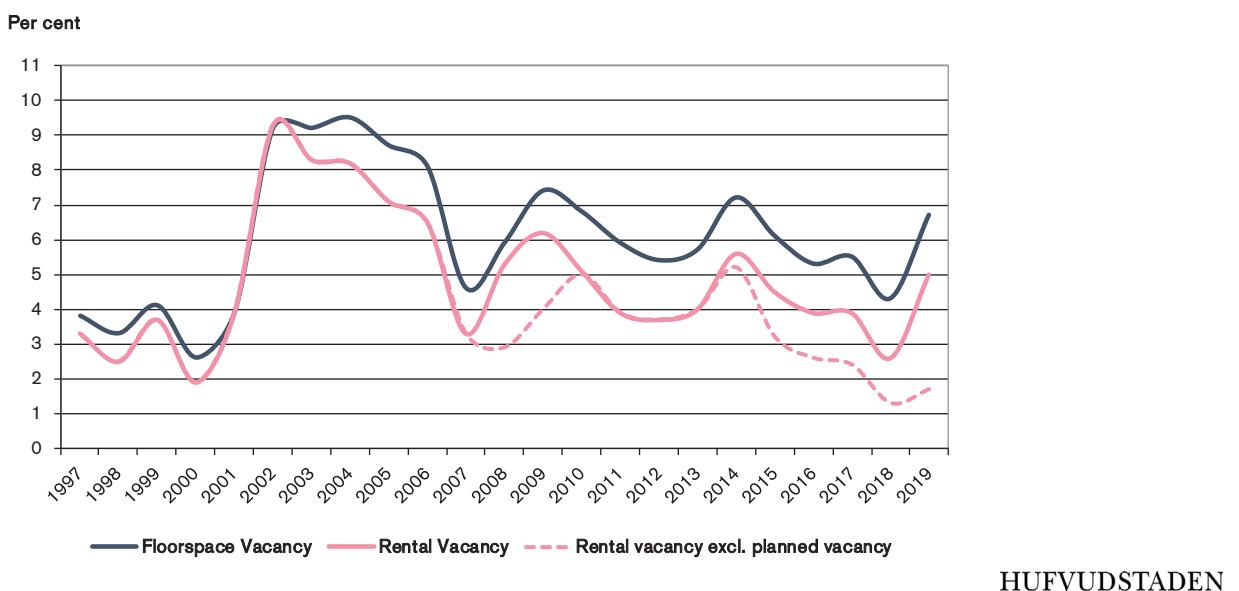
HUFVUDSTADEN

Distribution usage

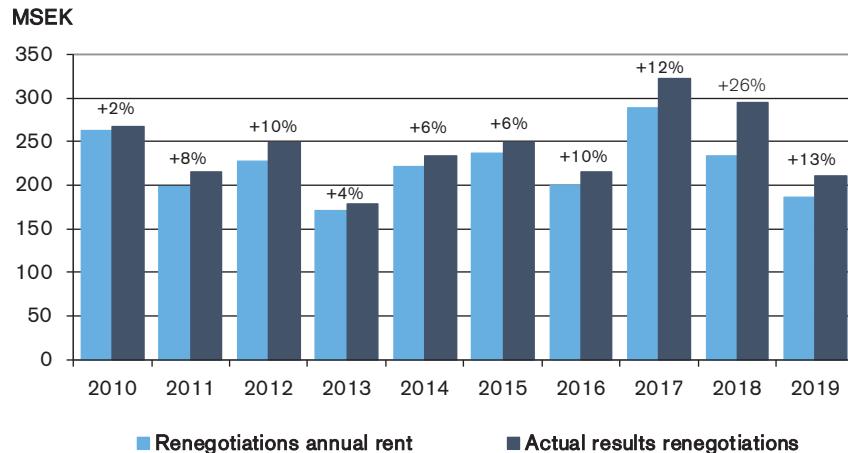
Gross rent



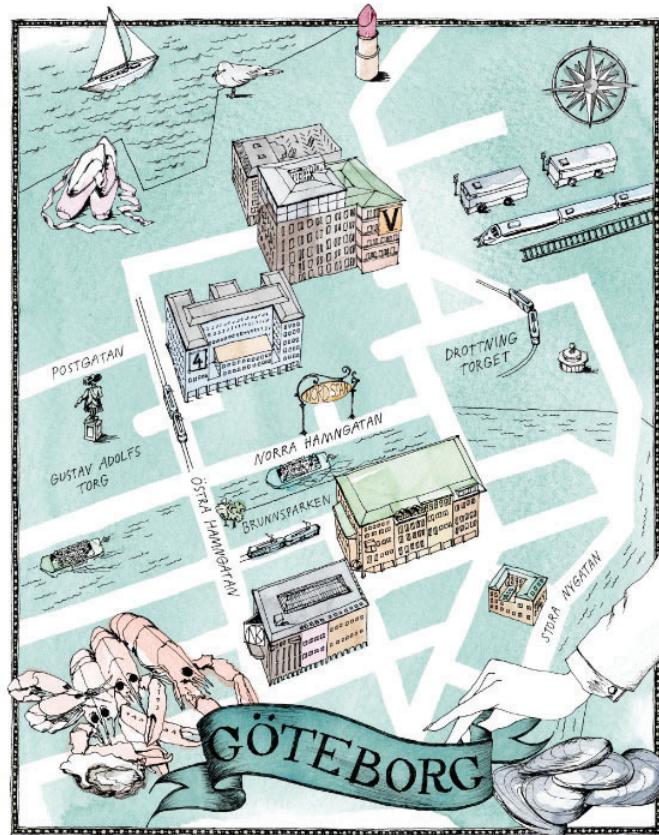
Vacancy levels – Hufvudstaden



