

INTERIM FINANCIAL REPORT JANUARY- JUNE 2022



THE HALF YEAR IN BRIEF

INCOME FROM PROPERTY MANAGEMENT:

SEK 159 MILLION

RENTAL INCOME:

SEK 357 MILLION

NET OPERATING INCOME:

SEK 268 MILLION



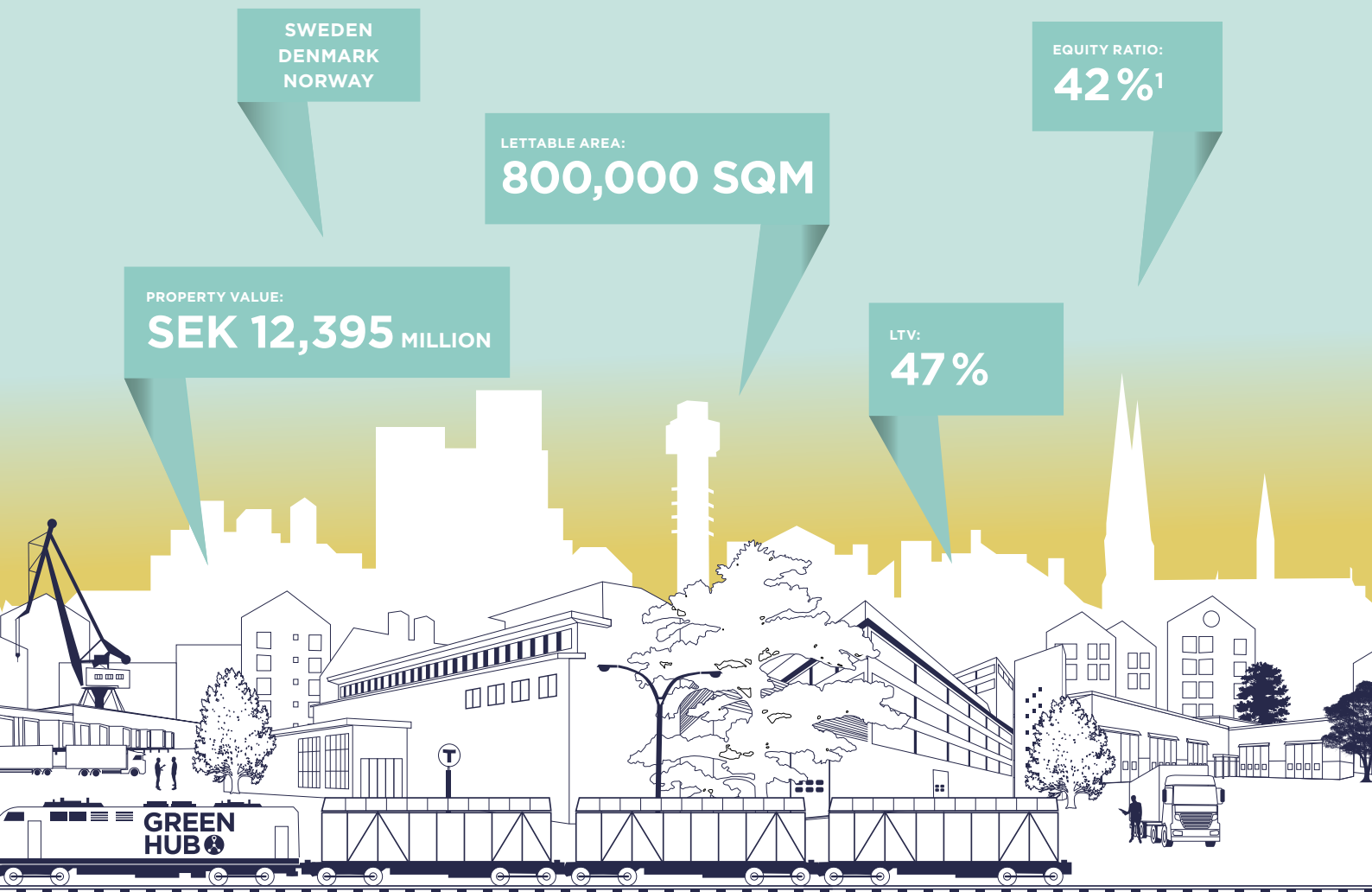
JANUARY – JUNE 2022

(January – June 2021 in parenthesis)

- Rental income increased by 10% to SEK 357 million (326) and net operating income increased 14% to SEK 268 million (234).
- Income from property management increased 30% to SEK 159 million (122).
- Net letting during the period amounted to a total of approximately SEK 32 million and new lease agreements with an annual rental value of approximately SEK 45 million were signed.
- Lease agreements that were renegotiated during the period led to an increase in rental values of 21 % on weighted average.
- Cash flow from operating activities amounted to SEK 107 million (129), corresponding to SEK 3.78 per share (4.53).
- Changes in value of investment properties for the period amounted to SEK 208 million (539).
- Profit for the period amounted to SEK 433 million (535), corresponding to SEK 14.30 per share (17.94) before dilution and 14.26 per share (17.92) after dilution.

