

STENDÖRREN

Lokaler som gör skillnad.

INTERIM FINANCIAL REPORT JANUARY- MARCH 2022



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THE YEAR IN BRIEF

INCOME FROM PROPERTY MANAGEMENT:

SEK 72 MILLION

RENTAL INCOME:

177 MILLION

NET OPERATING INCOME:

SEK 129 MILLION

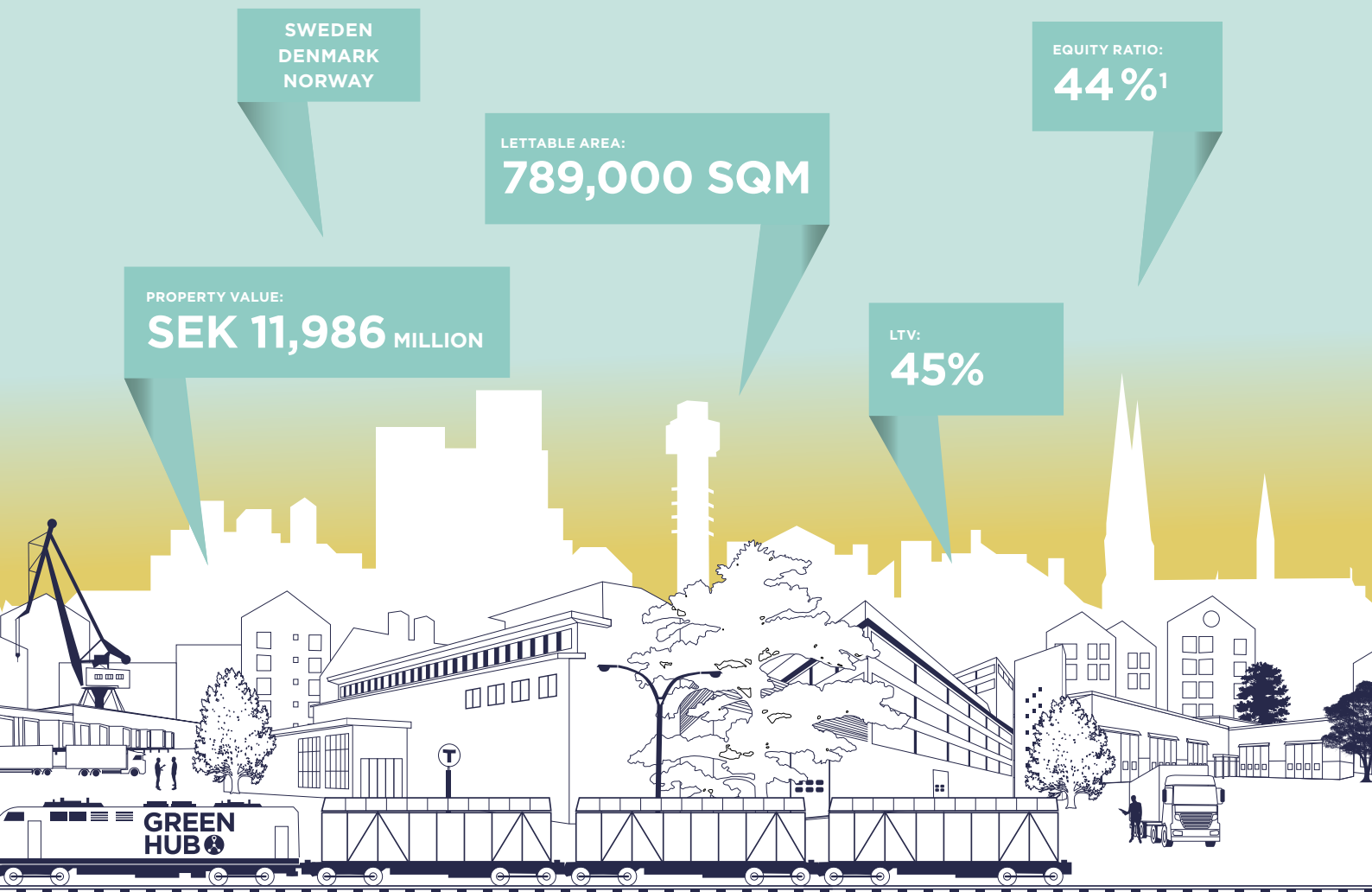


JANUARY-MARCH 2022 **(January-March 2021 in parenthesis)**

- Rental income increased by 10% to SEK 177 million (161) and net operating income increased 16% to SEK 129 million (111).
- Income from property management increased 37% to SEK 72 million (53).
- Net letting during the quarter amounted to a total of approximately SEK 15 million and new lease agreements with an annual rental value of approximately SEK 21 million were signed.
- Lease agreements that were renegotiated during the quarter led to an increase in rental values of 20% on weighted average.
- Cash flow from operating activities amounted to SEK 123 million (56), corresponding to SEK 4.33 per share (1.96).
- Changes in value of investment properties for the period amounted to SEK 129 million (169).
- Profit for the period increased to SEK 241 million (186), corresponding to SEK 8.05 per share (6.12) before dilution and 8.03 per share (6.11) after dilution.

SIGNIFICANT EVENTS DURING THE FIRST QUARTER

- In January 2022, rating agency Nordic Credit Rating (NCR) updated its rating for Stendörren Fastigheter AB. NCR awarded Stendörren a rating of BB-, outlook stable.
- On January 4, Stendörren made its fourth acquisition in the Copenhagen region when the industrial property Kirstinehøj 3 in Kastrup was acquired. Underlying property value amounted to approximately SEK 42 million and the total lettable area amounted to 4,772 sqm. The property is fully rented to one tenant.
- On January 11, 2022, the shareholders of Stendörren Fastigheter AB (publ) were given notice of an Extraordinary General Meeting to be held on February 4, 2022. The Meeting appointed Board member Andreas Philipson the new Chairman of the Board since the former Board member and Chairman Anders Tägt had stepped down from the Board.
- On January 20, it was announced in a press release that three new building permits had been granted for new production for logistics and light industrial in Södertälje, Västerås, and Uppsala. Construction has also begun in all of them.



- On March 9, Stendörren announced that the company had received its first building permit for residential units, two residential neighborhoods comprising a total of 326 apartments and a parking garage in Botkyrka.
- On March 25, Stendörren Fastigheter made its second acquisition in the attractive Oslo region. The agreed property value amounted to approximately SEK 109 million and the total lettable area amounted to 4,819 sqm.
- To the concern regarding inflation and interest rates at the end of the last year, the company expanded its interest-rate hedging with interest caps totaling a nominal SEK 2,700 million. Accordingly, on March 31, 2022, 89% of the company's interest-bearing liabilities in the balance sheet were interest-rate hedged, see also page 20.
- Since this concern regarding inflation and interest rates was partly driven by energy prices, the company also decided at the start of 2022 to expand its hedging of energy prices. Stendörren normally hedges a certain portion of its forecast energy consumption, but a higher portion of the forecast consumption was hedged in January 2022 and for

a longer period than normal. Based on the forecast consumption, 80% is hedged for 2022 and 2023 and 50% is hedged for 2024. Hedging took place at the prices in line with the price level for 2020 and 2021.

SIGNIFICANT EVENTS AFTER THE END OF THE QUARTER

- On April 4, Stendörren signed a divestment of an industrial property in Eskilstuna for SEK 195 million. The buyer and the only tenant in the property was Alfa Laval and closing will take place on December 30, 2022.
- On April 11, Stendörren made its fifth acquisition in the Copenhagen region with the Rønnevangsalle 8 warehouse property. The agreed property value amounted approximately SEK 31 million.
- On May 2, Stendörren signed ten-year lease agreements with Willys and Jula, in the Tegelbruket 1 property, in Botkyrka, Stockholm.
- On May 2 and 3, Stendörren made two more acquisitions in the Copenhagen region, when the warehouse properties Paul Bergsøes Vei 8, Glostrup, and Kirstinehøj 12, Kastrup, were acquired.

¹) The stated equity ratio is calculated excluding the lease liability resulting from the application of IFRS 16. If this liability item were to be included in the calculation, the equity ratio would be negatively impacted by approximately 0.8%.

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This report may contain discrepancies in totals in some tables due to rounding.

Stendörren Fastigheter AB (publ) is an expansive real estate company listed on Nasdaq Stockholm Mid Cap. Our business concept is to create long-term profitable growth in net asset value by managing, developing and acquiring properties and building rights in logistics and light industry in growth regions. In addition, we refine commercial and industrial properties by creating housing rights for further development and management in attractive locations, primarily in Greater Stockholm and the Mälardalen region. (Ticker: STEF B).