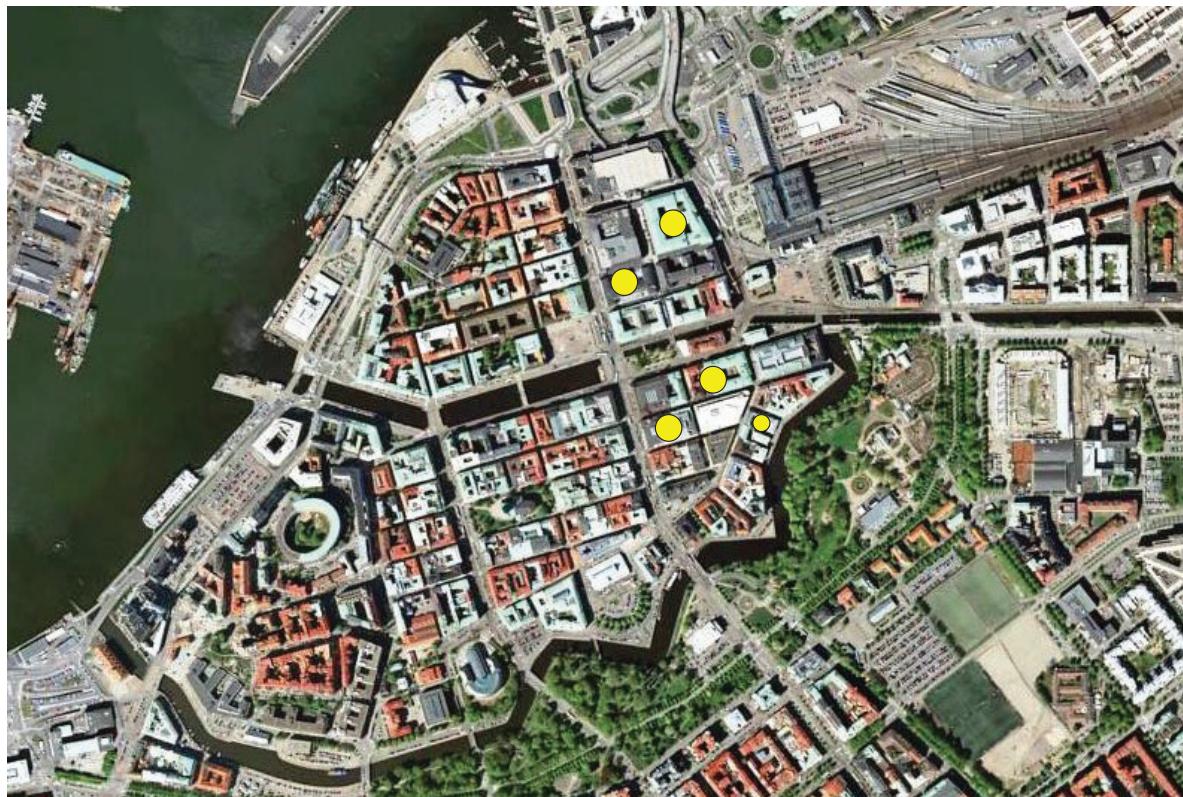
Renegotiation



HUFVUDSTADEN



HUFVUDSTADEN



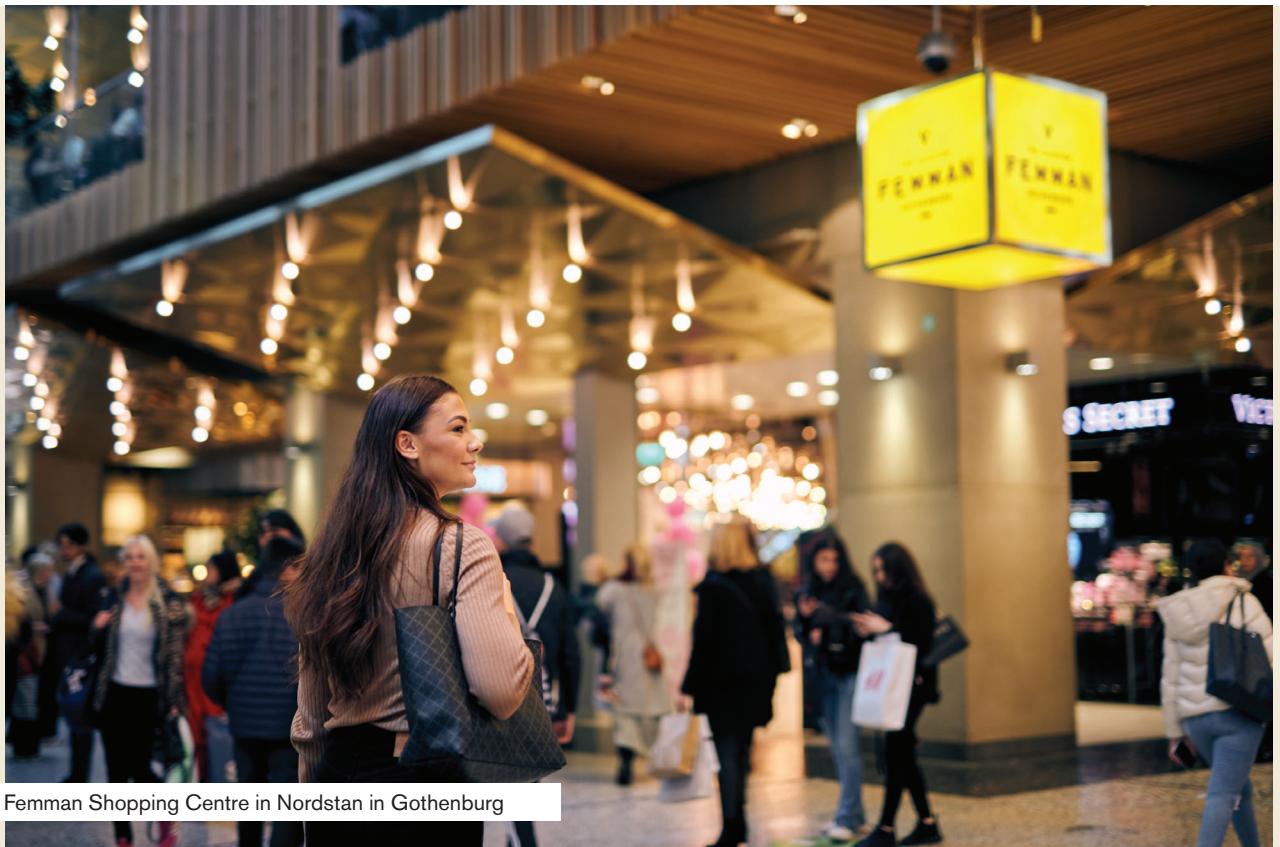
Gothenburg CBD, Hufvudstaden's property holdings