SIGNIFICANT EVENTS DURING THE SECOND QUARTER

- On April 4, Stendörren Fastigheter sold an industrial property in Eskilstuna for SEK 195 million. Change of possession will take place on December 30, 2022.
- On April 11, Stendörren made its fifth acquisition in the Copenhagen region for SEK 31 million.
- On April 21, the notice of the Annual General Meeting was published and was held on May 24, 2022.
- On April 29, Stendörren's Annual and Sustainability Report for 2021, including a new sustainability strategy, was published.
- On May 2, Stendörren made its sixth acquisition in the Copenhagen region for SEK 34 million.
- On May 2, it was announced that Stendörren signed 10 year lease agreements with Willys and Jula in the property Tegelbruket in the Botkyrka Handel area.
- On May 3, Stendörren acquired another warehouse property in the Copenhagen region for SEK 28 million.



- On June 23, Stendörren acquired three properties in Gothenburg for SEK 46.1 million and the total lettable area amounts to 2,919 sqm. This is Stendörren's third acquisition in the Gothenburg region.
- During the second quarter Stendörren has accomplished refinancings with several of the company's banks, which has led to substantially strengthened liquidity and also substantially extended average remaining tenor on interest bearing debt. Already before year-end, to the concern regarding inflation and interest rates at the end of the last year, the company expanded its interest-rate hedging. Accordingly, on June 30, 2022, approx. 80% 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. 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 July 5, Stendörren made its first acquisition in Finland and acquired three industrial properties for SEK 75 million in the Helsinki region. The total lettable area amounts to 6,591 sqm.
- On July 6, it was announced that Stendörren signed an 8-year lease agreement with Myrorna. The premises amounts to 5,000 sqm and occupancy is planned for the end of 2022.
- On July 8, Stendörren received a building permit for two buildings for light industry in Stockholm Syd – in Almnäs, Södertälje. Initiating construction process is planned in Q3 2022.

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 0.7%.

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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. The company's objective 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 residential building 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 amounting to at least 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 June 30, 2022, the property portfolio of Stendörren consisted of 141 properties, primarily located in the Greater Stockholm and Mälardalen region with a market value of SEK 12,395 million. The ten largest lease agreements accounted for about 22% 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 800,000 sqm of which warehouse, logistics and light industrial properties accounted for approximately 68% of the total lettable area.

At the end of the quarter, the company had 29 properties, wholly or partly consisting of building rights which, when fully developed, are expected to create approximately 636,000 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 1,772 million (1,393) 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 June 30, 2022, the company's equity amounted to SEK 5,622 million (4,561) and the Group's interest-bearing liabilities amounted to SEK 6,387 million (5,148), corresponding to a loan-to-value ratio of 47 % (47).

The average time to maturity of interest-bearing liabilities amounted to 3.2 years (2.5) and the average interest maturity to 2.9 years (2.1). The average interest rate on the company's total interest-bearing loans amounted to 3.0% (2.1) and the average interest rate on loans from credit institutions, on the reporting date, was 2.7% (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-JUN	2021 JAN-JUN	2021 JAN-DEC
Lettable area, sqm thousand	800	757	793
No. of properties	141	125	135
Fair value properties, SEK million	12,395	10,356	11,693
Letting ratio, by area, %	89	87	88
Economic occupancy rate, %	91	87	89
NOI yield, total portfolio, 12 month average, %	4.6	5.0	4.7
NOI yield, excluding projects and land, 12 month average, %	5.5	6.0	5.6
Total return, 12 month average, %	12.5	11.3	16.5
Weighted average unexpired lease term, years	3.8	3.8	3.7
Average annual rent, SEK/sqm	1,037	976	992
FINANCIAL KEY RATIOS			
Rental income, SEK million	357	326	656
Rental net operating income, SEK million	268	234	488
Income from property management, million	159	122	267
Excess ratio, 12 month average, %	76	73	74
Total assets, SEK million	13,541	10,912	12,290
Average interest rate total liabilities, %	3.0	2.1	2.3
Average interest maturity at end of period, years	2.9	2.1	3.7
Average loan maturity at end of period, years	3.2	2.5	2.5
Interest coverage ratio, 12 month average, times	3.3	2.9	3.0
Loan-to-value ratio at end of period, %, %	47	47	46
Loan-to-value ratio, property level at end of period, %	41	43	37
Equity ratio at end of period, %, %	42	43	43
Return on equity, 12 month average, %	22	16	26
STOCK-RELATED KEY RATIOS			
Market capitalization, SEK million	4,412	5,816	8,656
Stock price at end of period, SEK	155.20	205.00	304.50
Book equity per share, SEK ¹	170.15	133.09	155.84
Long-term net asset value, SEK million	5,651	4,514	5,310
Long-term net asset value per share, SEK	198.76	159.09	186.80
Current net asset value, SEK million	5,167	4,128	4,852
Current net asset value per share, SEK	181.76	145.50	170.67
Earnings per average number of shares before dilution, SEK	14.30	17.94	40.75
Earnings per average number of shares after dilution, SEK	14.26	17.92	40.67
Cash flow from operating activities per share, SEK	3.78	4.53	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	53	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 Q2 2022

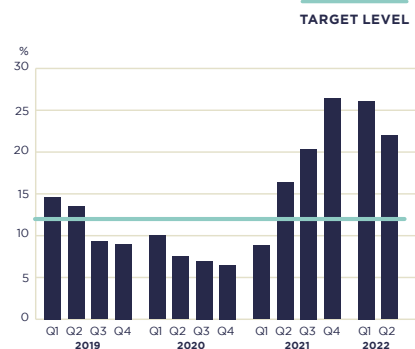
HISTORICAL PERFORMANCE

ROE (AVERAGE)

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

22 %

The return on equity (calculated as 12 month average) amounted to 22 % at the end of the period.