STENDÖRREN OVERVIEW

MISSION & OBJECTIVES

Stendörren Fastigheter AB (publ) is an expansive real estate company listed on Nasdaq Stockholm Mid Cap. Our business concept is to create long-term profitable growth in net asset value by managing, developing and acquiring properties and building rights in logistics and light industry in growth regions. In addition, we refine commercial and industrial properties by creating housing rights for further development and management in attractive locations, primarily in Greater Stockholm and the Mälardalen region.

FINANCIAL OBJECTIVES

Stendörren has four financial objectives:

- that the long-term average return on equity amounts to at least 12%
- achieve growth in long-term net asset value exceeding 15%
- achieve a long-term interest coverage ratio of at least 2.0 times
- maintain a long-term equity ratio of 35% (and never less than 20%)

PROPERTY PORTFOLIO

As at March 31, 2022, the property portfolio of Stendörren consisted of 136 properties, primarily located in the Greater Stockholm and Mälardalen region with a market value of SEK 11,986 million. The ten largest lease agreements accounted for about 23% of the total annual rent and the company's largest lease agreement with Coop Sweden represents approximately 10% of the total annual rent.

The total property portfolio comprised approximately 789,000 sqm of which warehouse, logistics and light industrial properties accounted for approximately 68% of the total lettable area.

At the end of the year, the company had 28 properties, wholly or partly consisting of building rights which, when fully developed, are expected to create approximately 652,000 sqm of the total building area (but may differ from what is technically and commercially feasible), mainly for warehouse, logistics, light industrial use as well as for residential use. The market value of the building rights portfolio amounts to SEK 1,696 million (1,410) on the reporting date.

Within the existing property portfolio, the company is working with the development of new zoning plans for residential assets. The development and planning processes, which are at different stages, are likely to result in building rights for up to 1,500 new units on completion. The status of the planning was considered in determining the market value of these building rights. The company's residential building rights represent approximately one third of the valuation of the entire building rights portfolio.

FINANCING

As of March 31, 2022, the company's equity amounted to SEK 5,445 million (4,226) and the Group's interest-bearing liabilities amounted to SEK 5,667 million (5,125), corresponding to a loan-to-value ratio of 45% (49).

The average time to maturity of interest-bearing liabilities amounted to 2.3 years (2.8) and the average interest maturity to 3.5 years (2.3). The average interest rate on the company's total interest-bearing loans amounted to 2.3% (2.1) and the average interest rate on loans from credit institutions, on the reporting date, was 1.9% (1.9). On the reporting date, the company had one outstanding bond of SEK 700 million with a nominal interest rate of Stibor 90 plus 3.65%, maturing in April 2024 and a bond of SEK 600 million with an interest rate of Stibor 90 plus 3.90% with a final maturity in August 2025.

DIVIDEND

Stendörren's assessment is that the best long-term total return is generated by reinvesting the profits in the business to create further growth. The company will thus continue to grow by investing in existing assets, new acquisitions, and the development of new assets. Accordingly, the dividend paid will be low or zero over the next few years.

KEY RATIOS

	2022 JAN-MAR	2021 JAN-MAR	2021 JAN-DEC
Lettable area, sqm thousand	789	751	793
No. of properties	136	124	135
Fair value properties, SEK million	11,986	9,868	11,693
Letting ratio, by area, %	89	89	88
Economic occupancy rate, %	90	88	89
NOI yield, total portfolio, 12 month average, %	4.9	5.0	4.7
NOI yield, excluding projects and land, 12 month average, %	6.0	6.1	5.6
Total return, 12 month average, %	15.5	7.3	16.5
Weighted average unexpired lease term, years	3.7	3.7	3.7
Average annual rent, SEK/sqm	1,019	971	992
FINANCIAL KEY RATIOS			
Rental income, SEK million	177	161	656
Rental net operating income, SEK million	129	111	488
Income from property management, million	72	53	267
Excess ratio, 12 month average, %	75	73	74
Total assets, SEK million	12,703	10,469	12,290
Average interest rate total liabilities, %	2.3	2.1	2.3
Average interest maturity at end of period, years	3.5	2.3	3.7
Average loan maturity at end of period, years	2.3	2.8	2.5
Interest coverage ratio, 12 month average, times	3.2	2.8	3.0
Loan-to-value ratio at end of period, %, %	45	49	46
Loan-to-value ratio, property level at end of period, %	36	45	37
Equity ratio at end of period, %, %	44	41	43
Return on equity, 12 month average, %	26	9	26
STOCK-RELATED KEY RATIOS			
Market capitalization, SEK million	7,718	4,426	8,656
Stock price at end of period, SEK	271.50	156.00	304.50
Book equity per share, SEK ¹⁾	163.89	121.27	155.84
Long-term net asset value, SEK million	5,500	4,088	5,310
Long-term net asset value per share, SEK	193.46	144.10	186.80
Current net asset value, SEK million	5,032	3,715	4,852
Current net asset value per share, SEK	177.01	130.95	170.67
Earnings per average number of shares before dilution, SEK	8.05	6.12	40.75
Earnings per average number of shares after dilution, SEK	8.03	6.11	40.67
Cash flow from operating activities per share, SEK	4.33	1.96	7.87
No. of shares, at end of period	28,428,265	28,371,441	28,428,265
Average no. of shares	28,428,265	28,371,441	28,385,141
OTHER RATIOS			
No. of employees at end of period	55	54	55
No. of employees, average for period	54	54	54

¹⁾ Book equity excluding hybrid capital per share.

For definitions, please see page 29. Explanations to the key ratios used can also be found at www.stendorren.se

FINANCIAL TARGETS OUTCOME Q1 2022

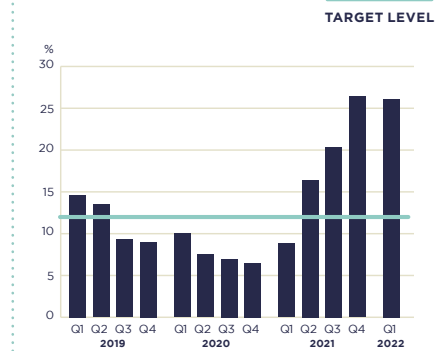
HISTORICAL PERFORMANCE

ROE (AVERAGE)

The long-term average annual return on equity shall exceed 12%

26 %

The return on equity (calculated as 12 month average) amounted to 26% at the end of the period.

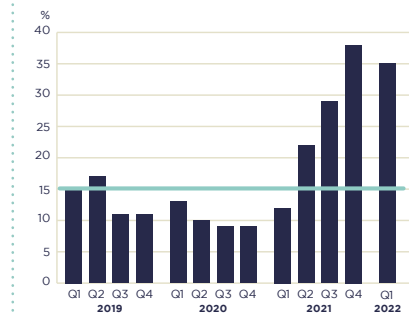


NAV GROWTH

Achieve annual growth in long-term net asset value exceeding 15%.

35 %

At the end of the period, growth in long-term net asset value amounted to 35%.

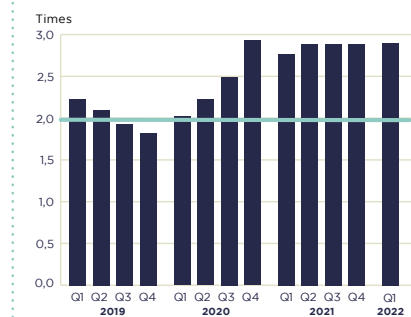


ICR

Long-term ICR shall exceed 2.0 times.

3.2 times

The interest coverage ratio amounts to 3.2 times.

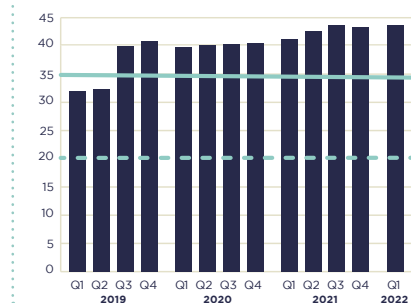


EQUITY RATIO

The long-term equity ratio shall be at 35% (and never be below 20%).

44 %¹

The equity ratio amounted to 44% at the end of the period.