HUFVUDSTADEN

The city of Gothenburg



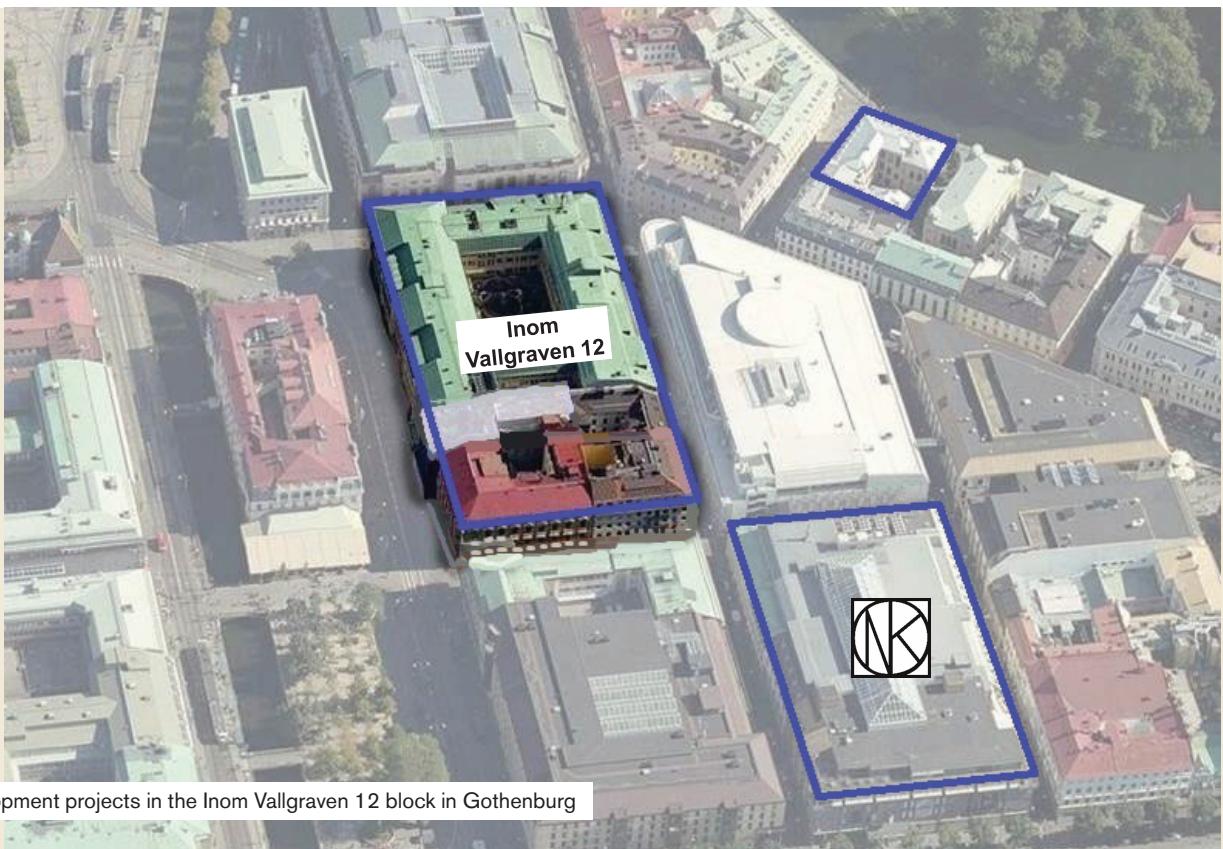
HUFVUDSTADEN



The Femman Shopping Centre in Nordstan in Gothenburg

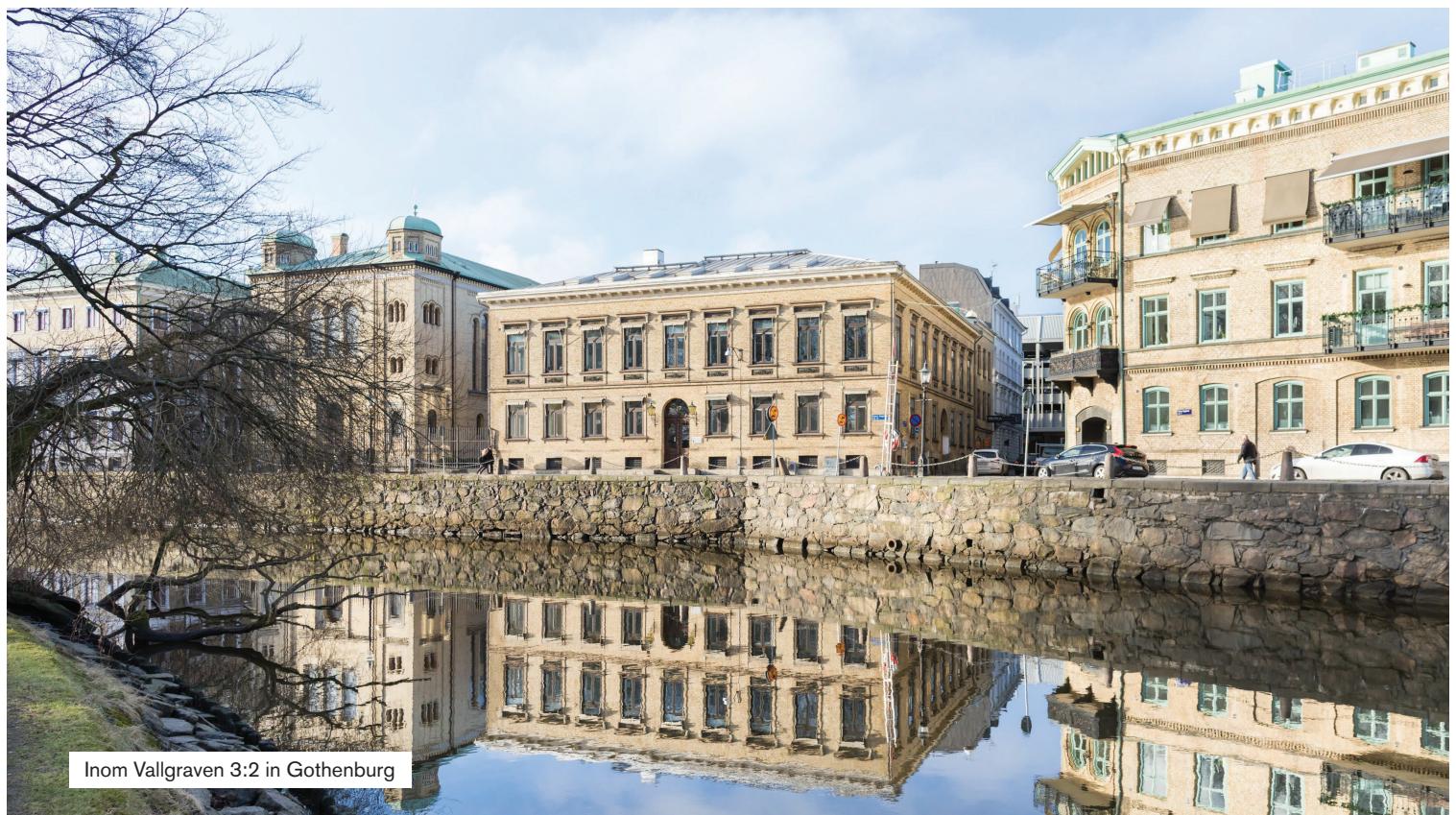


Upgrading of the Femman Shopping Centre concluded after several years of redevelopment