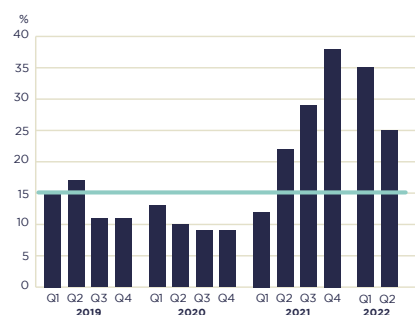


NAV GROWTH

Achieve annual growth in long-term net asset value amounting to at least 15%.

25 %

At the end of the period, growth in long-term net asset value amounted to 25 %.

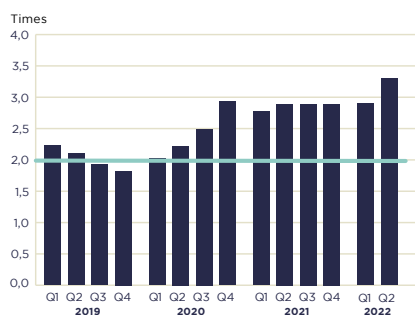


ICR

Long-term ICR shall exceed 2.0 times.

3.3 times

The interest coverage ratio amounts to 3.3 times.

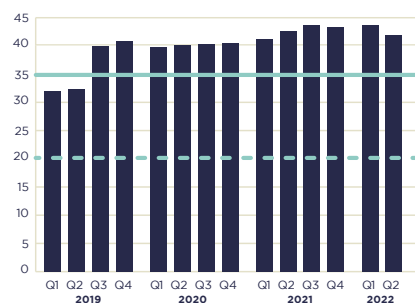


EQUITY RATIO

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

42 %¹

The equity ratio amounted to 42 % 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 0.7%.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

CONDENSED

AMOUNTS IN SEK MILLION	2022 JAN-JUN	2021 JAN-JUN	2022 APR-JUN	2021 APR-JUN	2021 JAN-DEC
Rental income	357	326	180	165	653
Other income	0	0	0	0	3
Total income	357	326	180	165	656
Operating expenses	-68	-68	-30	-28	-123
Maintenance costs	-10	-13	-5	-8	-27
Property tax	-11	-10	-6	-5	-18
Income from property management	268	234	139	124	488
Central administration	-38	-38	-18	-20	-77
Financial income	9	0	9	0	1
Financial expenses	-76	-70	-40	-32	-135
Leasing cost, ground rent	-5	-5	-2	-3	-9
Income from property management	159	122	86	70	267
Change in value of investment properties	208	539	79	370	1,235
Change in value of financial instruments	184	6	77	1	20
Profit before tax	551	667	242	441	1,523
Deferred tax	-117	-132	-49	-91	-311
Current tax	-1	0	-1	0	-2
Profit for the period	433	535	191	350	1,209
Other comprehensive income	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	433	535	191	350	1,209
<i>Comprehensive income for the period attributable to</i>					
Parent Company's shareholders	433	535	191	350	1,209
Earnings per share, before dilution, SEK	14.30	17.94	6.25	11.86	40.75
Earnings per share, after dilution, SEK	14.26	17.92	6.24	11.84	40.67
Average number of shares outstanding during the period, millionsr	28.43	28.37	28.43	28.37	28.39
Average number of shares during the period, after dilution, millions	28.50	28.39	28.48	28.41	28.44

COMMENTS TO THE CONSOLIDATED INCOME STATEMENT

RESULT

Compared with 2021, Stendörren reported an increase of approximately SEK 31 million in income and of approximately SEK 34 million in net operating income for the period. After deduction of financing costs and central administration costs, income from property management totaled SEK 159 million (122), which represents an increase of approximately 30% compared with last year. Profit for the period amounted to SEK 433 million (535), corresponding to SEK 14.30 per share (17.94).

RENTAL INCOME

Rental income increased during the period by approximately 10% to SEK 357 million (326). The increased income was driven by higher rents in the portfolio (increase of approximately 2 % 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 slightly to SEK 89 million (91). Total property expenses in the comparable portfolio decreased by approximately SEK 10 million, which corresponds to about 11 %. 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 counteracts the decline.

CENTRAL ADMINISTRATION

Costs for central administration for the period amounted to SEK 38 million (38) 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 3% to SEK -72 million (-74) 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 30% to SEK 159 million (122) during the reporting period, mainly thanks to higher rental income.

CHANGES IN VALUE

The company reported a change in the value of the investment properties of SEK 208 million (539) for the period, which corresponds to 1.8% 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 184 million (6) as per the reporting date. The positive changes in value are attributable mainly to the rise in interest rates on longer maturities during the period.

TAX

The tax expense in profit or loss consists of current tax of SEK -1 million (0) and deferred tax of SEK -117 million (-132).

