

Press release

25 oktober 2019

Interim report january-september 2019

- Rental income for the period increased to SEK 3,483 million (2,408)
- The real letting ratio for housing was 99.1 percent (-)
- Net operating income for the period increased to SEK 1,983 million (1,328)
- Net financial items amounted to a negative SEK 1,047 million (659)
- Profit from property management, excluding currency effects on loans, amounted to SEK 1,015 million (774)
- Changes in values of properties amounted to SEK 4,900 million (2,179)
- Changes in values of derivatives were negative in the amount of SEK 430 million (positive 30)
- Profit for the period increased to SEK 4,204 million (2,461)
- Property acquisitions during the period amounted to SEK 22,669 million (16,260)
- Cash and cash equivalents amounted to SEK 3,841 million (5,699)
- Unutilised credits amounted to SEK 8,998 million (0)
- Profit after tax per ordinary share amounted to SEK 294 (151)

"Heimstaden has formed a joint venture with Magnolia and agreed to acquired land for housing construction and public services in Åkersberga in the municipality of Österåker. In a coastal location with amazing local surroundings, we aim to develop, among other things, some 150,000 bright square metres of BTA for housing production at an entry value of slightly more than SEK 3,000 per square metre. This provides conditions for affordable and attractive housing", says Patrik Hall, CEO Heimstaden.

"Profit from property management for the quarter grew as expected given the acquisitions of the past 12 months. We are also seeing a continued positive value trend in our property portfolio in all geographical segments", 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 52,300

apartments and a property value of approximately SEK 108 billion value. Heimstadens preference share is listed on Nasdaq First North Premier. The head office is located in Malmö. Certified Adviser is Erik Pensser Bank aktiebolag, +46 8-463 83 00 and certifiedadviser@pensser.se. For more information, see www.heimstaden.com

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