¹⁾ The stated equity ratio is calculated excluding the lease liability resulting from the application of IFRS 16. If this liability item were to be included in the calculation, the equity ratio would be negatively impacted by approximately 0.8%.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

CONDENSED

AMOUNTS IN SEK MILLION	2022 JAN-MAR	2021 JAN-MAR	2021 JAN-DEC
Rental income	177	161	653
Other income	0	0	3
Total income	177	161	656
Operating expenses	-39	-40	-123
Maintenance costs	-4	-5	-27
Property tax	-5	-5	-18
Net operating income	129	111	488
Central administration	-19	-18	-77
Financial income	0	0	1
Financial expenses	-36	-38	-135
Leasing cost, ground rent	-2	-2	-9
Income from property management	72	53	267
Change in value of investment properties	129	169	1,235
Change in value of financial instruments	108	5	20
Profit before tax	309	227	1,523
Deferred tax	-68	-41	-311
Current tax	0	0	-2
Profit for the period	241	186	1,209
Other comprehensive income	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	241	186	1,209
<i>Comprehensive income for the period attributable to</i>			
Parent Company's shareholders	241	186	1,209
Earnings per share, before dilution, SEK	8.05	6.12	40.75
Earnings per share, after dilution, SEK	8.03	6.11	40.67
Average number of shares outstanding during the period, millions	28.43	28.37	28.39
Average number of shares during the period, after dilution, millions	28.51	28.39	28.44

COMMENTS TO THE CONSOLIDATED INCOME STATEMENT

RESULT

Compared with 2021, Stendörren reported an increase of approximately SEK 16 million in income and of approximately SEK 18 million in net operating income for the January to March 2022 period. After deduction of financing costs and central administration costs, income from property management totaled approximately SEK 72 million (53), which represents an increase of approximately 37% compared with last year. Profit for the period also rose due to increases in the values of properties and derivatives, and amounted to SEK 241 million (186), corresponding to SEK 8.05 per share (6.12).

RENTAL INCOME

Rental income increased during the period by approximately 10% to SEK 177 million (161). The increased income was driven by higher rents in the portfolio (increase of approximately 3% in comparable portfolio compared to the corresponding period in 2021) as well as income from the properties acquired and closed during the reporting period.

PROPERTY EXPENSES

Recognized property expenses decreased to SEK 48 million (50). Total property expenses in the comparable portfolio decreased by approximately SEK 5 million, which corresponds to about 9%. Lower maintenance costs compared with the previous year, together with a greater focus on energy savings in the property portfolio, reduced total property expenses. Expenses for higher energy prices offset the decline.

CENTRAL ADMINISTRATION

Costs for central administration for the period amounted to SEK 19 million (18) and comprised costs for central administration, company management, Board and auditors.

NET FINANCIAL ITEMS

The net of financial income and financial expenses declined by approximately 7% to SEK -36 million (-38) during the period, mainly due to a non-recurring item of approximately SEK 6 million for early repayment of a bond during the first quarter of 2021. Higher lending for the period offset this decrease. For details on interest rates, see page 20.

INCOME FROM PROPERTY MANAGEMENT

Income from property management increased by approximately 37% to SEK 72 million (53) during the reporting period, mainly due to higher income and lower operating expenses and interest expenses.

CHANGES IN VALUE

The company reported a change in the value of the investment properties of SEK 129 million (169) for the period, which corresponds to 1.1% of the fair value of the property portfolio at the beginning of the year. The changes in the value of the property portfolio for the period were driven by changed cash flows based on new and renegotiated leases, as well as changes to assumptions regarding market rents and yield requirements, for details see page 19. The market valuation of the interest-rate derivatives resulted in a change in value of SEK 108 million (5) as per the reporting date.

TAX

The tax expense in profit or loss consists of current tax of SEK 0 million (0) and deferred tax of SEK -68 million (-41).

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

CONDENSED

AMOUNTS IN SEK MILLION	31 MAR 2022	31 MAR 2021	31 DEC 2021
ASSETS			
<i>Non-current assets</i>			
Intangible assets	2	3	3
Investment properties	11,986	9,868	11,693
Land leases	238	225	238
Equipment	3	6	3
Non-current receivables	2	3	2
Interest-rate derivative	152	11	45
Total non-current assets	12,384	10,115	11,984
<i>Current assets</i>			
Current receivables	168	77	146
Cash and cash equivalents	151	278	160
Total current assets	319	355	306
TOTAL ASSETS	12,703	10,469	12,290
EQUITY AND LIABILITIES			
Equity	5,445	4,226	5,216
<i>Non-current liabilities</i>			
Interest-bearing liabilities	4,483	4,757	4,868
Other non-current liabilities	21	17	22
Leaseholds land leases	238	225	238
Deferred tax liabilities	993	654	925
Other provisions	4	4	4
Total non-current liabilities	5,739	5,657	6,058
<i>Current liabilities</i>			
Interest-bearing liabilities	1,184	368	755
Other current liabilities	335	219	261
Total current liabilities	1,519	586	1,016
TOTAL EQUITY AND LIABILITIES	12,703	10,469	12,290
<i>Equity attributable to</i>			
Parent Company's owners	5,445	4,226	5,216
Non-controlling interests	-	-	-

COMMENTS TO THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

NON-CURRENT ASSETS

Stendörren's non-current assets mainly consist of investment properties. As of March 31, 2022, the value of the total property portfolio amounted to SEK 11,986 million (9,868). For analysis and comments, see pages 14–16.

CURRENT ASSETS

Current assets amounted to SEK 319 million (355) on the balance sheet date, consisting of cash and cash equivalents of SEK 151 million (278) and rental receivables and other current receivables of SEK 168 million (77).

EQUITY

As of March 31, 2022, the Group's equity amounted to SEK 5,445 million (4,226) and the equity ratio to 44% (41).

INTEREST-BEARING LIABILITIES

The carrying amount of the Group's interest-bearing liabilities at the end of the reporting period amounted to SEK 5,667 million (5,125) corresponding to a loan-to-value ratio of 45% (49). The liabilities consist of loans from credit institutions of SEK 4,380 million (4,439), two bonds totaling SEK 1,300 million (700) and seller notes of SEK 10 million (10). Loan arrange-

ment costs of -23 million (-24) have been allocated in accordance with the company's accounting policies.

The short term portion of the interest-bearing liabilities amounted to SEK 1,184 million (368) and consisted of loans and repayments that are due within the next 12 months.

INTEREST AND LOAN MATURITIES

Stendörren aims to reduce interest and refinancing risks in its operations by spreading the maturity structure for interest rates and loan maturities over several years. Interest-rate risks are managed mainly through interest-rate derivatives. For a more detailed description of the interest and loan maturity portfolio, see page 20.

DEFERRED TAX LIABILITIES

Deferred tax liabilities amounted to SEK 993 million (654) on March 31, and related mainly to the tax on properties, untaxed reserves and unutilized loss carryforwards.

OTHER CURRENT LIABILITIES

In addition to the short-term portion of interest-bearing liabilities, current liabilities include accounts payable, accrued expenses and deferred income, tax liabilities and other current liabilities, amounting to a total of SEK 335 million (219).



CONSOLIDATED CHANGES IN EQUITY

As of March 31, 2022, the Group's equity amounted to SEK 5,445 million (4,226).

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

AMOUNTS IN SEK MILLION	SHARE CAPITAL	OTHER CAPITAL CONTRIBUTED	RETAINED EARNINGS INCLUDING PROFIT FOR THE PERIOD	HYBRID BOND	TOTAL EQUITY ATTRIBUTABLE TO COMPANY'S OWNERS
Opening balance equity, Jan 1, 2020	17	1,165	1,872	786	3,840
Repurchase share option program		-8			-8
Share option program		18			18
Interest/dividend hybrid bond			-54		-54
Comprehensive income Jan-Dec 2020			256		256
Closing balance equity, Dec 31, 2020	17	1,175	2,075	786	4,053
Share option program		6			6
Interest/dividend hybrid bond			-52		-52
Comprehensive income Jan-Dec 2021			1,209		1,209
Opening balance equity, Dec 31, 2021	17	1,181	3,232	786	5,216
Interest/dividend hybrid bond			-12		-12
Comprehensive income Jan-March 2022			241		241
Opening balance equity, Mar 31, 2022	17	1,181	3,461	786	5,445