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

CONDENSED

AMOUNTS IN SEK MILLION	30 JUN 2022	30 JUN 2021	31 DEC 2021
ASSETS			
<i>Non-current assets</i>			
Intangible assets	2	3	3
Investment properties	12,395	10,356	11,693
Land leases	238	225	238
Equipment	2	5	3
Non-current receivables	4	3	2
Interest-rate derivative	229	11	45
Total non-current assets	12,871	10,602	11,984
<i>Current assets</i>			
Current receivables	141	68	146
Cash and cash equivalents	529	242	160
Total current assets	670	310	306
TOTAL ASSETS	13,541	10,912	12,290
EQUITY AND LIABILITIES			
Equity	5,622	4,561	5,216
<i>Non-current liabilities</i>			
Interest-bearing liabilities	6,070	4,682	4,868
Other non-current liabilities	23	18	22
Leaseholds land leases	238	225	238
Deferred tax liabilities	1,042	745	925
Other provisions	4	4	4
Total non-current liabilities	7,378	5,674	6,058
<i>Current liabilities</i>			
Interest-bearing liabilities	317	467	755
Other current liabilities	223	210	261
Total current liabilities	540	677	1,016
TOTAL EQUITY AND LIABILITIES	13,541	10,912	12,290
<i>Equity attributable to</i>			
Parent Company's owners	5,622	4,561	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 June 30, 2022, the value of the total property portfolio amounted to SEK 12,395 million (10,356). For analysis and comments, see pages 14–16.

CURRENT ASSETS

Current assets amounted to SEK 670 million (310) on the balance sheet date, consisting of cash and cash equivalents of SEK 529 million (242) and rental receivables and other current receivables of SEK 141 million (68).

EQUITY

As of June 30, 2022, the Group's equity amounted to SEK 5,622 million (4,561) and the equity ratio to 42% (43).

INTEREST-BEARING LIABILITIES

The carrying amount of the Group's interest-bearing liabilities at the end of the reporting period amounted to SEK 6,387 million (5,148) corresponding to a loan-to-value ratio of 47 % (47). The liabilities consist of loans from credit institutions of SEK 5,119 million (4,461), two bonds totaling SEK 1,300 million (700) and seller notes of SEK 5 million (10). Loan arrange-

ment costs of –37 million (–23) have been allocated in accordance with the company's accounting policies. The short term portion of the interest-bearing liabilities amounted to SEK 317 million (467) 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 1,042 million (745) on June 30, 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 223 million (210).



CONSOLIDATED CHANGES IN EQUITY

As of June 30, 2022, the Group's equity amounted to SEK 5,622 million (4,561).

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
Closing balance equity, Dec 31, 2021	17	1,181	3,232	786	5,216
Interest/dividend hybrid bond			-26		-26
Comprehensive income Jan-Jun 2022			433		433
Closing balance equity, Jun 30, 2022	17	1,181	3,639	786	5,622

CONSOLIDATED STATEMENT OF CASH FLOWS

CONDENSED

AMOUNTS IN SEK MILLION	2022 JAN-JUN	2021 JAN-JUN	2022 APR-JUN	2021 APR-JUN	2021 JAN-DEC
Cash flow from operating activities					
Income from property management	159	122	86	70	267
Adjustment for non-cash items	9	14	12	3	20
Income tax paid	-2	-5	-2	-3	-1
Cash flow from operating activities before changes in working capital	166	132	96	70	287
<i>Changes in working capital</i>					
Change in operating receivables	-57	27	-36	9	-52
Change in operating liabilities	-1	-30	-76	-6	-12
Cash flow from operating activities	107	129	-16	73	223
<i>Investing activities</i>					
Investments in existing properties	-257	-107	-142	-44	-256
Other investments and divestments	-2	2	-2	1	2
Property acquisitions	-223	-177	-179	-75	-668
Cash flow from investing activities	-482	-282	-323	-118	-922
<i>Financing activities</i>					
New share issue	0	0	0	0	6
Dividend hybrid bond	-26	-26	-14	-13	-52
Raised interest-bearing liabilities	2,383	805	2,314	45	1,635
Repayment and exercise of interest-bearing liabilities	-1,614	-750	-1,586	-23	-1,101
Deposits	1	6	2	1	10
Cash flow from financing activities	744	34	717	9	498
Cash flow for the period	370	-119	378	-36	-201
Cash and cash equivalents at the beginning of period	160	361	151	278	361
Cash flow for the period	370	-119	378	-36	-201
Cash and cash equivalents at the end of the period	529	242	529	242	160

PROPERTY PORTFOLIO SUMMARY

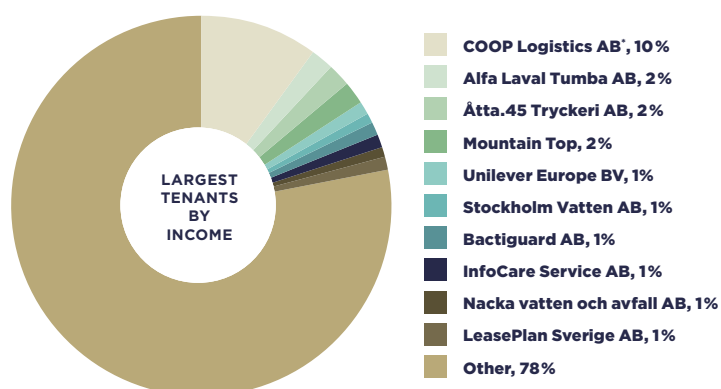
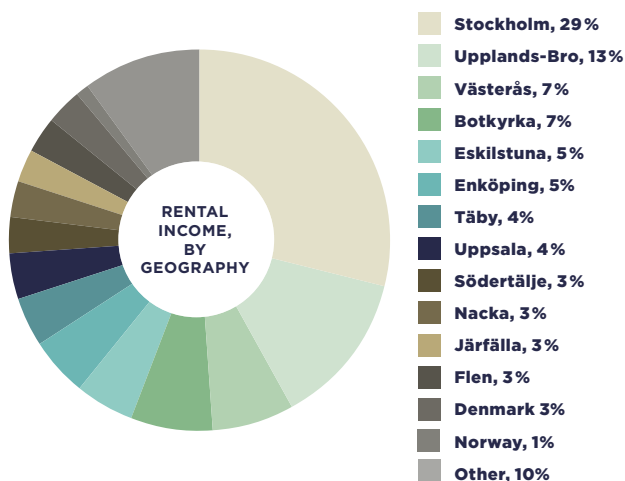
PROPERTY PORTFOLIO JUNE 30