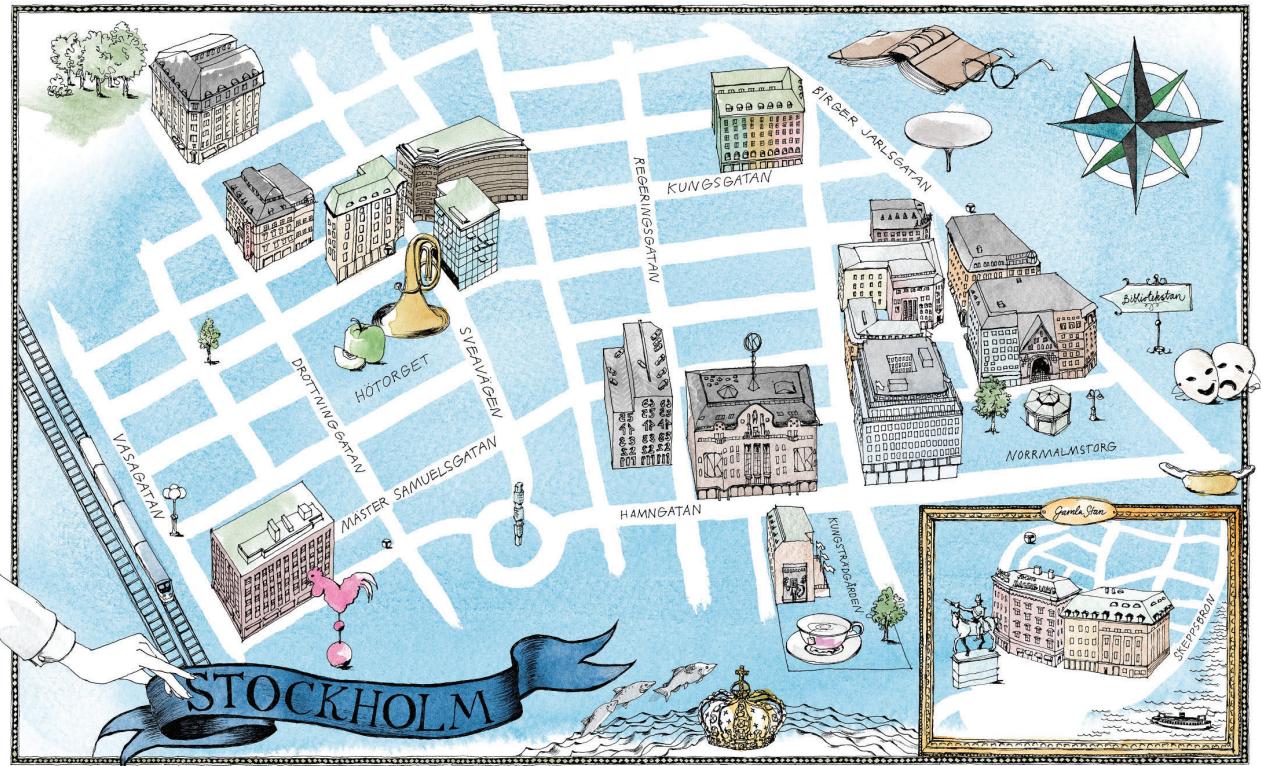


NK Department Store in Gothenburg

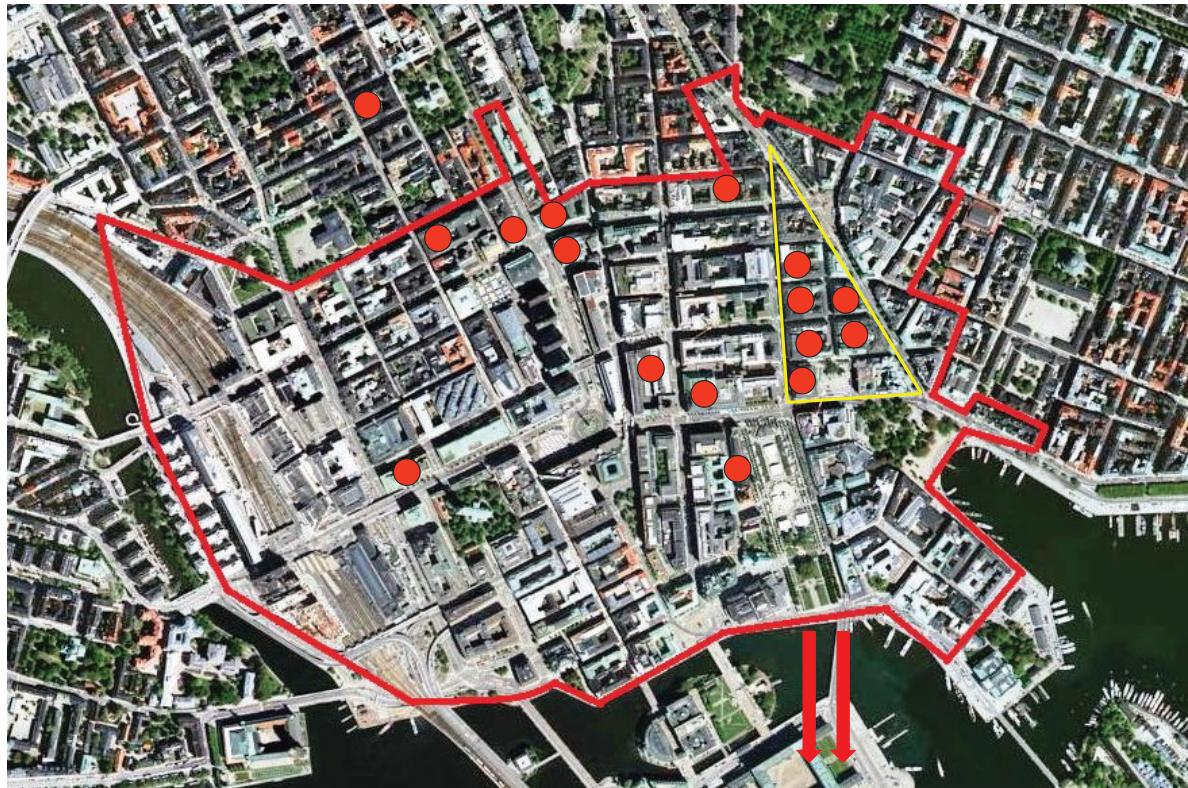


Inom Vallgraven 3:2 in Gothenburg





HUVUDSTADEN



Stockholm CBD and Bibliotekstan, Hufvudstaden's property holdings

HUVUDSTADEN



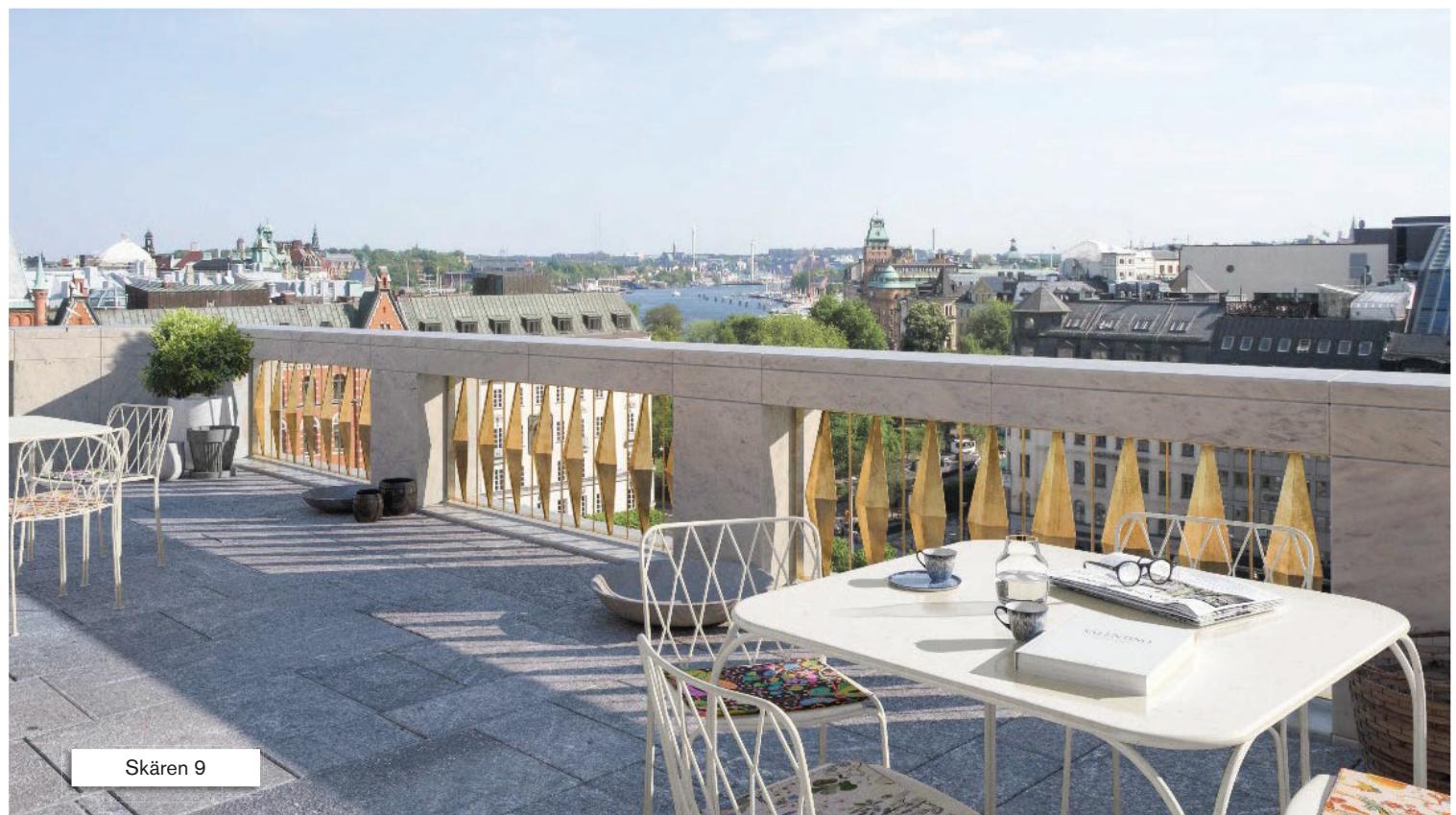
Skären 9 -
Additional rentable floor
space of around 2,600 sqm.