CONSOLIDATED STATEMENT OF CASH FLOWS

CONDENSED

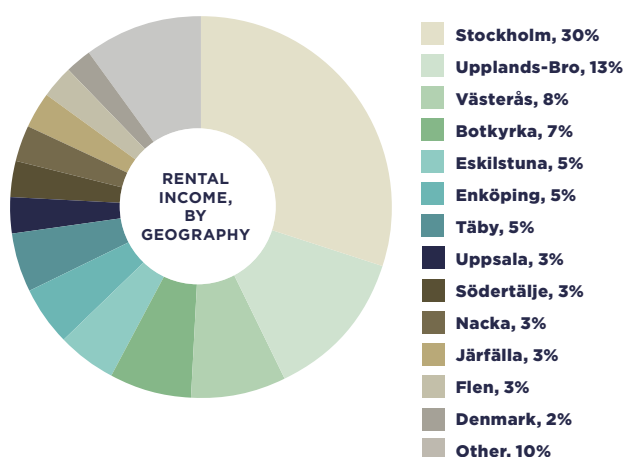
AMOUNTS IN SEK MILLION	2022 JAN-MAR	2021 JAN-MAR	2021 JAN-DEC
Cash flow from operating activities			
Income from property management	72	53	267
Adjustment for non-cash items	-2	12	20
Income tax paid	0	-2	-1
Cash flow from operating activities before changes in working capital	70	62	287
<i>Changes in working capital</i>			
Change in operating receivables	-21	18	-52
Change in operating liabilities	75	-24	-12
Cash flow from operating activities	123	56	223
<i>Investing activities</i>			
Investments in existing properties	-115	-63	-256
Other investments and divestments	0	1	2
Property acquisitions	-44	-102	-668
Cash flow from investing activities	-159	-164	-922
<i>Financing activities</i>			
New share issue	-	-	6
Dividend hybrid bond	-12	-13	-52
Raised interest-bearing liabilities	69	760	1,635
Repayment and exercise of interest-bearing liabilities	-28	-726	-1,101
Deposits	-1	4	10
Cash flow from financing activities	27	25	498
Cash flow for the period	-8	-84	-201
Cash and cash equivalents at the beginning of period	160	361	361
Cash flow for the period	-8	-84	-201
Cash and cash equivalents at the end of the period	151	278	160

PROPERTY PORTFOLIO SUMMARY

PROPERTY PORTFOLIO MARCH 31

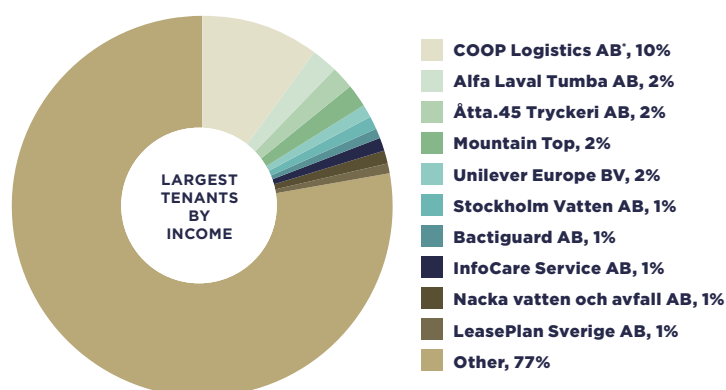
As at March 31, 2022, the property portfolio of Stendörren consisted of 136 properties, primarily located in the Greater Stockholm and Mälardalen region and with a total market value of SEK 11,986 million. The property portfolio is reported quarterly at fair value. All properties are externally valued at least once a year. All properties are valued internally each quarter based on an updated analysis of actual cash flow, market rental levels, expected costs and an assessment of the market yield requirement.

At the end of the reporting period, the total property portfolio comprised approximately 789,000 sqm of lettable area. The corresponding area for the portfolio of investment properties amounted to approximately 756,000 sqm, excluding project properties. Warehouse, logistics and light industrial properties jointly accounted for approximately 68% of the total lettable area. The office space held in the company's portfolio (21% of lettable area) is mainly office space leased in combination with warehouse or light industrial properties. A distribution based on rental income would give a higher proportion of offices due to the average rent for this area being higher than for the rest of the portfolio. The risk of large-scale vacancies and rental losses due to bankruptcies is greatly reduced by the diversification and number of tenants combined with the fact that 85% of the properties have at least two tenants. During the period, the value of the property portfolio increased by SEK 293 million. This change in value was due to property acquisitions amounting to SEK 44 million. In addition, a total of SEK 115 million was invested in existing properties while changes in value totaling SEK 129 million were recognized (see table on page 19).



GEOGRAPHIC DISTRIBUTION OF PROPERTY PORTFOLIO

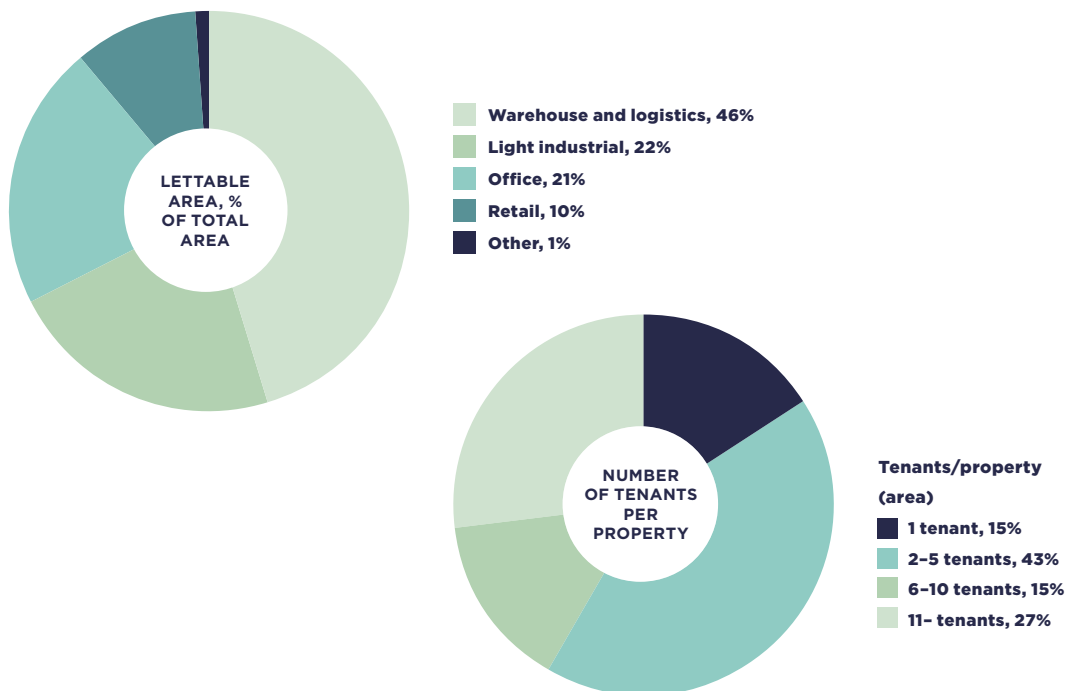
Stendörren puts a great deal of effort into identifying attractive industrial areas with potential in Greater Stockholm and the remainder of the Mälardalen region. The focus is on developing and strengthening the presence in these areas. The total rental income for Stendörren consists of approximately 68% of rental income from properties in the Stockholm region. Stendörren has a larger concentrated property portfolio in the Högdalen industrial area, which entails synergies both in terms of management and leasing. In Veddesta, the company has large and efficient properties, also resulting in efficient property management. Locations including Upplands-Väsby and Sollentuna along the E4 highway toward Arlanda airport, Brunna in Upplands-Bro northwest of Stockholm and Stockholm-Syd in Södertälje are areas which Stendörren intends to develop further in the years ahead. In addition to the Greater Stockholm area, the company has invested in a number of other locations in the Mälardalen region situated in attractive locations projected to benefit from Stockholm's transport routes and future growth. Since 2021, the company has also acquired properties in other selected Swedish and Nordic cities with growth potential such as Borås, Oslo and Copenhagen, still focusing on warehouse, logistics and light industry.



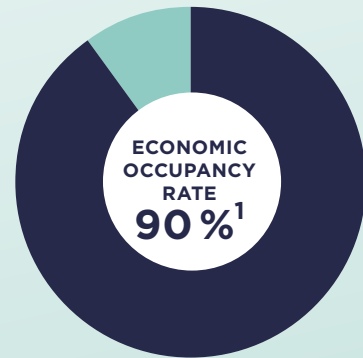
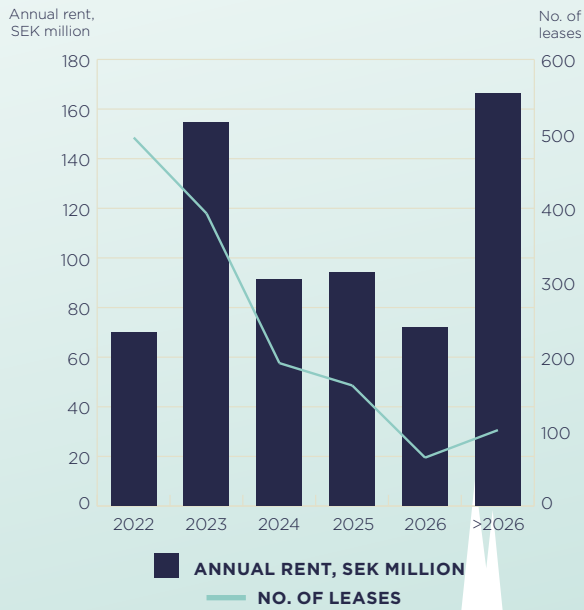
TENANTS AND LEASE AGREEMENTS

The tenants in the property portfolio range from well-established small to medium sized companies and large multinational businesses in several sectors. As at March 31, 2022, the ten largest leases made up 23% of the total annual rental income from tenants in the portfolio. The company's largest lease agreement with Coop Sweden represents about 10% of the total annual rent. Stendörren strives to sign long-term leases with its tenants and the average lease duration as of the balance sheet date was 3.7 years. The company also strives for a diversified maturity structure. Combined with a range of different tenants and industries, this helps to reduce the risk of vacancies and rental losses. Rental losses amounting to SEK 1.1 million were recognized for the reporting period.

