

Press Release

28 February 2022

Heimstaden Bostad: Annual Report 2021

2021 Highlights:

- SEK 24.0 billion profit before tax
- Investment properties of SEK 300.6 billion and 148,295 homes
- Completed acquisitions of SEK 126 billion, including the largest residential real estate transaction in Europe by acquiring 599 properties from Akelius.
- Real economic letting ratio of 97.9 percent (97.5)
- Like-for-like rental income growth of 2.5 percent
- Net LTV of 46.2% (43.7%) and ICR of 4.1x (2.9x)
- Raised SEK 45 billion of equity from existing and three new equity partners
- Announced Joint Venture with Allianz (closed in January 2022)

Commenting on the results, CEO Patrik Hall said:

"2021 was a transformative and successful year. By more than doubling the value of our portfolio, we positioned us as the second largest European residential real estate company. Mainly driven by the acquisition of 599 properties from Akelius, the largest real estate transaction in Europe.

After entering Finland and the UK, we have a scalable operational organisation across nine European countries. We provide Friendly Homes to more than 300,000 customers and have improved the customer satisfaction results in all markets compared to 2020.

Building on our 'BBB' credit rating from Standard & Poor's, we added a credit rating from Fitch, with an inaugural rating of 'BBB'. The ratings are a validation of our long-term strategy and ability to improve financial metrics during periods of significant growth, allowing for further access to financing at a lower cost.

Our revised sustainability targets are in line with the Paris agreement, and we have committed a minimum of SEK 6.2 billion to reduce greenhouse gas emissions with close to 50% by 2030. In July, we launched A Home for a Home together with SOS Children Villages and have already provided support to more than 20,000 children in over 20 countries.

The conditions for growing our business remain promising and we will continue to provide excellent service and Friendly Homes to our customers along with strong financial and operational results."

Heimstaden BOSTAD

Heimstaden Bostad AB Annual Report 2021 is available at www.heimstadenbostad.com and is attached to this release.

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Heimstaden Bostad is a leading European residential real estate company with about 150,000 homes and a property value of SEK 301 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Care, Dare and Share - our 2,100 colleagues across 9 countries strive to fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Read more at www.heimstadenbostad.com.

This information is such information that Heimstaden Bostad AB (publ) is obliged to publish in accordance with the EU Market Abuse Regulation. The information was submitted, through the agency of the above contact persons, for publication on 28 February 2022 at 20:55 CET.