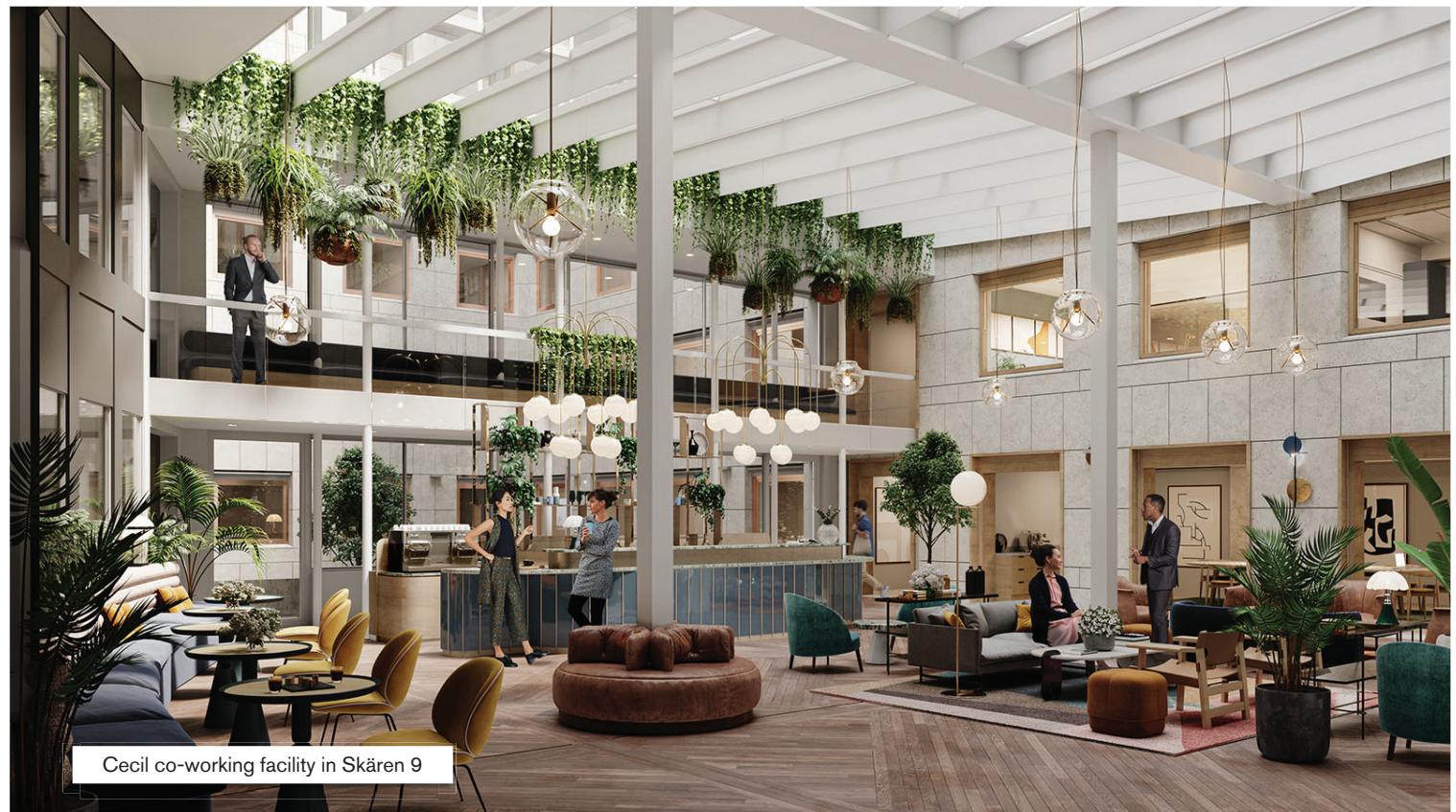
Expansion and redevelopment project, Skären 9



Skären 9



Skären 9





BIBLIOTEKSTAN

EVOLVED SINCE 1885

BIBLIOTEKSGATAN · BIRGER JÄRLSGÅTAN · MÄSTER SAMUELSGATAN · BIRGER JÄRLPASSAGEN
JAKOBSSBERGSPLAN · NORRLÄMKTORGET · SMÅLANDSGATAN · NORRLÄNDSPLAN

AXEL ARIGATO

Cartier

CHANEL

CÉLINE

Church's
English shoes

HACKETT
LONDON

lululemon

MICHAEL KORS

PAS D'ART

RALPH LAUREN

s a n d r o

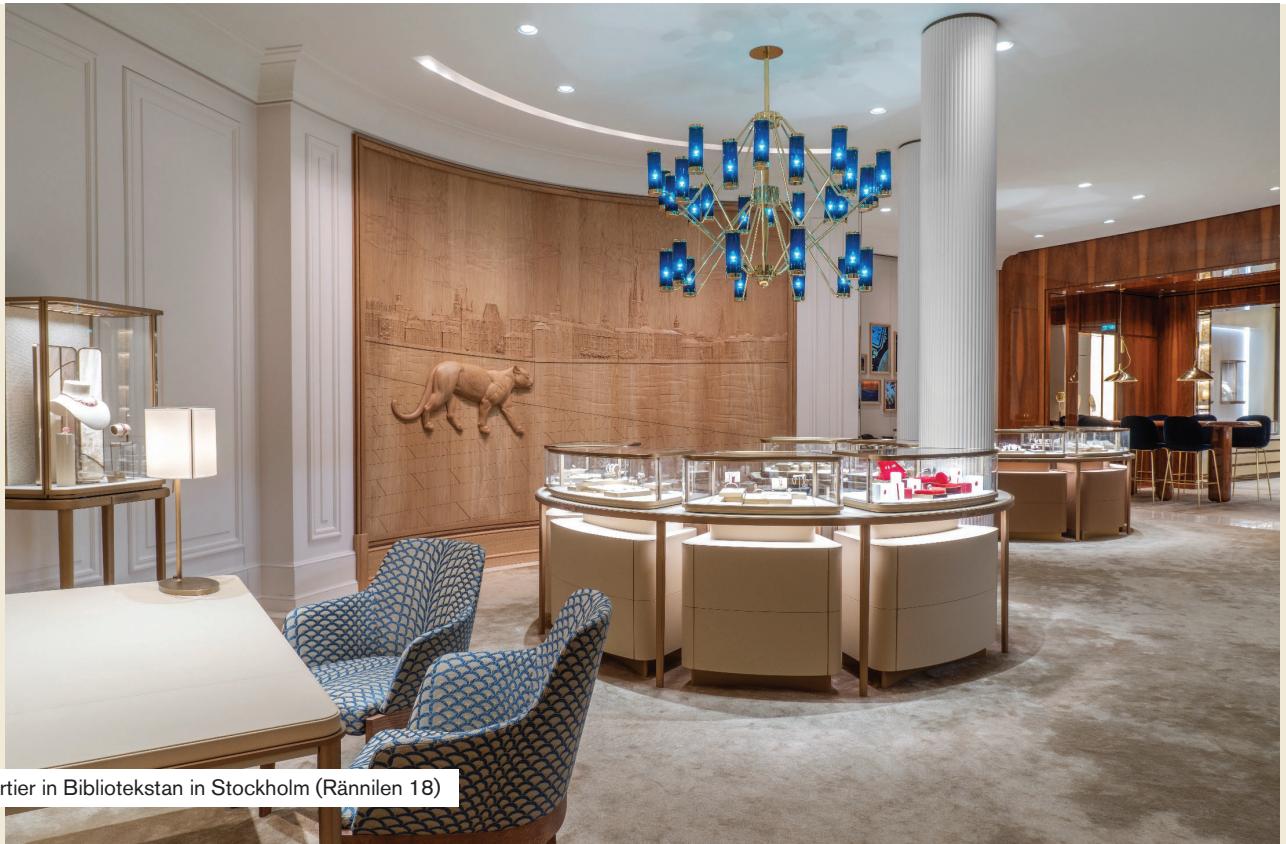
HOTEL
EM



Chanel in Bibliotekstan in Stockholm (Rännilen 18)