Stendörren works proactive and continuously to renegotiate leases in line with current market rents. The economic occupancy rate in Stendörren's investment properties was 90% at March 31, 2022, and the area weighted occupancy rate was 89%. The occupancy rate is a static measure of the rental situation on the reporting date and may vary a few percentage points up or down depending on temporary relocation vacancies or projects that have commenced or been terminated at different times. Taking into account contracted new letting and vacancies forward-looking 12 months from the date of the report, the economic occupancy rate amounts to 92 percent. In general, the demand for Stendörren assets remains strong. Net letting during the quarter amounted to approximately SEK 15 million. Lease agreements that were renegotiated during the quarter led to a weighted average increase in rental values of 20%. During the quarter, new lease agreements with an annual rental value of approximately SEK 42 million were signed. These consist of both renegotiated lease agreements and lease agreements signed with new tenants.

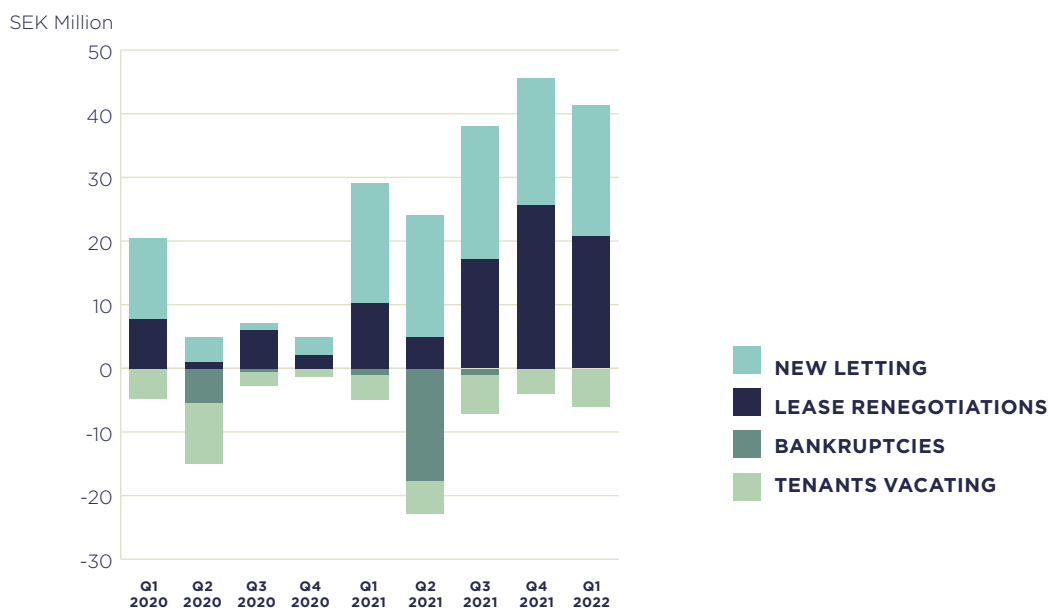


ANNUAL LEASE EXPIRY AT MARCH 31, 2022, ANNUAL RENT



1) Taking into account contracted new letting and vacancies forward-looking 12 months from the date of the report, the economic occupancy rate is 92 percent.

CONTRACTUAL CHANGES



PROJECTS PORTFOLIO SUMMARY

OVERVIEW

As of March 31, 2022, Stendörren had a total of 28 properties – wholly or partly consisting of building rights – amounting to 651,702 sqm, mainly for logistics, light industrial and residential. The potential in the building rights portfolio is considered strong since the building rights are concentrated in expansive municipalities and areas in Greater Stockholm and other growth locations in the Mälardalen region. For some properties, work is also underway on creating new building rights within existing areas of use or by converting the properties to another area of use, such as residential.

PROJECT PIPELINE

Development of building rights and project properties is primarily customer-driven. The focus is on finding existing and new tenants in need of changed or entirely new premises and satisfying the need by redeveloping existing assets or developing entirely new assets. In order to minimize risk exposure, Stendörren intends to sign long leases with customers preferably before the construction process is initiated. The company will offer the market sustainable, modern and built-to-suit premises and will also be able to provide sustainable residential units in attractive locations.

PROJECT PIPELINE

MUNICIPALITY	ENVISAGED MAIN USE	ESTIMATED BUILDING RIGHT (GROSS SQM) ¹⁾	STATUS ZONING	ESTIMATED POSSIBLE CONSTRUCTION START ²⁾
Upplands-Bro	Logistics	400,000	Within current zoning	2022-2023
Södertälje	Logistics	61,800	Within current zoning	2022-2026
Eskilstuna	Logistics	10,000	Within current zoning	2022-2024
Stockholm	Light industrial	8,000	Within current zoning	2022-2023
Enköping	Logistics	8,000	Within current zoning	2022-2023
Upplands-Bro	Logistics	7,400	Within current zoning	2022-2023
Upplands-Bro	Light industrial	2,500	Within current zoning	2022-2023
Enköping	Light industrial	4,500	Within current zoning	2022-2023
Enköping	Light industrial	2,000	Within current zoning	2022-2024
Upplands-Bro	Light industrial	1,500	Within current zoning	2022-2023
Botkyrka	Residential	57,000	Within current zoning	2023-2024
Sollentuna	Residential	7,000	Zoning change required	2023-2024
Västerås	Light industrial	2,000	Within current zoning	2023-2024
Uppsala	Light industrial	1,500	Within current zoning	2023-2024

1) May deviate from what is technically and commercially viable

2) Start of first phase, projects may include several phases. Note that Stendörren aims to commence construction on a partially or fully pre-let basis, which is why the timing of construction start depends on pace of leasing activities

ONGOING PROJECTS

The company has several ongoing projects each with a project value larger than SEK 25 million. The projects are all new production and in stages from started planning to ongoing construction. During the past twelve months, six applications for building permit have been submitted, one for residential purposes, two for logistics purposes and three for warehouses or light industry. In 2021, three building permits were obtained. They relate to a logistics building within the property Viby 19:66 in Brunna in Upplands-Bro and two building permits relates to light industrial buildings, Hjulsmeden 1 in Västerås and Librobäck 21:3 in Uppsala. During the first quarter 2022, building permits have been obtained for a logistics

building within Almnäs 5:23 in Södertälje, as well as two residential blocks of a total of 326 apartments in the project Tegelbruket in Botkyrka. The projects regarding logistics, warehousing and light industry, with obtained building permits, together comprise 21,700 sq m. For these, construction has started, and it is expected that they all can be completed in 2022. Leasing activities are in progress and all projects are in well-established and expansive areas where there is a clear demand. Regarding project Tegelbruket, dialogue has been initiated with potential contractors before procurement.

FINALIZED PROJECTS

No projects were finalized during the period.

ONGOING PROJECTS

PROPERTY	TYPE OF DEVELOPMENT	ESTIMATED COMPLETION	STATUS SIZE SQM	ESTIMATED INVESTMENT ¹ SEK MILLION	CURRENT PHASE
Almnäs 5:23	New logistics	Q4 2022	11,400	166	Construction started ²
Hjulsmeden 1	New light industrial	Q4 2022	2,600	42	Construction started ²
Librobäck 21:3	New light industrial	Q4 2022	2,100	36	Construction started ²
Viby 19:66	New logistics	Q4 2022	5,600	100	Construction started ²
Almnäs 5:24	New light industrial	Q1 2023	2,100	39	Design and planning ³
Almnäs 5:24	New light industrial	Q3 2023	2,100	39	Design and planning ³
Tegelbruket 1	New residential	Q2 2024	18,000	-	Design and planning ²
Total ongoing projects			43,900	>422	

¹) Includes book value of land. Estimated investment for Tegelbruket not disclosed due to ongoing procurement.