As at June 30, 2022, the property portfolio of Stendörren consisted of 141 properties, primarily located in the Greater Stockholm and Mälardalen region and with a total market value of SEK 12,395 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 800,000 sqm of lettable area. The corresponding area for the portfolio of investment properties amounted to approximately 766,000 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 702 million. This change in value was due to property acquisitions amounting to SEK 223 million. In addition, a total of SEK 257 million was invested in existing properties while changes in value totaling SEK 208 million were recognized (see table on page 19).

GEOGRAPHIC DISTRIBUTION OF PROPERTY PORTFOLIO

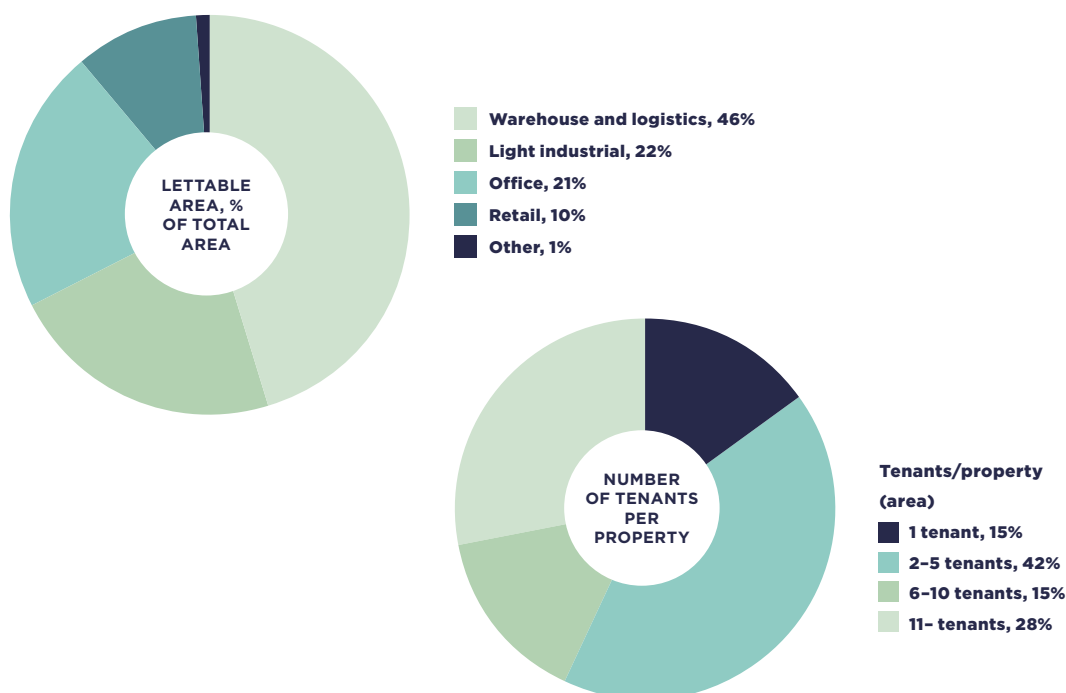
Stendörren puts a great deal of effort into identifying attractive areas of usage with potential in Greater Stockholm and the remainder of the Mälardalen region. The focus is on developing and strengthening the presence in these areas. The total rental income for Stendörren consists of approximately 67% of rental income from properties in the Stockholm region. Stendörren has a large 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 the Gothenburg region, Oslo and Copenhagen, still focusing on warehousing, logistics and light industry.



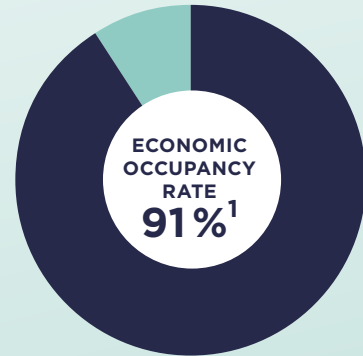
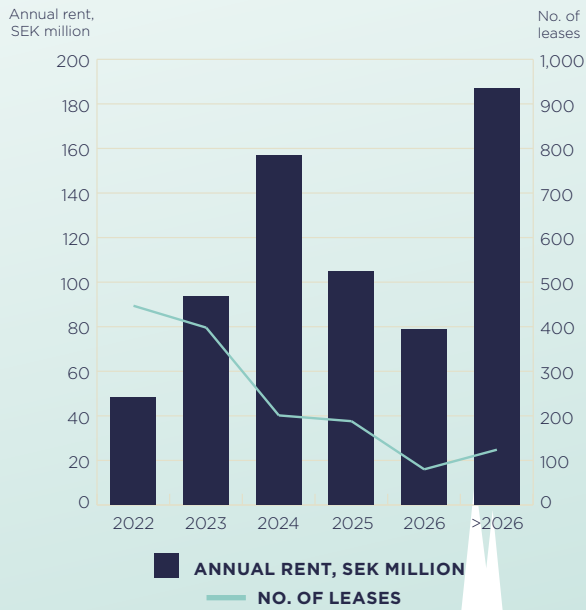
TENANTS AND LEASE AGREEMENTS

