

Press release

15 februari 2019

Year-end report januari-december 2018

- Rental income for the period increased to SEK 3,393 million (2,013)
- The letting ratio for housing was 97.3 percent (98.7)
- The real letting ratio excluding remodelling vacancies was 98.6 percent
- Net operating income for the period increased to SEK 1,810 million (1,027)
- Net financial items amounted to a negative SEK 753 million (459)
- Profit from property management increased to SEK 989 million (515)
- Changes in values of properties amounted to SEK 2,744 million (2,202)
- Changes in values of derivatives amounted to SEK 11 million (24)
- Profit for the period amounted to SEK 3,204 million (2,064)
- Property acquisitions during the period amounted to SEK 21,696 million (22,878) and divestments amounted to SEK 148 million (1,146)
- Profit after tax per ordinary share amounted to SEK 127 (116)

” Strong growth characterised 2018. The transaction volume amounted to SEK 22 billion, with acquisitions being conducted in Copenhagen and Oslo in particular. Complementary acquisitions were conducted in major regional Swedish cities, such as Malmö, Lund, Linköping, Norrköping, Uppsala and Gävle. In Denmark, we are also working on setting up local property management offices, so that, in the near future, we will have a clearer presence and will be able to perform management ourselves”, says Patrik Hall, CEO Heimstaden.

”To ensure continued sustainable and profitable growth, and to meet the demands imposed on the organisation, we have recruited several key individuals to Heimstaden. Over the past year, we expanded our workforce with some 100 new employees. I would like to extend considerable gratitude to all who help build confidence in Heimstaden on a daily basis.

You are our most important asset bar none”, Patrik Hall continues.

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Heimstaden is a leading real estate company in Northern Europe, with a focus on acquiring, refining, developing and managing housing and premises. Through our values, thoughtfulness, innovation and authenticity, we create values for our owners and caring homes for our tenants. Heimstaden has about 39,000 apartments and a property value of approximately SEK 76 billion value. Heimstad's preference share is

listed on Nasdaq First North Premier. The head office is located in Malmö. Certified Adviser is Erik Penser Bank aktiebolag, +46 8-463 83 00 and certifiedadviser@penser.se. For more information, see www.heimstaden.com

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