²) Ground or building permit have been obtained.

³) Application for building permit submitted.

PROPERTY VALUATION

Each quarter, Stendörren Fastigheter performs a fair value assessment of 100% of the property portfolio. On average approximately 20–30% of the portfolio is valued by external valuation firms and the remainder is valued internally. This means that every property in the portfolio is externally valued at least once during a rolling twelve-month period. The valuation model used by both the external valuation firms and Stendörren is based on a discounted cash flow model, supplemented with local price analyses. The valuation model and parameters are reported in accordance with the principles described in Note 11 (Investment Properties) of the 2021 Annual Report. All properties are classified at Level 3 in accordance with IFRS 13. Additional expenses that add value are capitalized. All other expenses are recognized as an expense in the period in which they arise. For larger projects, interest expense is capitalized during the development period.

The combined market value of the property portfolio as of March 31, 2022 amounted to SEK 11,986 million. A summary of the valuation parameters is found in the table below. The external valuations carried out during

the year were mainly performed by CBRE and Newsec Sweden. The building rights within the property portfolio, valued at a total of SEK 1,696 million (1,634 on December 31, 2021), are measured based on local price analysis and comparison to other similar properties recently sold. The change in value of the building rights portfolio is attributable to such factors as the identified increase in project potential in Almnäs, see also under the section Project portfolio on page 17. Changes in value of the property portfolio during the period amounted to SEK 129 million (169). The changes in value of the property portfolio during the period were driven partly by changes in cash flow based on new and renegotiated leases, increased tenant improvements due to the strong letting or changed costs and partly by changed assumptions of market rents as well as adjusted yield requirements. Average yield requirements have been reduced slightly compared to the previous quarter and the average yield requirement of the property valuations as of March 31, 2022 amounted to 5.5% (see table of valuation parameters below).

CHANGE IN VALUE, PROPERTIES	JAN-MAR 2022
Change in yield requirements	183
Cash flow	-116
Building rights	63
Total	129

VALUATION PARAMETERS (PREVIOUS YEAR IN PARENTHESIS)	MIN	MAX	WEIGHTED AVERAGE
Market yield requirement, %	4.7 (4.8)	8.0 (13.5)	5.5 (5.9)
Discount rate, cash flow, %	6.4 (4.8)	10.0 (15.2)	7.5 (7.8)
Discount rate, residual value, %	6.8 (6.8)	10.0 (15.8)	7.6 (8.0)
Long-term vacancy assumption, %	3.0 (4.0)	30.0 (30.0)	6.2 (6.3)

CHANGE IN CARRYING AMOUNT, PROPERTIES	JAN-MAR 2022	JAN-DEC 2021
Property portfolio, beginning of period	11,693	9,533
Property acquisitions	44	668
Property sales	-	-
Investments in existing properties	115	256
Currency effects	5	0
Value changes in existing properties	129	1,235
Property portfolio, end of period	11,986	11,693

FINANCING

As of March 31, 2022, the average time to maturity of interest-bearing liabilities to credit institutions amounted to 2.2 years (2.7). Including bonds, the average time to maturity amounted to 2.3 years (2.8). Stendörren uses interest derivatives to hedge against a sharp rise in the reference rate Stibor 90, through a portfolio of interest-caps with an average Stibor cap level of 1.80% and a total nominal value of SEK 4,284 million. Stendörren also has an interest-rate swap agreement with a nominal SEK 800 million hedged at the rate of -0.1%. Including the effect of the portfolio of interest caps and swaps, the average interest maturity on interest-bearing liabilities amounted to 3.5 years (2.3).

The average interest rate on the company's loans from credit institutions on March 31, 2022 was 1.9% (1.9) and the average interest on total interest-bearing liabilities amounted to 2.3% (2.1). Stendörren has one bond (2021-2024) of SEK 700 million with an interest of Stibor 90 plus 3.65% and Stendörren's second bond (2021-2025) amounts to SEK 600 million with an interest rate of Stibor 90 plus 3.90%. Interest and loan maturities for all interest-bearing liabilities are distributed over years according to the table below (the amounts constitute nominal amounts and exclude prepaid financing fees).

INTEREST AND LOAN MATURITIES

Interest and loan maturities for all interest-bearing liabilities are distributed over years according to the table below.

YEAR OF MATURITY	INTEREST MATURITY/YEAR ¹⁾		LOAN MATURITY		
	MILLION	INTEREST RATE, %	SHARE OF TOTAL, %	SEK MILLION	SHARE OF TOTAL, %
2022	606		11	655	12
2023	434		8	1,486	26
2024	1,050		18	1,368	24
2025	900		16	1,885	33
2026	2,700		47	221	4
>2026	0		0	77	1
Total/average	5,690	2.33	100	5,690	100

1) The interest maturity for 2022 includes all loan amounts that carry Stibor as base interest and that are not covered by interest derivatives.

YEAR OF MATURITY	TYPE	NOMINAL SEK MILLION	FAIR VALUE SEK MILLION	CAP LEVEL, %	YEARS REMAINING
Danske Bank	Interest cap	300	8.5	2.00	4.43
Danske Bank	Interest cap	600	22.0	1.00	3.52
Danske Bank	Interest cap	300	11.0	1.00	3.52
Swedbank	Interest cap	1,100	35.0	2.00	4.71
Swedbank	Interest cap	750	24.1	2.00	4.73
Swedbank	Interest cap	250	0.5	2.25	1.50
Swedbank	Interest cap	250	2.4	2.25	2.50
Swedbank	Interest cap	550	15.9	2.00	4.43
Swedbank	Interest cap	184	1.1	1.50	1.72
Total		4,284	120.6	1.80	3.96

YEAR OF MATURITY	TYPE	NOMINAL SEK MILLION	FAIR VALUE SEK MILLION	INTEREST, %	YEARS REMAINING
Swedbank	Interest-rate swap	800	31.7	-0.0875%	2.47
Swedbank		800	31.7	-0.0875%	2.47

SUSTAINABILITY

As part of Stendörren’s sustainability efforts, a sustainability strategy was prepared in 2017 that was subsequently implemented in the operations. The company has gradually developed its sustainability agenda and in 2021 a number of activities were carried out that advanced the company’s position in sustainability. The company continued to focus on energy efficiency, accelerated its work on certifying properties and secured sustainability-related financing. New focus areas and sustainability targets with even higher ambitions were decided in the beginning of 2022.

In 2021, the company conducted new discussions with stakeholders and a materiality analysis which resulted in new focus areas and sustainability goals set in early 2022. It was presented to the Board in February 2022. This materiality analysis resulted in five focus areas for Stendörren and a number of new material topics and targets in each focus area. These five focus areas are: Operational Excellence, Resource Efficiency, Attractive Employer, Future-proofing and Social Responsibility.

Read more about Stendörren’s new sustainability strategy and targets in the company’s complete sustainability report in the 2021 Annual Report.

The company’s sustainability activities are reported in accordance with the Global Reporting Initiative standards (GRI), a framework that guides companies and organizations in what to include in their reporting. The reporting also includes Stendörren’s sustainability activities in relation to the UN’s 17 Sustainable Development Goals (SDGs).

STENDÖRREN AND THE UN SUSTAINABLE DEVELOPMENT GOALS

The nations of the world united in 2015 in Paris to sign the Agenda 2030, which includes the UN’s 17 Sustainable Development Goals (SDGs). To achieve these SDGs, a collective effort is required on an international, national and local level. Consequently, all companies are called on to include the SDGs in both strategy and reporting. Stendörren supports the Agenda 2030 and has identified eight SDGs which have a direct or indirect connection to the company’s sustainability strategy, in areas where Stendörren’s business has an fundamental impact:



The company’s slogan “Lokaler som gör skillnad” is based on Stendörren’s mission; together with tenants and other business partners, we develop the future of premises with efficient use of resources and energy and sustainable logistics solutions. Stendörren’s greatest climate impact comes from developing and managing its properties. To reduce the climate footprint, it is vital for Stendörren to focus on resource efficiency across the value chain, including facility management, renovation, choice of material, new production and type of energy use.