The tenants in the property portfolio range from well-established small to medium sized companies and large multinational businesses in several sectors. As at June 30, 2022, the ten largest leases made up 22% 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 3.8 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 0.8 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 91% at June 30, 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 93 percent. In general, the demand for Stendörren assets remains strong. Net letting during the quarter amounted to approximately SEK 17 million. Lease agreements that were renegotiated during the quarter led to a weighted average increase in rental values of 22 %. During the quarter, new lease agreements with an annual rental value of approximately SEK 45 million were signed. These consist of both renegotiated lease agreements and lease agreements signed with new tenants.

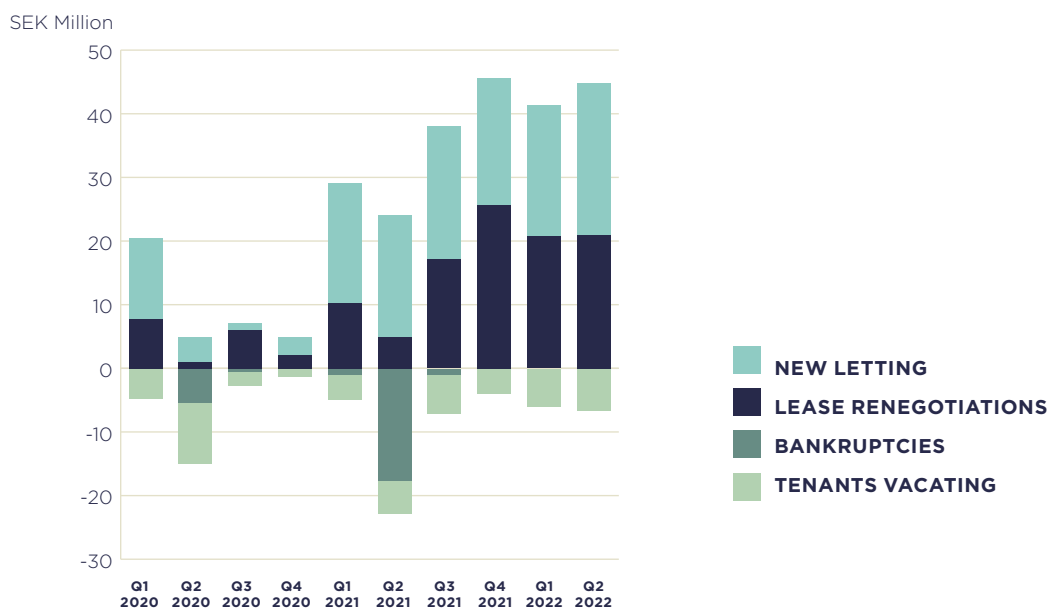


ANNUAL LEASE EXPIRY AT JUNE 30, 2022, ANNUAL RENT



1) Taking into account contracted new letting and vacancies forward-looking 12 months from the end of the reporting period, the economic occupancy rate is 93 percent.

CONTRACTUAL CHANGES



PROJECTS PORTFOLIO SUMMARY

OVERVIEW

As of June 30, 2022, Stendörren had a total of 29 properties wholly or partly consisting of building rights. The building rights amounts to 636,253 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.

The pandemic and the ongoing war in Ukraine has had repercussions on the construction market. Price increases are abnormally high and there are delivery problems on materials. Stendörren's ongoing and planned projects are affected to varying degrees. Stendörren assesses, however, that the impact on

projects that are already in production is limited.

Focus is placed on dealing with the challenges that the situation entails in order to minimize the risk of consequences. The pace of construction starts may be affected.

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	44,480	Within current zoning	2022-2023
Eskilstuna	Logistics	5,000	Within current zoning	2022-2023
Enköping	Logistics	8,000	Within current zoning	2022-2023
Upplands-Bro	Logistics	7,230	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	2022-2023
Upplands-Bro	Light industrial	1,500	Within current zoning	2023-2024
Botkyrka	Residential	54,530	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
Nynäshamn	Light industrial	10,000	Within current zoning	2023-2024

1) GFA, may deviate from what is technically and commercially viable.

2) Start of first phase, projects may include several phases. Note that Stendörren aims to construct on a pre-let basis, 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 where 74,530 sqm refers to new production and 11,852 sqm refers to refurbishment for customers. The projects are all new production and in stages from started planning to ongoing construction.

During the second quarter of 2022, a building permit for two light industrial buildings within Almnäs 5:23 in Södertälje was obtained. In addition, Stendörren has in 2022 applied for a building permit for two new projects, one for logistics purposes in Södertälje and one for light industry in Stockholm. Ongoing projects regarding logistics, warehousing and light industry where building permits have been obtained together comprise 27,830 sqm. Rental work is in progress

and all projects are located in well-established and expansive areas where there is a clear demand. During the second quarter, a lease agreement was signed for a premises in a logistics building under construction in Brunna (project Viby 19:66) in Upplands Bro. The agreement covers 2,709 sqm and is subject to a building permit for customer-specific adaptations.