Cartier in Bibliotekstan in Stockholm (Rännilen 18)



Cartier in Bibliotekstan in Stockholm (Rännilen 18)



Totême in Bibliotekstan in Stockholm (Kvasten 6)



Eataly in Bibliotekstan in Stockholm (Kvasten 6)



NK Department Store in Stockholm



New entrance to the NK Department Store in Stockholm with parking facility







NK Department Store in Stockholm



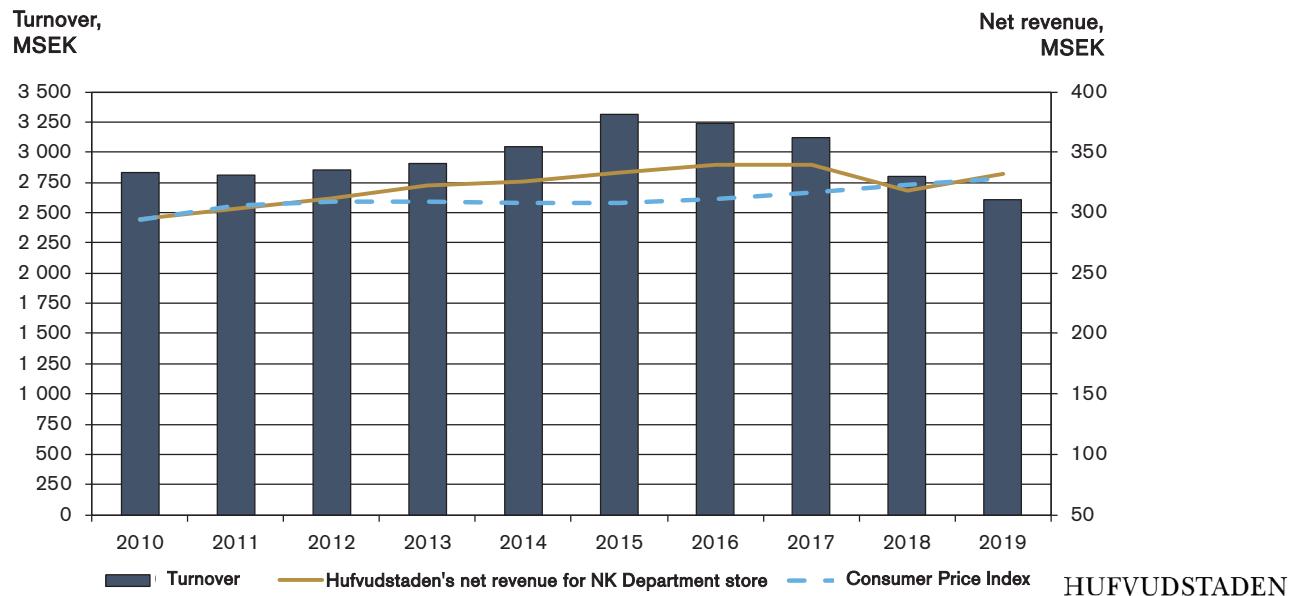
- **50 % RENEWAL**
- **20 % INCREASE (sq.m)**
- COMPLETED IN 2020**