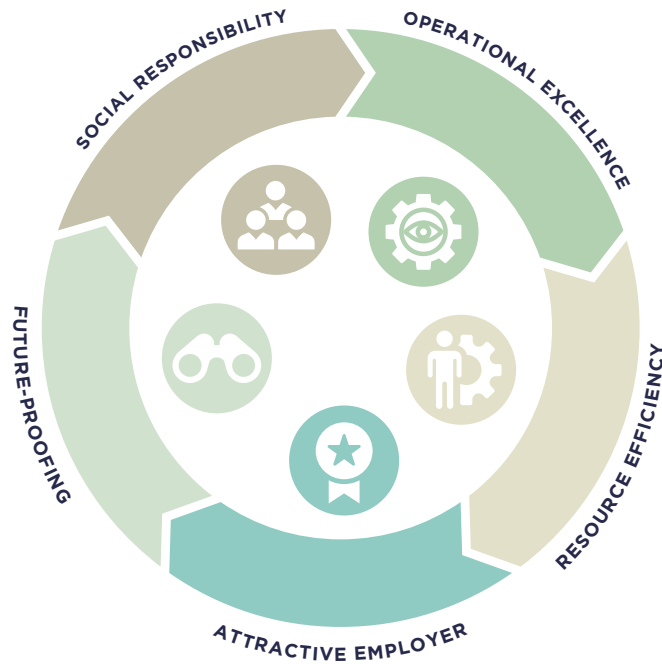


Health and wellness are priority areas for Stendörren. It is important to create the prerequisites for a safe, healthy and sound work environment internally for employees but also for tenants and suppliers. Read more in the section Attractive Employer.



Other SDGs that are identified as having an indirect connection to Stendörren’s sustainability strategy and business.

FOCUS AREAS



OPERATIONAL EXCELLENCE



TARGET:

LARGE SUPPLIERS ARE TO SIGN THE COMPANY'S CODE OF CONDUCT

100% OF ALL VEHICLES ARE TO BE FOSSIL-FREE BY 2025

AVOID FLYING WHEREVER PRACTICALLY POSSIBLE

RESOURCE EFFICIENCY



TARGET:

REDUCE ENERGY INTENSITY (KWH/SQM) BY AT LEAST 20% BY 2030 FROM THE BASE YEAR 2020

70% OF THE PROPERTY PORTFOLIO IN SQM IS TO HAVE ENVIRONMENTAL CERTIFICATION BY 2025

NEW BUILDINGS AND LARGE-SCALE TENANT IMPROVEMENTS ARE TO HAVE ENVIRONMENTAL CERTIFICATION

ENABLE INCREASED RECYCLING OF TENANTS' WASTE AND MINIMIZE CONSTRUCTION WASTE FROM NEW BUILDINGS, EXTENSIONS AND TENANT IMPROVEMENTS.

REDUCE CARBON FOOTPRINT BY HAVING 100% FOSSIL-FREE ENERGY BY 2030 (FOR ENERGY PURCHASED BY STENDÖRREN)

REDUCE CARBON FOOTPRINT IN NEW PRODUCTION PROJECTS TO ACHIEVE NET ZERO EMISSIONS BY 2030

ATTRACTIVE EMPLOYER



TARGET:

STRIVE FOR EQUALITY AND DIVERSITY AMONG ALL PROFESSIONAL CATEGORIES AND AIM TO HAVE A 40/60 GENDER DISTRIBUTION FOR SENIOR POSITIONS BY 2025

ANNUAL FOLLOW-UP AND FEEDBACK ON EQUALITY AND NON-DISCRIMINATION

ACHIEVE AN eNPS SCORE OF AT LEAST 20 IN THE SEMI-ANNUAL EMPLOYEE SURVEY

100% OF EMPLOYEES ARE TO HAVE COMPLETED TRAINING IN THE CODE OF CONDUCT

FUTURE-PROOFING



TARGET:

TCFD (TASK FORCE ON CLIMATE RELATED FINANCIAL DISCLOSURE) REPORTING FROM 2023

SOCIAL RESPONSIBILITY



TARGET:

CREATE JOB OPPORTUNITIES FOR PEOPLE FAR OUTSIDE THE LABOR FORCE

CONDENSED PARENT COMPANY

Operations in the Parent Company consist of management functions for all of the Group's companies and properties. All staff are employed by the Parent Company. No properties are owned directly by the Parent Company. The Parent Company's income during the period mainly comprised SEK 27 million in recharged services rendered by own staff. Net interest income consists of net charged interest on intra-Group loans and external interest expense for the corporate bond programs. Cash and cash equivalents as of March 31, 2022 amounted to SEK 27 million (59) and equity amounted to SEK 1,704 million (1,722).

CONDENSED INCOME STATEMENT FOR THE PARENT COMPANY

AMOUNTS IN SEK MILLION	2022 JAN-MAR	2021 JAN-MAR	2021 JAN-DEC
Net sales	27	25	109
Operating expenses	-27	-25	-114
Profit/loss before financial items	0	0	-5
<i>Financial items</i>			
Net financial items	8	0	20
Profit after financial items	8	0	15
Allocations	-	-	4
Profit before tax	8	0	19
Deferred tax	0	0	0
Profit for the period	8	0	19

CONDENSED BALANCE SHEET FOR THE PARENT COMPANY

AMOUNTS IN SEK MILLION	31 MAR 2022	31 MAR 2021	31 DEC 2021
ASSETS			
<i>Non-current assets</i>			
Intangible assets	2	3	3
Equipment	7	4	4
Shares/participations in subsidiaries	931	1,015	929
Receivables from subsidiaries	2,894	2,071	2,894
Deferred tax assets	1	1	1
Total non-current assets	3,835	3,094	3,831
<i>Current assets</i>			
Receivables from subsidiaries	191	46	124
Current receivables	4	3	4
Cash and cash equivalents	27	59	54
Total current assets	222	109	182
TOTAL ASSETS	4,056	3,203	4,013
EQUITY AND LIABILITIES			
Equity	1,704	1,722	1,709
<i>Non-current liabilities</i>			
Interest-bearing liabilities	1,288	690	1286
Liabilities to subsidiaries	886	735	886
Total non-current liabilities	2,174	1,426	2,173
<i>Current liabilities</i>			
Liabilities to subsidiaries	148	26	97
Other current liabilities	29	29	35
Total current liabilities	178	55	132
TOTAL EQUITY AND LIABILITIES	4,056	3,203	4,013

SHARE CAPITAL AND OWNERSHIP

SHARE CAPITAL

The share capital in Stendörren amounts to SEK 17,056,959, split between 2,500,000 Class A shares and 25,928,265 Class B shares. Each share has a quotient value of SEK 0.60. Class A shares in Stendörren carry entitlement to ten votes at a general meeting and Class B shares carry entitlement to one vote at a general meeting. Class A shares can be converted to Class B shares at a ratio of 1:1. All shares carry the same right to shares in the company's assets and profits. According to the Articles of Association, the company also has the option of issuing preference shares.

AUTHORIZATIONS

On May 20, 2021, the Annual General Meeting resolved to authorize the Board of Directors to, up until the next Annual General Meeting, with or without deviation from the shareholders' preferential rights, with cash payment or payment through set-off or through capital contributed in kind, or otherwise with certain conditions, resolve to issue shares of Class A or B, convertibles for shares of Class A or B or warrants for shares of Class A or B, as well as preference shares. However, an issue without preferential rights for the shareholders may not result in an increase of the company's shares of more than a total of 10% calculated at the date for the 2021 Annual General Meeting. If the Board of Directors resolves on an issue without preferential rights for shareholders, the reason must be to broaden the ownership base, acquire or facilitate the acquisition of working capital, increase the liquidity of the share, carry out company acquisitions or acquire or facilitate the acquisition of capital for company

acquisitions. An issue without preferential rights for shareholders must be conducted on market terms.

INCENTIVE PROGRAMS

At the beginning of the reporting period, Stendörren had one incentive program that was resolved on at the Extraordinary General Meeting in September 2020. The program was aimed at the company's employees and include issues of warrants, which the participants in the program acquired for cash payment to the Parent Company. The warrants were acquired at market value calculated in accordance with the Black & Scholes valuation method performed by independent valuers.

In the incentive program 2020–2025, there were 254,000 warrants at the end of the period that the holders, for a period of two weeks from the date of publication of the interim financial report for the period January 1–September 30, 2025, are entitled to redeem against the same number of Class B shares at a subscription price of SEK 175 per share. Upon full exercise of the warrants in the outstanding program, the share capital will increase by SEK 152,400 by issuing 254,000 Class B shares, each with a quotient value of SEK 0.6. The dilution at full utilization corresponds to approximately 0.9% of the capital and 0.5% of the number of votes based on the number of outstanding shares as of the reporting date.

