

## Press Release

25 October 2024

## Heimstaden AB Q3 2024 Results

Highlights (figures in brackets refer to same quarter last year):

- Like-for-like rental growth of 6.3% (4.2%) and rental income of SEK 4,017 million (3,905)
- Strong operating fundamentals leading to a 0.8% (-1.4%) increase in property values
- Privatisation sales, for the quarter, reached SEK 2,409 million with 516 units sold at a 24.6% premium to book value
- The NOI margin improved to 73.0% (69%) and the LTM NOI margin was 69.2% (66.4%) marking the 11th consecutive quarter of growth
- Real economic occupancy of 98.7% (98.1%)
- Net LTV of 57.4% (57.9%) and ICR of 1.9x (1.8x)
- Established S&P rating of B- with a Negative Outlook in October

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Heimstaden is a leading European residential real estate manager and investor with around 162,000 homes across nine countries with a property value of SEK 332 billion. We acquire, develop, and manage properties with an evergreen perspective. Guided by our Scandinavian heritage and values Dare, Care, and Share – we fulfil our mission to enrich and simplify our customers' lives through Friendly Homes. Heimstaden is listed on Nasdaq First North Growth Market. Read more at [www.heimstaden.com](http://www.heimstaden.com). Certified Adviser is Carnegie Investment Bank AB (publ).

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