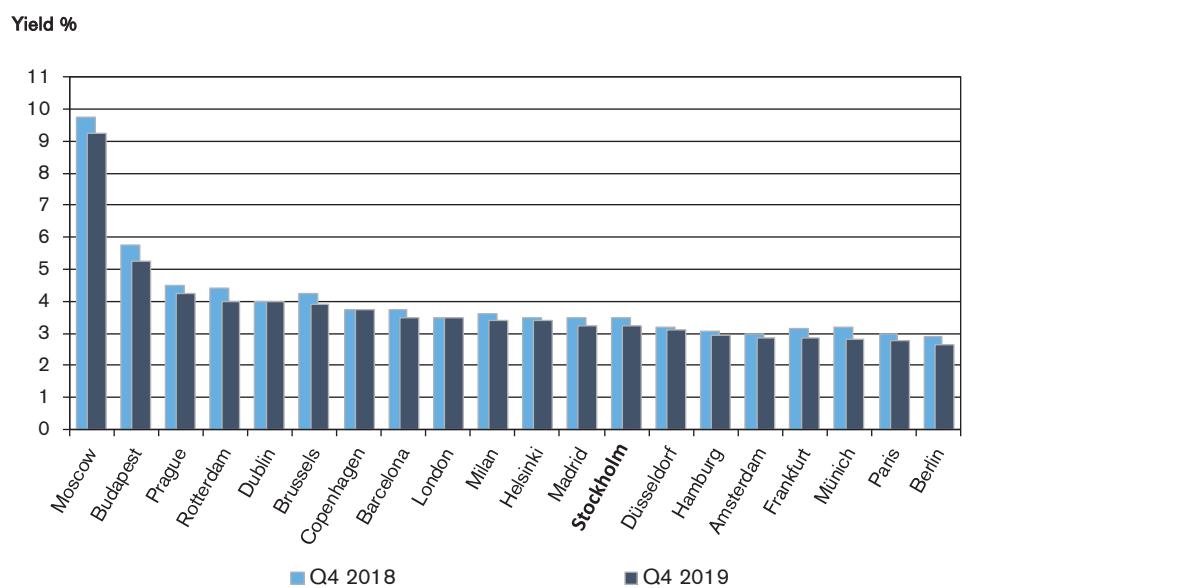
NK Department Store in Stockholm

Turnover and net revenue

NK Department Store in Stockholm & Gothenburg

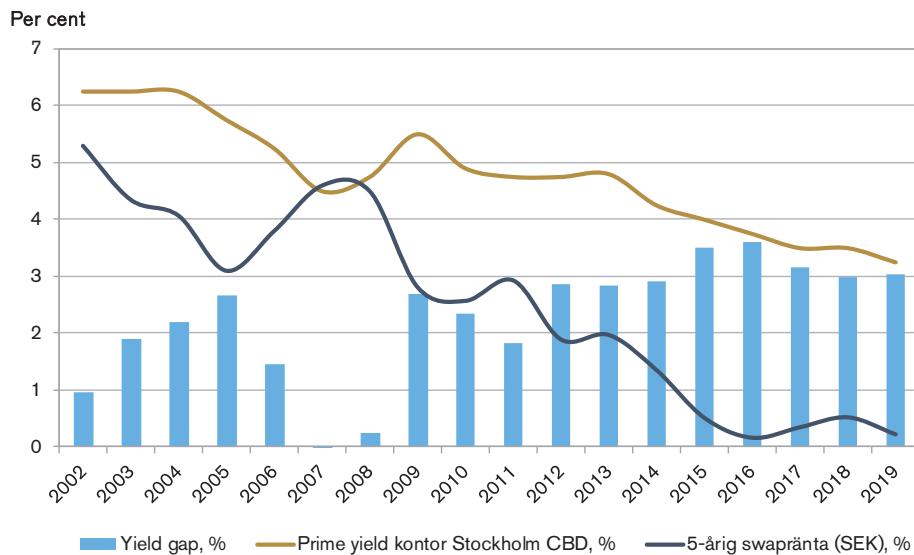


Yield Q4 2019 – European cities



Source: JLL and Colliers for Copenhagen

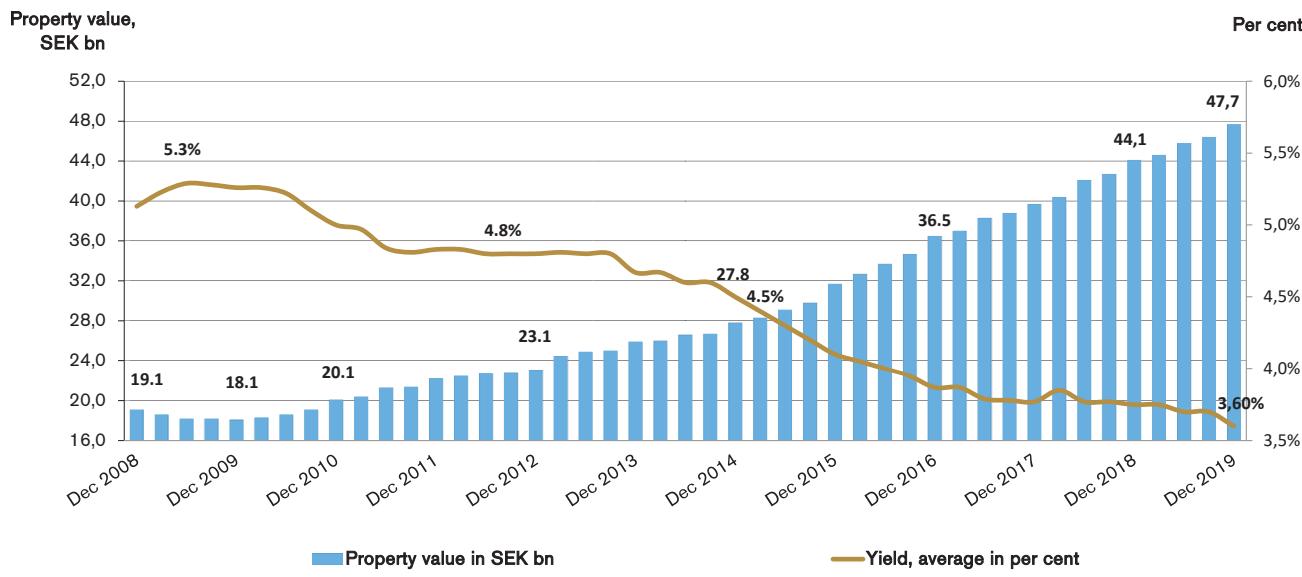
Office prime yield Stockholm



Source: Nordanö

HUFVUDSTADEN

Market value – Q4 2019



HUFVUDSTADEN

Sustainability

- Sound values: Quality, Honesty, Attentiveness and Commitment
- Environmental certification of the properties, approximately 50 %
- Reduced energy use 2010 – 2019 (25%)
- Reduced carbon dioxide emissions 2010 – 2019 (85%)
- CSR Report in accordance with the Global Reporting Initiative (GRI)
- Approved for investment by Swedbank Robur's and Nordea's sustainability funds
- Awarded 5 Stars in the international GRESB ESG survey for real estate companies - industry leader in sustainability

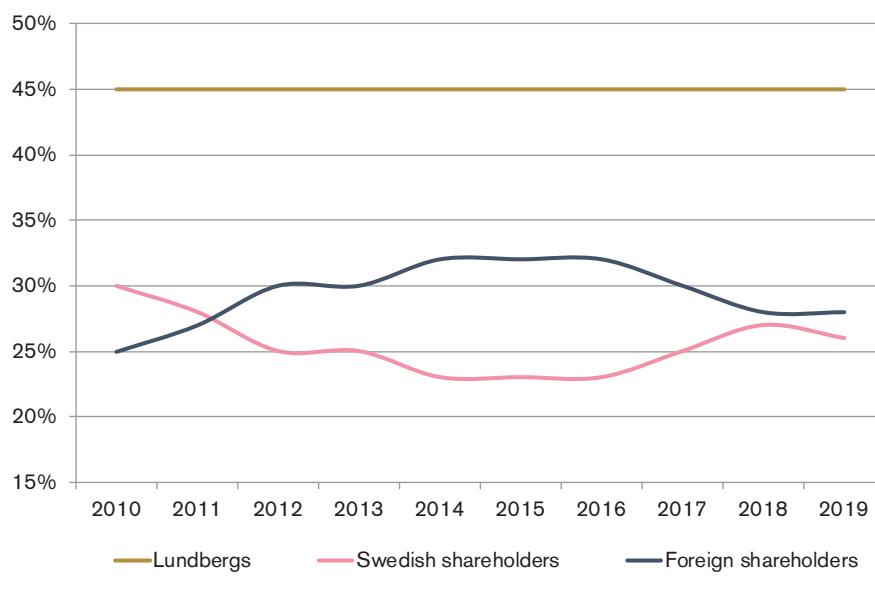
HUFVUDSTADEN

Future

- Our proven business concept remains stable
- Positive growth in Stockholm and Gothenburg
- Increase in rents, mainly for offices
- New co-working facility and the Redo concept is strengthened
- Development of the NK business
- Business development and projects are prioritized
- Complementary acquisitions pursued
- Improve the result from current operations
- Stable dividend growth over time