STOCK EXCHANGE

The Stendörren Class B share is traded on Nasdaq Stockholm Mid Cap. The company's ticker is STEF B. The company's ISIN is SE0006543344. A trading unit corresponds to one (1) share.

THE LARGEST SHAREHOLDERS BASED ON DATA FROM EUROCLEAR SWEDEN AB PER MARCH 31, 2022

SHAREHOLDER	TOTAL SHARES	CLASS A SHARES	CLASS B SHARES	% OF CAPITAL	% OF VOTES
Stendörren Real Estate AB	11,532,606	2,000,000	9,532,606	40.6	58.0
Altira AB	3,051,720	500,000	2,551,720	10.7	14.8
Länsförsäkringar Fastighetsfond	3,557,192	0	3,557,192	12.5	7.0
SEB Investment Management	2,692,806	0	2,692,806	9.5	5.3
Verdipapirfondet Odin Eiendom	1,052,464	0	1,052,464	3.7	2.1
Third Swedish National Pension Fund	990,000	0	990,000	3.5	1.9
Didner & Gerge Fonder Aktiebolag	600,000	0	600,000	2.1	1.2
Carnegie Fonder	439,671	0	439,671	1.6	0.9
Alfred Berg	329,213	0	329,213	1.2	0.7
Malmer, Staffan	254,748	0	254,748	0.9	0.5
Other shareholders	3,927,845	0	3,927,845	13.7	7.6
Total	28,428,265	2,500,000	25,928,265	100.0	100.0

1) The total number of shareholders at the reporting date was 3,609.

OTHER INFORMATION

CALENDAR

- 2022 Annual General Meeting, May 24, 2022
- Interim Financial Report Jan-Jun 2022, July 20, 2022
- Interim Financial Report Jan-Sep 2022, November 8, 2022
- Year-end Report 2022, February 22, 2023

RELATED PARTY TRANSACTIONS

All transactions with related parties are conducted on market terms. In 2022, the company has not been party to any business transaction, loan, guarantee or guarantee connection with any of the Board members, senior executives, major shareholders or related parties to any of these.

RISKS

Risks and uncertainties are primarily related to changes in macroeconomic factors affecting demand for premises and the price of capital. Stendörren is also exposed to the risk of unforeseen increases in operating expenses or maintenance costs, which cannot fully be compensated for in leases with tenants. There is also a risk that the company's lenders do not extend credit facilities at maturity. Real estate transactions are a part of the company's business model and are, by their nature, associated with uncertainties and risks. More information about these risks can be found on pages 65-67 in the company's annual report for the 2021 fiscal year. Regarding covid-19, Stendörren has been only slightly affected but is following developments. In addition to this and the outline of risks presented in the annual report, no other significant risks were identified during the reporting period.

ACCOUNTING POLICIES

This interim report has been prepared in accordance with IAS 34 Interim Financial Reporting and the Swedish Annual Accounts Act. The same accounting policies, valuation principles and calculation methods were applied as in the most recently published financial information, see Note 1 of the 2021 annual report. Investment properties are measured at Level 3 of the fair value hierarchy according to IFRS 13. The fair value of financial instruments essentially corresponds to the carrying amount. Derivatives are measured at fair value in the consolidated financial statements and at Level 2 in accordance with IFRS 13. The Parent Company applies the Annual Accounts Act and RFR 2 Accounting for Legal Entities.

AUDITOR'S REVIEW

This interim financial report has not been reviewed by the company's auditors.

THE BOARD OF DIRECTORS

The Board of Directors and the CEO assure that the report provides a fair overview of the Parent Company and the Group's operations, financial position and results and describes the most significant risks and uncertainties faced by the Parent Company and the Group companies.

STOCKHOLM, MAY 6 2022

Andreas Philipson
Chairman

Carl Mörk
Board member

Helena Levander
Board member

Henrik Orrbeck
Board member

Seth Lieberman
Board member

Nisha Raghavan
Board member

Erik Ranje
CEO

This information is such that Stendörren Fastigheter AB is required to publish according to the EU Market Abuse Regulation. The information was provided, through the agency of the contact person below, for publication on May 6, 2022 at 7.00 a.m. CEST

ASSESSED EARNINGS CAPACITY¹

As of March 31, 2022, the company's property portfolio comprised 136 wholly owned properties with approximately 789,000 sqm of lettable area. According to the company's assessment, the total rental income (after deductions for vacancies and discounts) on a rolling 12-month basis amounts to approximately SEK 709 million. The company also estimates that current property expenses amount to approximately SEK 165 million on an annual basis. The portfolio is thus expected to generate net operating income of

approximately SEK 544 million at Group level. This data is only the company's own assessment on the present earnings capacity as of March 31, 2022 without considering lettings, possible vacancies, index-related rental changes, or other future measures that may have an effect on net operating income. Any additional acquisitions or disposals announced by the company which have not yet closed are also not included. This data should therefore not be seen as a forecast of future earnings development for Stendörren.

1) This is the Company's best assessment of current earnings capacity on an annual basis as of March 31, 2022 and not a forecast of future expected earnings.



DEFINITIONS

The European Securities and Markets Authority (ESMA) has issued guidelines for the use of Alternative Performance Measures, (APMs) related to companies with securities that are listed on a regulated market. The guidelines have been developed in order to increase the transparency and the comparability in APMs commonly used in prospectuses and other compulsory information submitted by listed companies. Stendörren provides more detailed definitions and explanations of the APMs it uses. These definitions and explanations, along with a reconciliation table, are in accordance with the ESMA guidelines and can be found on www.stendorren.se, investor relations.

CURRENT NET ASSET VALUE

Book equity net of hybrid capital adjusted for actual deferred tax liability, calculated at an effective tax rate of 5.9% and adjusted for derivatives.

AREA WEIGHTED OCCUPANCY RATE

Area contractually leased to tenants in relation to total lettable area.

AVERAGE RETURN ON EQUITY

Profit for the period in relation to average equity the last 12 months.

LOAN-TO-VALUE RATIO

Interest-bearing liabilities in relation to total assets.

LOAN-TO-VALUE RATIO AT PROPERTY LEVEL

Interest-bearing liabilities secured in properties in relation to the fair value of the properties.

NOI YIELD

Property NOI the last 12 months in relation to the fair value of the properties.

NET OPERATING INCOME (NOI)

Total rental income from the properties reduced by property operating expenses.

ECONOMIC OCCUPANCY RATE

Contractual annual rent in relation to rental value.

INCOME FROM PROPERTY MANAGEMENT

Profit for the period before value changes and tax.

NET FINANCIAL ITEMS

Net financial items are the difference between interest income and interest expenses as well as leasing costs.

AVERAGE INTEREST RATE

The weighted average interest rate on all interest-bearing liabilities.

WEIGHTED AVERAGE UNEXPIRED LEASE TERM (WAULT)

The weighted average remaining lease term on all existing property leases. Expressed in terms of years remaining until expiry.

LOAN MATURITY

The weighted average remaining time to maturity for interest-bearing liabilities, expressed in years.

CASH FLOW PER SHARE

Cash flow from operating activities before changes in working capital according to the cash flow statement divided by the average number of shares outstanding before dilution.

LONG-TERM NET ASSET VALUE

Book equity net of hybrid capital adjusted for deferred tax and the derivatives value (+/-).

NET LETTING

Annual rent for new signed leases reduced by annual rent for terminations and annual rent for bankruptcies.

EARNINGS PER SHARE

Net profit after hybrid interest divided by the average number of shares outstanding, before and after dilution.

AVERAGE INTEREST MATURITY INCLUDING DERIVATIVES

The weighted average remaining time to interest adjustment on interest-bearing liabilities including the effect of interest derivatives. Expressed in years remaining.

INTEREST COVERAGE RATIO

Income from property management the last 12 months adding back net financial expenses, in relation to net financial expenses (excluding the rights of use of land lease properties that in accordance with IFRS 16 is accounted for as a financial cost).

EQUITY RATIO

Book equity in relation to total balance sheet (excluding the leasing liability for the rights of use of land lease properties that, in accordance with IFRS 16, is accounted for as a long term liability).

TOTAL RETURN

Property NOI divided by total income during the same period.

EXCESS RATIO

Properties' NOI divided by total income during the same period.

Stendörren Fastigheter AB (publ) is an expansive real estate company listed on Nasdaq Stockholm Mid Cap. Our business concept is to create long-term profitable growth in net asset value by managing, developing and acquiring properties and building rights in logistics and light industry in growth regions. In addition, we refine commercial and industrial properties by creating housing rights for further development and management in attractive locations, primarily in Greater Stockholm and the Mälardalen region.

**FOR MORE INFORMATION,
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