

12 February 2021

Heimstaden AB: Year-End Report January-December 2020

Highlights

- Rental income increased by 43.8 percent compared to 2019, with net operating income margin of 55.3 percent, in line with the previous year.
- Like-for-like rental income growth was 3.6 percent.
- Real economic letting ratio of 97.5 percent (98.8). Continued resilient market and strong operational performance with more than 99 percent rent collection.
- Completed acquisitions of SEK 25,445 million. Change in fair value of investment- and development properties was SEK 8,165 million (+5.9 percent).
- Property portfolio market value was SEK 144.4 billion and included 103,345 homes.
- Strong financial position with net loan-to-value of 39.8 percent (39.9) and interest coverage ratio of 2.8x (2.4).
- Announced acquisition of 6,237 residential units in Denmark for SEK 16.6 billion. Transaction closed in January 2021.
- Announced first investment in Poland, consisting of two build-to-rent, turnkey projects in Warsaw.

Commenting on the results, CEO Patrik Hall said:

"2020 was a uniquely challenging year, therefore we are pleased to have continued our positive development, despite the difficult circumstances. Overall, the year was characterised by solid operational results, a strengthened and increasingly diversified property portfolio and improved financial metrics.

Towards the end of the year, we reached several important milestones. Heimstaden Bostad was upgraded to 'BBB' by S&P and received its first CDP score. In addition, we announced some significant transactions, including a major acquisition in Denmark and our first investment in Poland.

In 2021, we will continue to successfully execute on our ambitious strategy; working diligently to identify new attractive acquisitions, further improve our operational performance and, most importantly, become even better at meeting our customers' needs and deliver on our vision to enrich and simplify lives through friendly homes."

For more information, please contact:

Patrik Hall, CEO
Arve Regland, CFO

+46 705-85 99 56
+47 47 90 77 00

patrik.hall@heimstaden.com
arve.regland@heimstaden.com

Heimstaden is a leading residential real estate company in Europe, with a focus on acquiring, developing and managing housing and premises. Through our values Care, Dare and Share, we create value for our owners and friendly homes for our customers. Heimstaden has about 103,300 apartments and a property value of approximately SEK 144 billion. Heimstaden's preference share is listed on Nasdaq First North. 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, visit www.heimstaden.com

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