Regarding project Tegelbruket, dialogue has been initiated with potential contractors before procurement with a focus is on the current situation in the construction market.

FINALIZED PROJECTS

No projects exceeding SEK 25 million were finalized during the period.

ONGOING PROJECTS

PROPERTY	DESCRIPTION	ESTIMATED COMPLETION	SIZE SQM ¹	ESTIMATED INVESTMENT ² SEK MILLION	CURRENT PHASE
Almnäs 5:23	New logistics	Q4 2022	11,860	177	Construction started
Hjulsmöden 1	New light industrial	Q4 2022	2,700	48	Construction started
Librobäck 21:3	New light industrial	Q4 2022	2,300	44	Construction started
Viby 19:66	New logistics	Q4 2022	6,270	114	Construction started
Tegelbruket 1	Tenant improvement	Q4 2022	3,714	41	Construction started
Tegelbruket 1	Tenant improvement	Q1 2023	3,048	28	Construction started
Tegelbruket 1	Tenant improvement	Q4 2022	5,090	33	Construction started
Almnäs 5:24	New light industrial	Q1 2023	2,350	45	Design and planning ³
Almnäs 5:24	New light industrial	Q3 2023	2,350	45	Design and planning ³
Båglampan 25	New light industrial	Q1 2024	4,270	109	Design and planning
Almnäs 5:23	New logistics	Q2 2024	16,960	324	Design and planning
Tegelbruket 1	New residential	-	25,470	-	Design and planning ³
Total ongoing projects			86,382	>1,008	
Total excluding tenant improvement			74,530	>906	

1) GFA (new production), NLA (tenant improvement).

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

3) Building permit obtained.

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 June 30, 2022 amounted to SEK 12,395 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 1,772 million (1,696 on March 31, 2022), 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 208 million (539). 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 are unchanged compared to the previous quarter and the average yield requirement of the property valuations as of June 30, 2022 amounted to 5.5% (see table of valuation parameters below).

CHANGE IN VALUE, PROPERTIES	JAN-JUN 2022
Change in yield requirements	125
Cash flow	-55
Building rights	139
Total	208

VALUATION PARAMETERS (PREVIOUS YEAR IN PARENTHESIS)	MIN	MAX	WEIGHTED AVERAGE
Market yield requirement, %	4.7 (4.9)	8.0 (13.6)	5.5 (5.8)
Discount rate, cash flow, %	6.5 (6.3)	10.0 (15.6)	7.6 (7.8)
Discount rate, residual value, %	6.7 (6.8)	10.0 (15.6)	7.7 (7.9)
Long-term vacancy assumption, %	2.0 (3.0)	30.0 (30.0)	6.0 (6.2)

CHANGE IN CARRYING AMOUNT, PROPERTIES	JAN-JUN 2022	JAN-DEC 2021
Property portfolio, beginning of period	11,693	9,533
Property acquisitions	223	668
Investments in existing properties	257	256
Currency effects	14	0
Value changes in existing properties	208	1,235
Property portfolio, end of period	12,395	11,693

FINANCING

As of June 30, 2022, the average time to maturity of interest-bearing liabilities to credit institutions amounted to 3.4 years (2.5). Including bonds, the average time to maturity amounted to 3.2 years (2.5). Stendörren uses interest derivatives to hedge against a 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 2.9 years (2.1).

The average interest rate on the company's loans from credit institutions on June 30, 2022 was 2.7% (1.9) and the average interest on total interest-bearing liabilities amounted to 3.0% (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	1,340		21	192	3
2023	434		7	717	11
2024	1,050		16	1,425	22
2025	900		14	1,794	28
2026	2,700		42	165	3
>2026	0		0	2,131	33
Total/average	6,424	2.96	100	6,424	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.

INTEREST RATE DERIVATIVES

YEAR OF MATURITY	TYPE	NOMINAL SEK MILLION	FAIR VALUE SEK MILLION	CAP LEVEL, %	YEARS REMAINING
Danske Bank	Interest cap	300	12.8	2.00	4.18
Danske Bank	Interest cap	600	32.8	1.00	3.27
Danske Bank	Interest cap	300	16.4	1.00	3.27
Swedbank	Interest cap	1,100	52.6	2.00	4.46
Swedbank	Interest cap	750	36.1	2.00	4.48
Swedbank	Interest cap	250	1.4	2.25	1.25
Swedbank	Interest cap	250	4.3	2.25	2.25
Swedbank	Interest cap	550	24.3	2.00	4.18
Swedbank	Interest cap	184	2.5	1.50	1.47
Total		4,284	183.0	1.80	3.71

INTEREST RATE DERIVATIVES

YEAR OF MATURITY	TYPE	NOMINAL SEK MILLION	FAIR VALUE SEK MILLION	INTEREST, %	YEARS REMAINING
Swedbank	Interest-rate swap	800	45.8	-0.0875%	2.22
Swedbank		800	45.8	-0.0875%	2.22

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. 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.