HUFVUDSTADEN

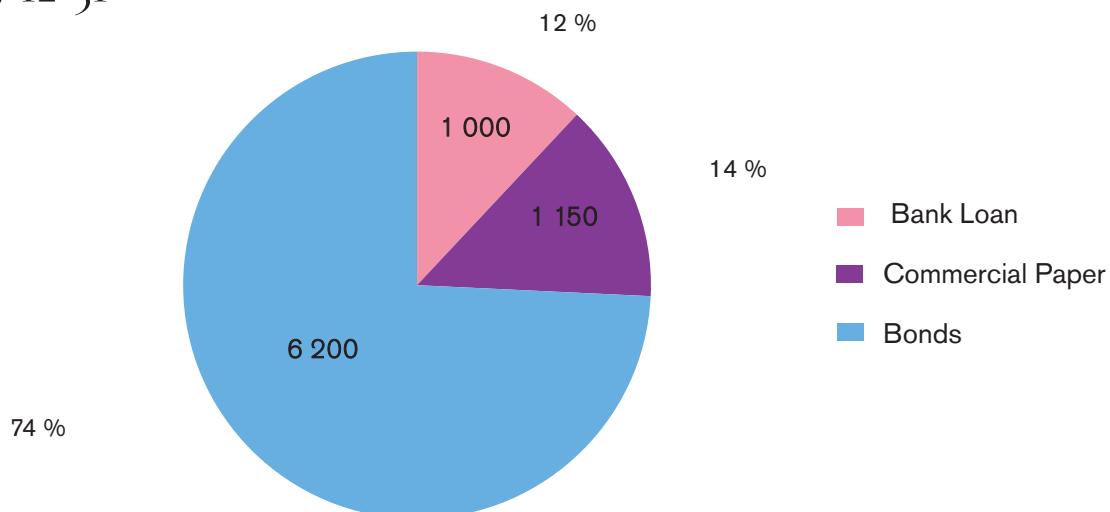
Ownership structure



HUFVUDSTADEN

Borrowing, total SEK 8,350 million

2019-12-31



HUFVUDSTADEN

Fixed interest & capital tie – up structure

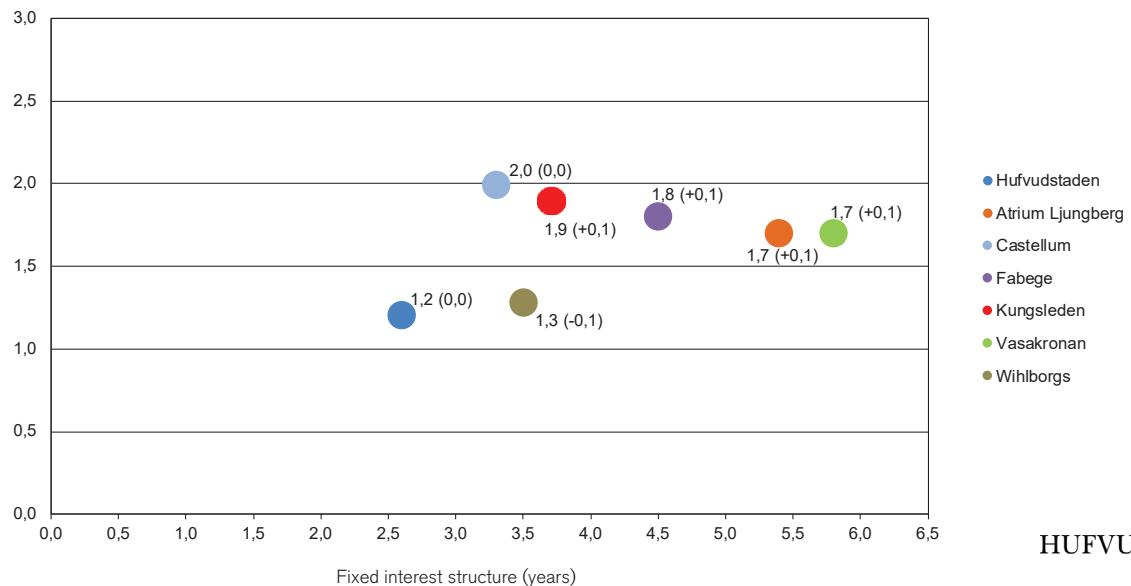
Years



HUFVUDSTADEN

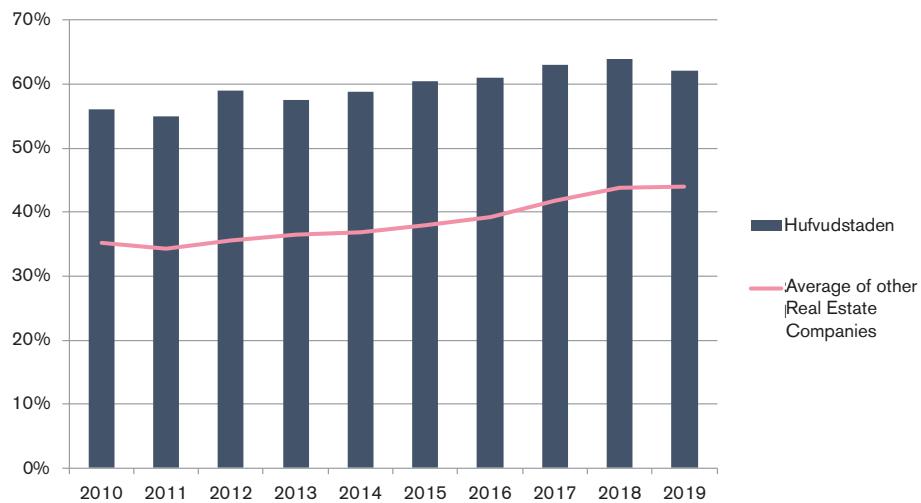
Average interest / fixed interest structure 2019-12-31 (compared with 2018-12-31)

Average interest %



HUFVUDSTADEN

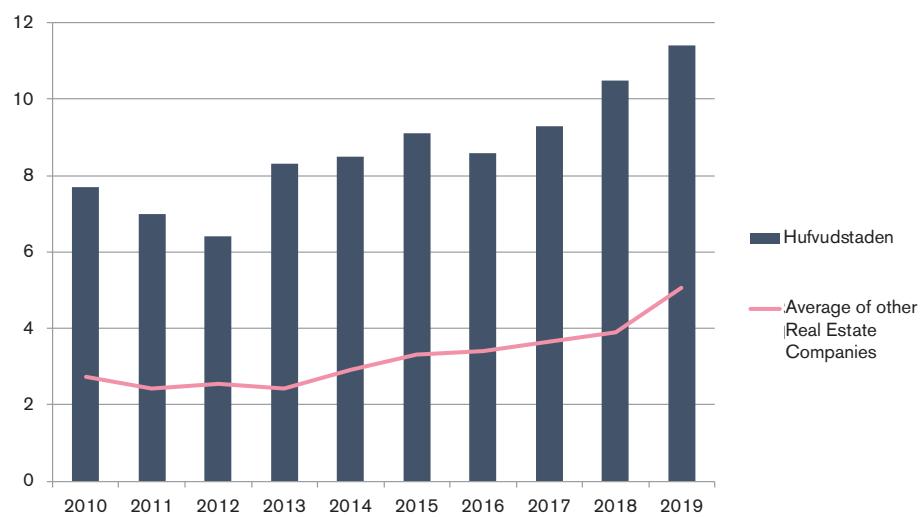
Equity ratio



Other Companies refer to: Atrium Ljungberg, Castellum, Fabege, Kungsleden, Vasakronan, Wallenstam, Wihlborgs

HUFVUDSTADEN

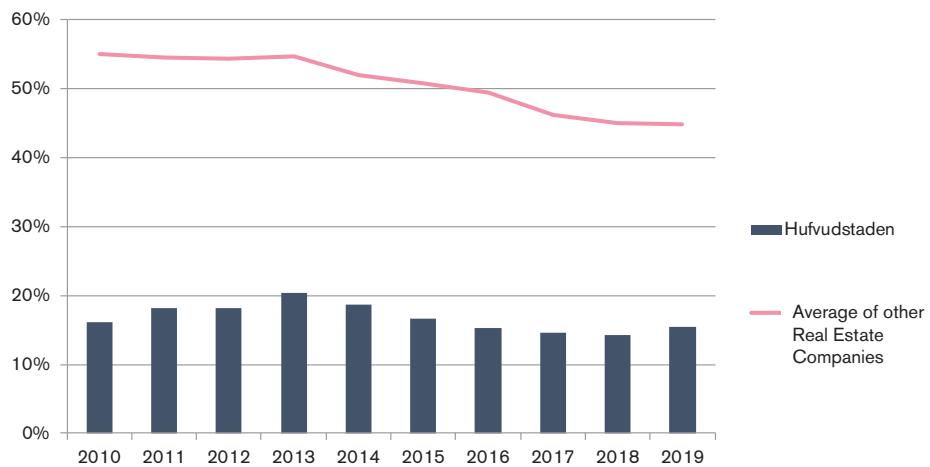
Interest coverage ratio, multiple



Other Companies refer to: Atrium Ljungberg, Castellum, Fabege, Kungsleden, Vasakronan, Wallenstam, Wihlborgs

HUFVUDSTADEN

Net loan-to-value ratio



Other Companies refer to: Atrium Ljungberg, Castellum, Fabege, Kungsleden, Vasakronan, Wallenstam, Wihlborgs

HUFVUDSTADEN