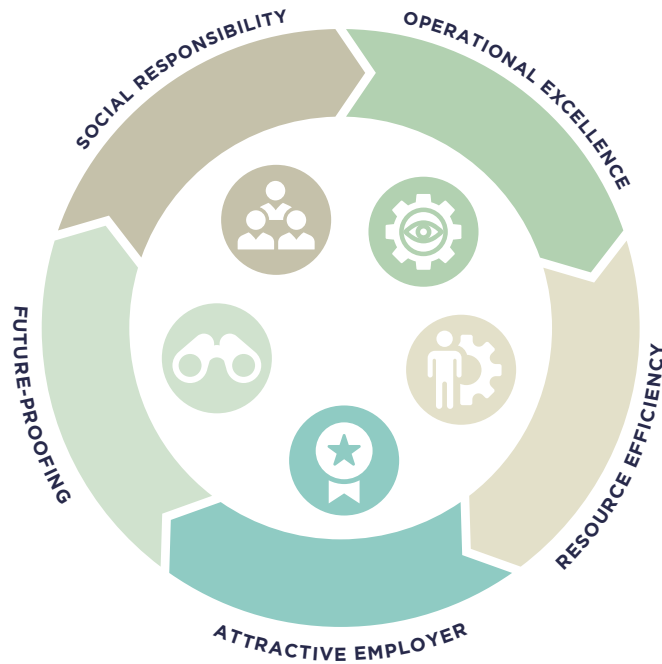


Health and wellness are priority areas for Stendörren. It is important to create the prerequisites for a safe, healthy and sound work environment internally for employees but also for tenants and suppliers. Read more in the section Attractive Employer.



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 BASELINE YEAR 2020
- 70% OF THE PROPERTY PORTFOLIO IN SQM IS TO HAVE ENVIRONMENTAL CERTIFICATION BY 2025
- NEW DEVELOPMENTS AND MAJOR REFURBISHMENTS SHALL BE ENVIRONMENTALLY CERTIFIED.
- ENABLE INCREASED RECYCLING OF TENANTS' WASTE AND MINIMIZE CONSTRUCTION WASTE FROM MAJOR NEW DEVELOPMENTS AND REFURBISHMENTS.
- 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 62 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 June 30, 2022 amounted to SEK 150 million (39) and equity amounted to SEK 1,700 million (1,716).

CONDENSED INCOME STATEMENT FOR THE PARENT COMPANY

AMOUNTS IN SEK MILLION	2022 JAN-JUN	2021 JAN-JUN	2022 APR-JUN	2021 APR-JUN	2021 JAN-DEC
Net sales	62	52	35	27	109
Operating expenses	-59	-53	-32	-28	-114
Profit/loss before financial items	3	-1	3	-1	-5
<i>Financial items</i>					
Net financial items	16	7	8	7	20
Profit after financial items	19	6	11	6	15
Allocations	-	-	-	-	4
Profit before tax	19	6	11	6	19
Deferred tax	0	0	0	0	0
Profit for the period	19	6	11	6	19

CONDENSED BALANCE SHEET FOR THE PARENT COMPANY

AMOUNTS IN SEK MILLION	30 JUN 2022	30 JUN 2021	31 DEC 2021
ASSETS			
<i>Non-current assets</i>			
Intangible assets	2	4	3
Equipment	8	3	4
Shares/participations in subsidiaries	898	1,053	929
Receivables from subsidiaries	2,929	2,071	2,894
Deferred tax assets	1	1	1
Total non-current assets	3,839	3,132	3,831
<i>Current assets</i>			
Receivables from subsidiaries	292	172	124
Current receivables	3	4	4
Cash and cash equivalents	150	39	54
Total current assets	445	215	182
TOTAL ASSETS	4,284	3,347	4,013
EQUITY AND LIABILITIES			
Equity	1,700	1,716	1,709
<i>Non-current liabilities</i>			
Interest-bearing liabilities	1,289	690	1286
Liabilities to subsidiaries	886	735	886
Total non-current liabilities	2,175	1,426	2,173
<i>Current liabilities</i>			
Liabilities to subsidiaries	378	177	97
Other current liabilities	30	29	35
Total current liabilities	408	206	132
TOTAL EQUITY AND LIABILITIES	4,284	3,347	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 24, 2022, 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 252,250 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 151,350 by issuing 252,250 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 JUNE 30, 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	3,342,121	0	3,342,121	11.8	6.6
SEB Investment Management	2,617,521	0	2,617,521	9.2	5.1
Verdipapirfondet Odin Eiendom	1,076,480	0	1,076,480	3.8	2.1
Tredje AP-Fonden	990,000	0	990,000	3.5	1.9
Didner & Gerge Fonder Aktiebolag	600,000	0	600,000	2.1	1.2
Carnegie Fonder	398,501	0	398,501	1.4	0.8
SEB Luxembourg Branch	310,000	0	310,000	1.1	0.6
Alfred Berg	309,213	0	309,213	1.1	0.6
Other shareholders	4,200,103	0	4,200,103	14.7	8.3
	28,428,265	2,500,000	25,928,265	100.00	100.00

1) The total number of shareholders at the reporting date was 3,590.

OTHER INFORMATION

CALENDAR

- 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. Except for the risks summarized in the annual report, there are no other significant risks 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, JULY 20, 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 July 20, 2022 at 7.00 a.m. CEST

APPENDIX 1

ASSESSED EARNINGS CAPACITY¹

As of June 30, 2022, the company's property portfolio comprised 141 wholly owned properties with approximately 800,000 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 741 million. The company also estimates that current property expenses amount to approximately SEK 182 million on an annual basis. The portfolio is thus expected to generate net operating income of approximately SEK 559 million at Group level. This

data is only the company's own assessment on the present earnings capacity as of June 30, 2022 without considering new leases, vacancies or index-related rent changes that have not yet had an effect 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 June 30, 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.

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